Regular City Council Meeting
Crest Hill, IL
March 20, 2023
7:00 PM
Council Chambers
1610 Plainfield Road, Crest Hill, IL 60403

Agenda

Opening of Meeting:

Pledge of Allegiance

Roll Call

Minutes:

1. Approve the Minutes from the Regular Meeting Held on March 6, 2023

2. Approve the Minutes from the Work Session Held on March 13, 2023

City Attorney:

City Administrator:

3. Approve an Ordinance of the City of Crest Hill, Will County, Illinois, Approving a Tax Increment Redevelopment Plan and Redevelopment Project for the "Weber/Division" Redevelopment Project Area

   Approve an Ordinance of the City of Crest Hill, Will County Illinois Designating the Weber/Division Redevelopment Project Area of Said City a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act

   Approve an Ordinance of the City of Crest Hill, Will County, Illinois Adopting Tax Increment Allocation Financing for the "Weber/Division" Tax Increment Finance District

4. Approve the Following Change Orders, Contracts, and Proposals:

   Approve Change Order with Ramcorp, Inc. for Construction Work at the City Center in the Amount of $2,162.00

   Approve Change Order with D. Kersey for Construction Work at the City Center in the Amount of $546.00

   Approve Change Order with D. Kersey for Construction Work at the City Center in the Amount of ($1,170.00)

Approve Change Order with Flooring First for Construction Work at the City Center in the Amount of $1,258.12

Approve Change Order with TechLife for Construction Work at the City Center in the Amount of $2,165.00

Approve Change Order with Timm Electric, Inc. for Construction Work at the City Center in the Amount of $410.00

Approve Change Order with D. Kersey for Construction Work at the City Center in the Amount of $1,542.00

Public Works Department:

5. Approve a Change Order with Vissering Construction for a Deduction of $1,338,041.00

6. Approval of Pay Request #8 from Williams Brother Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of $83,398.97

City Engineer:

7. Execution of the Proposals from Two Men and Truck to Provide Moving Services for the City Center Move Not to Exceed an Amount of $19,900.00

Community Development:

Police Department:

Mayor's Report:

8. Proclamation for the 175th Anniversary of the I&M Canal - Illinois & Michigan Canal National Heritage Area

City Clerk's Report:

City Treasurer's Report:

9. Regular and Overtime Payroll from February 27, 2023 to March 12, 2023 in the Amount of $236,830.75

10. Approval of the List of Bills through March 21, 2023 in the amount of $1,022,072.38

Unfinished Business:

New Business:

Committee/Liaison Reports:

City Council Comments:

Public Comment:

Executive Session: If Called by Council for a Good Cause

11. 5 ILCS 120/2(c)(1)-The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity

Adjourn:

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 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.

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 6, 2023

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison. Mayor Soliman asked everyone to remain standing for a moment of silence for Beverly Ramuta. Beverly Ramuta was the daughter of the 3rd Crest Hill Mayor, Felix Borio and the wife of William Ramuta who was a former Crest Hill employee. Mayor Soliman also asked for a moment of silence for the Chicago Police Officer, AndresVasquez-Lasso who was killed in the line of duty. The City of Crest Hill extends our condolences to the Vasquez-Lasso, Ramuta and Borio families.

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

Also present were: City Administrator Jim Marino, City Engineer Ron Wiedeman, Police Chief Ed Clark, Finance Director Lisa Banovetz, City Attorney Mike Stiff, Engineer Consultant Dana West.

Absent were: Interim Planner Maura Rigoni, Director of Public Works Mark Siefert.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on February 21, 2023 for Council approval.

(#1) Motion by Alderman Albert seconded by Alderwoman Gazal, to approve the minutes from the regular meeting held on February 21, 2023.
On roll call, the vote was:
AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

Mayor Soliman presented the minutes from the work session held on February 27, 2023 for Council approval.

(#2) Motion by Alderman Albert seconded by Alderwoman Gazal, to approve the minutes from the work session held on February 27, 2023.
On roll call, the vote was:
AYES: Ald. Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

PUBLIC HEARING: Mayor Soliman asked for a motion to open the public hearing with Respect To Designating A Redevelopment Project Area, Approving The Redevelopment Plan And Project, The Adoption Of Tax Increment Allocation Financing And All Other Matters Required By The TIF Act For The Proposed Weber/Division TIF District per memo dated March 6, 2023.

(#3) Motion by Alderwoman Gazal seconded by Alderperson Oberlin, to open a public hearing with Respect To Designating A Redevelopment Project Area, Approving The Redevelopment Plan And Project, The Adoption Of Tax Increment Allocation Financing And All Other Matters Required By The TIF Act For The Proposed Weber/Division TIF District per memo dated March 6, 2023.
On roll call, the vote was:
AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

The public hearing was opened at 7:10 p.m.

Administrator Marino explained that last year we engaged Kane McKenna and Associates to perform a TIF District eligibility study and to assist in the process for establishing a TIF District at the northwest corner of Weber Road and Division Street. Administrator Marino also explained the State law requires that certain actions be taken to create a TIF District. The first action taken was to convene a meeting of the Joint Review Board, which has been done. The second action is to hold a public hearing which was done March 6, 2023. The third action is for the City Council to approve ordinances to create the Weber Road/Division Street TIF district which is scheduled for approval on March 20, 2023. Administrator Marino stated Kane McKenna and Associates have determined that this property meets the criteria to be designated as a TIF District. He also stated the benefit of a TIF District is to provide the funding necessary for public improvements, such as construction and repair of public streets, water and sewer improvements and development improvements that would encourage and develop other developments and increase property values.

In attendance was Nina Cappola from Kane McKenna, TIF Attorney David Silverman, and Consulting Engineer Dana West.

Nina Cappola from Kane McKenna and Associates explained in order to establish a Weber Road/Division Street TIF district there are four items to be described, which are:

1. TIF Redevelopment Project and Plan
   "The Plan" identified that the Weber Road/Division Street area is an area to be targeted for regional/community commercial development. This will also encourage development of underutilized sites and to provide a positive market signal to private investors. This TIF District consists of three (3) parcels comprised of almost 75 acres located at the northwest corner of Weber Road and Division Street.

The proposed TIF Plan complies with the legal provisions of the TIF Act, including, but not limited to:

- TIF plan conforms to the City's Comprehensive Plan.
- The proposed TIF District consists of contiguous parcels and exceeds one and half acres.
- The proposed TIF District must meet statutory requirements as a "*blighted vacant area*" related to chronic flooding.
- The "but for" requirement is met - redevelopment is feasible only with the utilization of tax increment financing.

2. City Strategic and Fiscal Planning

The City established certain economic development objectives in its comprehensive planning process, including:

- Provide access to allow the convenient travel.
- Provide residential streets in new development areas that will provide access to arterials and connect to existing subdivisions.
- Coordinate infrastructure planning to ensure appropriate capacity and access for water and sewer service.
- Address the lack of stormwater infrastructure in specific portions of the community and improve the efficiency and performance of the overall stormwater system.

City Strategies:

The TIF designation would allow the City to pursue the following strategies within the RPA:

- Facilitate the preparation of vacant sites.
- Coordinate site preparation to provide land for new development.
- Foster the installation, replacement, repair, and /or improvement of infrastructure.

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TIF Designation:

- Pursuant to 2014 Comprehensive Plan, the City is proposing the redevelopment of a potentially strategically important economic area for the City.
- The TIF designation is needed to address constraints to development associated with a history of chronic flooding.
- The TIF designation is key to developing existing underutilized properties, long-term financial stability, and achieving the economic development goals for this planning Sub-Area pursuant to the Comprehensive Plan.

3. TIF District Qualifying Factors

The proposed TIF District is found to qualify under the TIF Act if the proposed TIF District meets the criteria for designation as a "*vacant blighted area".*

The proposed TIF district qualifies under the "stand-alone vacant factor" of chronic flooding, as found by the City's consulting engineering firm, Robinson Engineering. According to Robinson Engineering, the proposed TIF District "meets the criteria for chronic flooding".

4. Key Elements of the TIF Plan
    a. Proposed Land Uses: Commercial, retail, residential, mixed use
    b. Proposed TIF Budget: $27,750,000 (in 2022 dollars). Budget sized to accommodate potential development requirements. The TIF Budget is a maximum amount which does not obligate the City to expend such amounts.
    c. Base Equalized Accessed Value (EAV): $72,871.00 (2021 EAV)
    d. Projected EAV: Upon completion of redevelopment activities, estimated at $40,000,000.00 to $55,000,000.00 (this is predicated on a number of assumptions, including an assumed absorption schedule, assumed market factors, and assumed redevelopment costs).

TIF Statutory Budget Guidelines:

- Overall budget cannot be exceeded
- Budget covers 23 years (the life of the TIF / not an annual budget)
- Line-items within budget are flexible
- Budget expenditures are subject to City approvals and/or review of redevelopment proposals in order to demonstrate payment of TIF expenditures

Prior Steps

- Interested Parties Registry established December 5, 2022.
- TIF Plan placed on file with City Clerk and posted on City website on December 23, 2022.
- Notice of Public Hearing mailed to all residential addresses located within 750' outside of the TIF boundaries on January 11, 2023.
- Joint Review Board (affected taxing districts) met on January 19, 2023 and approved TIF Plan as compliant with the TIF Act on February 7, 2023.
- Notice of this Public Hearing published twice in local newspaper on February 15th and 17th, 2023
- Notice of this Public Hearing mailed to taxpayers within the proposed TIF District on February 15, 2023.

Next Steps

- Public Hearing- March 6, 2023
- City elected officials review public input

- TIF designation ordinances may be introduced to City Council 14 to 90 days after the Public Hearing.
- If the TIF ordinances are approved by the City Council, they are then filed with the County Clerk.
- City Council to approve all zoning entitlements and specific TIF financial incentives associated with any development within the TIF (separate from the TIF adoption process) prior to any development within the TIF.

Mayor Soliman asked City Clerk Christine Vershay-Hall if anyone has submitted written public comments. City Clerk Vershay-Hall responded stating no written public comments have been submitted.

Mayor Soliman asked if anyone would like to make a public comment.

A resident on McGilvray Drive with a Lockport mailing address stated there is chronic flooding on his property all the way to the creek, which Robinson Engineering has already documented in their report. He also stated the drain tile investigation showed there are four (4) drain tiles damaged in separate locations, which stated this would increase the potential drainage problem or flooding in the area. He stated he would like to see the flooding issue solved with any development of the property. He stated his property is at a lower elevation and all water flows to his property creating flooding of his property. He explained a berm with trees would help the situation and separate the properties.

Engineer Dana West explained this property is consistent with chronic flooding. Engineer West stated there is discussion for additional storm infrastructure accommodation in order to help move this further.

Mayor Soliman asked three additional times if there is anyone else who would like to speak regarding the creation of the TIF District on the proposed property. Mayor Soliman stated to let the record reflect there was no comment.

Mayor Soliman asked for a motion to close the Public Hearing with Respect To Designating A Redevelopment Project Area, Approving The Redevelopment Plan And Project, The Adoption Of Tax Increment Allocation Financing And All Other Matters Required By The TIF Act For The Proposed Weber/Division TIF District.

(#4) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to close a public hearing with Respect To Designating A Redevelopment Project Area, Approving The Redevelopment Plan And Project, The Adoption Of Tax Increment Allocation Financing And All Other Matters Required By The TIF Act For The Proposed Weber/Division TIF District.
On roll call, the vote was:
AYES: Ald. Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

The public hearing was closed at 7:41 p.m.

CITY ATTORNEY: There was no agenda items for discussion.

CITY ADMINISTRATOR: Administrator Marino requested approval for a contract with Seeco Consultants Inc. to conduct inspection testing services at the City Center building in the Amount of $9,660.00 per the memo dated March 6, 2023. Administrator Marino explained Seeco Consultants was contracted to do the initial construction of the City Center building in July 2020. These services included testing and inspections for concrete, masonry, asphalt, earth work compaction, and structural steel. Administrator Marino stated some of the inspections and testing were done but not all of them. Therefore, Administrator Marino, stated it would make sense to have testing and inspections done of the completed work to the extent possible.

(#5) Motion by Alderwoman Gazal seconded by Alderman Kubal, to approve a contract with Seeco Consultants Inc. to conduct inspection testing services at the City Center Building in the Amount of $9,660.00 per the memo dated March 6, 2023.
On roll call, the vote was:
AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

Administrator Marino requested approval for a proposal with Kirwan Mechanical Service to perform inspection and testing services on the mechanical system at the City Center building in the amount of $10,160.00 per the memo dated March 6, 2023. Administrator Marino stated Mechanical Concepts installed the air conditioning and heating (HVAC) system in the City Center building and have gone out of business since then and there is remaining work to be completed. Administrator Marino stated Kirwan Mechanical Services is the current contractor for maintaining the HVAC systems in all City facilities. Administrator Marino stated the contract with Mechanical Concepts has been terminated and Hudson Insurance Agency, who is holding the bond for Mechanical Concepts, gave consent to engage Kirwan Mechanical to do the work and identify what remaining work and/or additional work will need done.

City Attorney Mike Stiff explained Hudson Insurance Agency has approved this and when Kirwan Mechanical Service submits their invoice, we would pay the invoice and then submit for reimbursement to Hudson Insurance Agency.

(#6) Motion by Alderman Albert and seconded by Alderman Kubal, to approve a proposal with Kirwan Mechanical Service to perform inspection and testing services on the mechanical system at the City Center building in the amount of $10,160.00 per the memo dated March 6, 2023.
On roll call, the vote was:
AYES: Ald. Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

Alderperson Oberlin had commented asking if the air testing report was completed and if the fire dampers were inspected?

Alderwoman Gazal asked if the salary adjustments would be on the next work session? Administrator Marino stated he was planning on doing that in closed session on the 27th. Alderwoman asked if that would be enough time for the budget? Administrator Marino stated that should be enough time.

PUBLIC WORKS DEPARTMENT: Mayor Soliman requested approval, on behalf of Public Works Director Mark Siefert, to approve a Resolution Approving a First Amendment to the Preliminary Agreement Regarding Formation of a Regional Water Commission per the memo dated March 6, 2023. Mayor Soliman stated this was previously presented to Council last month. Mayor Soliman also stated the process of forming the regional water commission (Grand Prairie Water Commission) has been delayed on account of the heightened level of scrutiny that IDNR has applied to the Lake Michigan water allocation applications filed by four (4) of the six (6) municipalities, which are Romeoville, Channahon, Minooka and City of Crest Hill. For this reason, it is necessary that each commission member formally approve an amendment to the preliminary agreement that was signed in January of 2022. Mayor Soliman discussed three (3) of the six (6) bulletin points:

- Section 3(A): Pushes back the deadline for member approval of the final water commission IGA from April 30,2023 to June 30, 2024. This is to give Crest Hill and the other Lake Michigan applicants time to secure their allocation permits. Section 3(E) pushes back the automatic termination date to account for this extension.

- Section 3(B): Provides for additional funding of water commission formation activities. Each municipality agrees to contribute $110,000.00 on July 1, 2023, and the same again on July 1, 2024.

- Section 4(B): Creates a mechanism whereby the water commission may provide member communities with a credit if (1) the member moves its primary delivery point (paid for by the commission) and (2) the move (a) increases that members capital costs, (b) reduces the commission's capital costs, and (c) does not increase the costs of any other individual member.

Mayor Soliman stated all these documents have been reviewed by Spesia and Taylor along with City Staff and were all involved in the creation of these documents.

(#7) Motion by Alderperson Oberlin and seconded by Alderwoman Gazal, to approve a Resolution Approving a First Amendment to the Preliminary Agreement Regarding Formation of a Regional Water Commission per the memo dated March 6, 2023.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.
Resolution #1167

CITY ENGINEER: City Engineer Ron Wiedeman requested to approve a Professional Service Proposal with ComEd Service Drop with Christopher Burke for City Welcome Signage for a total amount of $3,700.00 per the memo dated March 6, 2023.

(#8) Motion by Alderman Vershay seconded by Alderman Jefferson, to approve a Professional Service Proposal with ComEd Service Drop with Christopher Burke for City Welcome Signage not to exceed the amount of $3,700.00 per the memo dated March 6, 2023.
On roll call, the vote was:
AYES: Ald. Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

City Engineer Ron Wiedeman requested to approve a Professional Service Agreement with Christopher B. Burke Engineering, Ltd. to Perform Design Engineering Services for the Prairie Avenue from Raynor Avenue to Theodore Street Roadway Rehabilitation Project not to exceed the amount of $18,865.00.00 per the memo dated March 6, 2023.

(#9) Motion by Alderman Dyke seconded by Alderman Vershay, to approve a Professional Service Agreement with Christopher B. Burke Engineering, Ltd. to Perform Design Engineering Services for the Prairie Avenue from Raynor Avenue to Theodore Street Roadway Rehabilitation Project not to exceed the amount of $18,865.00.00 per the memo dated March 6, 2023.
On roll call, the vote was:
AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

City Engineer Ron Wiedeman requested to approve a Professional Service Agreement with Christopher B. Burke Engineering, Ltd. to Perform Design Engineering Services for the Theodore and Borio Drive Roadway Rehabilitation Project not to Exceed the Amount of $24,650.00 per the memo dated March 6, 2023.

(#10) Motion by Alderwoman Gazal seconded by Alderman Dyke, to approve a Professional Service Agreement with Christopher B. Burke Engineering, Ltd. to Perform Design Engineering Services for the Theodore and Borio Drive Roadway Rehabilitation Project not to Exceed the Amount of $24,650.00 per the memo dated March 6, 2023.

On roll call, the vote was:

AYES: Ald. Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

City Engineer Ron Wiedeman informed Council there will be a pre-construction meeting for the Chaney and Center Water Main and Roadway Rehabilitation Project. Engineer Wiedeman also informed Council that barricades will start going out and they will be discussing notifications going out to residents. He also stated they will keep the contractors out of the area until school is over.

ECONOMIC DEVELOPMENT DEPARTMENT: Administrator Marino requested approval, on behalf of Interim Planner Maura Rigoni, of an ordinance for a variance to Permit the Construction of a Shed on the Property Located at 2441 Durness Court per the memo dated March 6, 2023. This was approved by the Plan Commission and discussed at the February 13, 2023 work session. This was approved with a condition recommended that no portion of the shed shall be constructed with the public utility drainage easement.

Alderman Albert commented that the address of Mr. Bannon's property is **2411 Durness Court,** not 2441 Durness Court.

Mayor Soliman asked if anyone would like to ask a question or make comment. Mr. Bannon, the property owner, was present in the audience and explained why he was wanting to construct this shed and would be moveable if ever needed to be moved. Mr. Bannon also commented that he would appreciate Council approval.

City Attorney Mike Stiff stated that there was a neighbor in attendance at the Plan Commission meeting who supported the construction of the shed. Attorney Stiff stated it was a unanimous vote by the Plan Commission.

Alderman Dyke asked Mr. Bannon if there is any other location on his property where this shed could be constructed? Mr. Bannon stated this is the only location, and he feels it would be best in the back of his property next to the neighbors shed.

Mayor Soliman asked if anyone in the audience would like to speak? There were no audience comments.

(#11) Motion by Alderman Albert seconded by Alderman Jefferson, to approve an Ordinance for a Variance to Permit the Construction of a Shed on the Property Located at 2411 Durness Court per the memo dated March 6, 2023.
On roll call, the vote was:
AYES: Ald. Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.
Ordinance #1944

Administrator Marino requested to approve, on behalf of Interim Planner Maura Rigoni, an Ordinance for a Variance to Permit the Installation of an Electronic Message Center

Sign on an existing monument sign for Brown's Chicken per the memo dated March 6, 2023. Administrator Marino explained this is a request for installation of an electronic message center sign on an existing monument sign for Brown's Chicken located at 16111 Weber Road. This was approved by the Plan Commission and discussed at the February 13, 2023 work session. This approval by the Plan Commission recommended that the owner install landscaping at the base of the proposed sign.

Alderwoman Gazal asked if this was a two-sided sign? Administrator Marino stated that is correct.

Mayor Soliman asked if anyone would like to speak? There were no audience comments.

(#12) Motion by Alderwoman Gazal seconded by Alderman Albert, to approve an Ordinance for a Variance to Permit the Installation of an Electronic Message Center Sign on an Existing Sign Monument for Brown's Chicken per the memo dated March 6, 2023.
On roll call, the vote was:
AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.
Ordinance #1945

Mayor Soliman requested to approve a Resolution to Adopt the 2023 Zoning Map per the memo dated March 6, 2023.

(#13) Motion by Alderperson Oberlin and seconded by Alderman Albert, to Approve a Resolution to Adopt the 2023 Zoning Map per the memo dated March 6, 2023.
On roll call, the vote was:
AYES: Ald. Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.
Resolution #1168

POLICE DEPARTMENT: Police Chief Ed Clark requested to purchase an additional computer and monitors per the memo dated March 6, 2023. Chief Clark stated the additional Dell computer and monitors are for the Security Room in the new Police Station.

(#13) Motion by Alderperson Oberlin and seconded by Alderman Jefferson to purchase a computer and two monitors for the Security Room per the memo dated March 6, 2023.
On roll call, the vote was:
AYES: Ald. Cipiti, Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

Chief Ed Clark announced this weekend the Police Department will participating in the Polar Plunge for Special Olympics at the Braidwood Recreation Center. Chief Clark stated this is a great and rewarding experience.

MAYOR: Mayor Raymond Soliman had no agenda items for discussion.

CITY CLERK: City Clerk Christine Vershay-Hall had no agenda items for discussion. City Clerk Vershay-Hall wished all participants in the Polar Plunge good luck.

CITY TREASURER: Treasurer Conklin presented the List of Bills through March 7, 2023 in the amount of $675,783.05 per the memo dated March 6, 2023 for Council approval.

(#15) Motion by Alderperson Oberlin seconded by Alderman Vershay, to approve the List of Bills through March 7, 2023 in the amount of $675,783.05 per the memo dated March 6, 2023 for Council approval.
On roll call, the vote was:
AYES: Ald. Albert, Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

City Treasurer Glen Conklin presented the regular and overtime payroll from to February 13, 2023 to February 26, 2023 in the amount of $239,633.46 per the memo dated January 3, 2023.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

COMMITTEE/LIAISON REPORTS: Alderperson Oberlin announced The Lidice Memorial ceremony is scheduled for Sunday, June 11, 2023 at 11:00am at the Lidice Memorial Garden.

COUNCIL COMMENTS: Alderwoman Gazal announced there will be a Pop-up Pantry held on May 6, 2023 from 10:00a.m. to 12:00p.m. The location will be determined at either City Hall Parking Lot or the Library. Alderwoman Gazal also wished the 8th grade volleyball team good luck on their regionals and wished the band good luck with their competition in Tinley Park.

Many Council members wished the Police Department and all participants good luck in the Polar Plunge this weekend.

Alderman Dyke and Alderperson Oberlin wished everyone a Happy St. Patrick's Day.

Alderman Albert announced the Annual Crest Hill Lions Easter Egg Hunt will be held on Saturday April 8, 2023 at Chaney Park starting promptly at noon for ages 0-10 years.

PUBLIC COMMENT: There was no public comment.

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

(#16) Motion by Alderman Dyke seconded by Alderman Vershay to adjourn the March 6, 2023 City Council meeting.
On roll call, the vote was:
AYES: Ald. Kubal, Dyke, Vershay, Jefferson, Gazal, Oberlin, Cipiti, Albert.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 8:16 p.m.

Approved this_____day of_____, 2023
As presented_____
As amended_____

_____
CHRISTINE VERSHAY-HALL, CITY CLERK

_____
RAYMOND R. SOLIMAN, MAYOR

DRAFT

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 13, 2023

The March 13, 2023 City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderman Darrell Jefferson, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: Administrator Jim Marino, Director of Public Works Mark Siefert, City Engineer Ron Wiedeman, Police Chief Ed Clark, Building Commissioner Don Seeman, City Attorney Mike Stiff.

Absent were: Alderwoman Claudia Gazal, Interim Planner Maura Rigoni, Finance Director Lisa Banovetz.

TOPIC: Building Inspector Appointment

Mayor Soliman discussed the process of interviewing for the Building Inspector appointment with the candidate Steven Valenti. Mayor Soliman explained Mr. Valenti had gone through two rounds of interview sessions. The first session Mr. Valenti was interviewed by Building Commissioner Don Seeman, Building Inspector Terry Kosicek, Employee Relations Manager Lindsay Cabay and Administration Clerk Zoe Rogers. The second session Mr. Valenti was interviewed by Building Commissioner Don Seeman, Administrator Jim Marino and Mayor Raymond Soliman. Mayor Soliman stated there were three other applicants, however, Mr. Valenti was the most qualified applicant for the appointment.

Mr. Steven Valenti introduced himself to the City Council and explained he currently is a carpenter contractor for over 30 years. Mr. Valenti is an owner/operator of a remodeling and furniture cabinet company. Mr. Valenti stated he was a former Building Inspector in the State of Colorado and holds an ICC Residential Building Inspector Certificate. Alderperson Oberlin asked why did you choose the City of Crest Hill? Mr. Valenti stated he is familiar with the area and wants to service a City that is near to where he lives. Alderman Dyke asked why he left the Building Inspector position in the State of Colorado? Mr. Valenti commented that he was sick and out of work for two weeks with no paid time off and the Human Resources made the decision to terminate him. Mr. Valenti stated after that happened, he decided to move back home to be with his family. Alderman Dyke asked if he ever pursued going to another community? Mr. Valenti commented that he decided to be self-employed and help with their daughter while his wife worked outside of the home but now his daughter is older, and he is ready to get back in the working field. Mayor Soliman commented that everyone that was involved in the interviewing process with Mr. Valenti were in favor of appointing the applicant.

Mayor Soliman asked for any objection regarding appointing Steven Valenti as the Building Inspector. No objections were made. Mayor Soliman also commented that they

will probably discuss this later in the meeting and this would be on the agenda for next Monday, March 20, 2023.

TOPIC: Liquor License for 2424 Plainfield Rd.

Mayor Soliman explained Chris Avila is in the audience who is the owner/operator of Oasis Mexican Restaurant, along with his brother, Adrian Avila. Mayor Soliman stated they have had many requests for alcohol and would like to expand their license to include liquor. Mayor Soliman explained he met with the owners, along with Deputy Chief Opiola on February 16, 2023 to discuss the request to obtain a Class H license. Mayor Soliman explained the owners have gone through the application process and passed the background checks with the Police Department. The restaurant will be open from 9a-10p and would like to serve bottled beer, margaritas and a small selection of mixed drinks. They have no plans currently to have any type of entertainment or video gaming. Mayor Soliman stated the owners are in complete agreement with the rules and regulations of everything that was asked of them. Mayor Soliman stated all background information came back good.

Mr. Chris Avila introduced himself and informed Council they have had several requests for margarita's from customers. He also commented he has a popular dish called birria tacos but also sells burritos, tacos, and enchiladas. Alderman Cipiti asked if this would only be alcohol for consumption while dining in and not for packaged liquor sales? Mr. Avila answered stating this would only be while the customer is dining in the restaurant, no package liquor sales. Mayor Soliman commented it is Mayor's choice and he will be granting the liquor license, but Mr. Avila will need to bring the five items they previously discussed to the City to obtain the license.

TOPIC: City Center Moving Discussion

Administrator Marino commented that this moving project plan started back when Steve Gulden was Interim Administrator. Administrator Marino stated he had asked City Engineer Ron Wiedeman to obtain quotes from moving companies. Administrator Marino stated we had a staff discussion regarding this topic this afternoon and will have a follow up conversation next week with more logistics on moving.

Engineer Wiedeman commented that he has met with each department on what needs to be moved. Engineer Wiedeman stated the main thing we need to decide is the amount of boxes that will be needed to move. Engineer Wiedeman stated once we get further direction from Council, we can meet with department heads and discuss specifics. Engineer Wiedeman discussed the first proposed plan which would be closing the office for two consecutive days preferable a Thursday and Friday. The move date targeted would-be May 4th and May 5th. Engineer Wiedeman explained this way we are moving before a City Work Session meeting instead of City Council Meeting and are not having to get Agendas together and items ready for the Council meeting. Engineer Wiedeman also stated we would be moving after the parking lot has the final layer and the striping is done.

Engineer Wiedeman contacted five moving companies and three have responded back. The estimates were based on staff packing bins provided by the moving company and staff unpack the bins at the new City Center. There estimates are as follows:

Engineer Wiedeman stated Two Men & a Truck were the lowest bidders. The estimates were as follows:

Two Men & a Truck $16,550.00

Midwest Movers	$18,935.00
Advanced Movers	$16,592.00

Engineer Wiedeman asked for Council recommendation to use Two Men and Truck to provide moving services for the City Center move for a not to exceed amount of $19,900.00. While their estimate is for $16,550.00, approval of a not to exceed amount of $19,900.00 is recommended to cover unanticipated work or additional time needed to complete the move. Alderperson Oberlin asked what happens if we don't meet the moving date? Engineer Wiedeman commented that the estimate with the moving company is good for the year. Engineer Wiedeman also stated we will need to start working on advertisement of the move and information will be placed on the website that the City is planning on moving and will be closed. Alderman Cipiti asked what if the date must be changed and the moving company has another job? Engineer Wiedeman stated we must give the company a two week notice and figure in a new date. Alderperson Oberlin asked if the Police Department would need to be moved with a chain of command. Police Chief Ed Clark stated the inventory will be scanned in when taken and then moved and then scanned in and retagged with a new location number. Alderman Vershay asked how many trucks would be moving the Clerk's office with the Finance Office? Engineer Wiedeman stated there would basically be eight movers with two trucks for all.

Mayor Soliman asked for an informal vote. All members present were in agreement for Two Men and Truck Company.

TOPIC: 3 Year Capital Roadway and Water Main Plan

City Engineer Ron Wiedeman commented he put together a Three-Year Capital Roadway and Water Main Plan. Engineer Wiedeman would like to get this posted to the website and would like to know if any Council members have any questions. Engineer Wiedeman explained the plan was put together based on the following assumptions: $2 million will be available out of the water fund each year and $2.5 million to $3 million will be available either through the general fund, bonds, or combination of both each year. Alderperson Oberlin asked about where exactly is the Gaylord/Caton Farm/Susanna Way Watermain Lining Project? Engineer Wiedeman commented that is basically the six corners area by Walgreens. Alderman Albert commented that some of the streets are spelled wrong on the plan and should be corrected before placing on the website. Alderman Cipiti asked where Caton Farm Road falls into the plan? Public Works Director Mark Siefert explained they are not wanting to redo the road when the transmission main will come through in 2026-2027. He also stated that Engineer Wiedeman is working with contractors to get patching done on this road. Once the determination is made with the water commission and the limits are set on what they will replace; then this will determine what amount of the road the City of Crest Hill would be responsible for. Alderman Albert asked if there is a way to spread the word out about Caton Farm Road? Engineer Wiedeman commented that when we put the City-wide patching contract on the website, we can add this as well. Alderman Dyke commented that Oakland was built for heavy trucks and when it is redone will it be strong enough to handle truck traffic again. Engineer Wiedeman commented that it will be rebuilt for heavy truck traffic. Alderman Vershay asked if Caton Farm Road will be widened? Engineer Wiedeman commented he is unclear at the moment not knowing where the water main will be located yet, and he would like to get some MFT funding to make it three lanes. Mayor Soliman commented it is a very aggressive plan. Director Siefert commented that every year money is put away for these projects. Alderman Albert asked when did we start replacing watermains at the same time as the road projects? Director Siefert stated the first road and watermain project was redone in 2009 and any road before 2009 would have the

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old watermain. Alderman Jefferson asked if there is grant money opportunities to help with this? Engineer Wiedeman stated there are more funds available, and they are looking for this additional funding.
Alderman Albert commented he wasn't comfortable putting the dates on the website; he likes putting the plan but not the dates? Alderman Albert also commented if the dates get pushed back that will start a possible issue. Engineer Wiedeman stated he can take off the 'estimated construction column' and leave the budget years; so, it is more generic.

TOPIC: Approve change order with Vissering Construction for deduct of $1,338,041.00

Public Works Director Mark Siefert presented a change order with Vissering Construction for a deduct in the amount of $1,338,041.00. These items were discussed previously at a meeting. In total the project originally cost $50,640,000.00 and now the total project has decreased to $49,301,959.00; which created a deduction in the total project amount of $1,338,041.00. Alderperson Oberlin asked if any of these changes would jeopardize anyone's safety, performance, or process? Director Siefert commented not at all, that the savings came from simple things such as using the furniture we have or changing the elevator to a lift instead.

Mayor Soliman asked if there is anyone present who would reject this request to approve a change order with Vissering Construction for a deduction in the amount of $1,338,041.00. No Council members present had objections.

Director Siefert commented that Public Works week is coming up and he would be going to each school for a 'Touch a Truck' Event and discuss water conservation and recycling. There would be more information to come on this topic.

PUBLIC COMMENTS:
There were no public comments.

MAYORS UPDATES:
Mayor Soliman announced there will be a representative at the next Council Meeting from the Canal Corridor Association to receive a Proclamation for the 175th Anniversary for the I & M Canal.

City Treasurer Glen Conklin announced the Richland School Volleyball Team won Sectionals and will be moving forward to State.

COMMITTEE/LIAISON UPDATES:
There where no updates at tonight's meeting.

CITY ADMINISTRATOR UPDATES:
Administrator Marino commented there was a walk-through with Shawn Thompson and other staff members last week at the new Police Department to put together the final punch list of the final items that need finished. Administrator Marino also commented the walk-through for the City Hall side will take place this Thursday.

Administrator Marino stated he received a call last week from the broker informing that there is another interested party and will talk with the Mayor and Maura regarding what type of development is wanted here and get back to Council. The site will need to get ready for development which means getting the environmental and asbestos assessment done so

we can go out to bid and find out the costs of demolishment and clean up of the building. He also stated the question arises who will pay for this, and this will depend on the type of development and what the developer is offering towards demolition and cleanup.
Administrator Marino commented the Mayor, Planner Maura Rigoni and himself met with the developer last week from Gas and Wash which is a seventy-four-acre property development, and some revisions were made as requested, and will be meeting with the Fire Department on what is needed.

Alderman Cipiti asked if this was the developer who backed out on this property? Treasurer Conklin commented yes, due to the City requesting to have retail on the site. Alderman Cipiti asked if they did not know this before they submitted their bids? Administrator Marino stated he did not know what their broker had told them. Administrator Marino commented we have everything spelled out for them. Administrator Marino also commented the broker is providing the interested parties with the basic information that we are looking for here but it is a case by case basis and what type of development is being proposed.

Alderperson Oberlin stated how many car washes and gas stations do we need in this City. Alderman Kubal asked if there is some timeline for construction on the gas station, Administrator Marino commented that all documentation has not yet been given to the City. Alderman Albert asked if the seventy-four acre property is not 100% age restricted can we make sure the School District is involved in those conversations. Administrator Marino stated as we get further along in the process, and it is decided to move forward with the developer, we will get the School District involved and give them more specifics.

Mayor Soliman announced if there is a need for an executive session. There being no need for an executive session, the meeting was adjourned.

The meeting was adjourned at 8:14 p.m.

Approved this_____day of_____, 2023
As presented_____
As amended_____

_____
CHRISTINE VERSHAY-HALL, CITY CLERK

_____
RAYMOND R. SOLIMAN, MAYOR

DRAFT

Agenda Memo

Crest Hill, IL

Meeting Date:	March 20, 2023
Submitter:	Jim Marino, City Administrator
Department:	Administration
Agenda Item:	Approve Ordinances to Create the Weber/Division Tax Increment Finance District

Summary: Last year we engaged Kane McKenna and Associates (now Ryan LLC) to perform a Tax Increment Finance district (TIF) eligibility study and to assist with the process for establishing a TIF district at the northwest corner of Weber Road and Division Street.

State law requires that certain actions be taken to create a TIF district. The first action taken was to convene a meeting of the Joint Review Board (JRB) on January 19 and February 7. At the February 7 meeting the JRB approved a resolution recommending to the city council: 1) that the City of Crest Hill Weber/Division Redevelopment Plan and Redevelopment Project be approved; 2) that the area be designated as a Redevelopment Project area; 3) that Tax Increment Allocation Financing be adopted; 4) that the City of Crest Hill Weber/Division Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act. The second action was taken on March 6 when the public hearing on the TIF district was conducted. The next and final action is for the city council to approve the ordinances to create the Weber Road/Division Street TIF district.

Our TIF attorney, Dave Silverman, prepared three ordinances necessary to create the TIF district. The first ordinance approves a tax increment redevelopment plan and redevelopment project for the Weber/Division redevelopment project area. The second ordinance designates the Weber/Division redevelopment project area as a redevelopment project area pursuant to the tax increment allocation redevelopment act. The third ordinance adopts tax increment allocation financing for the Weber/Division TIF district.

Recommended Council Action: Approve the following ordinances:

1. An ordinance an ordinance of the City of Crest Hill, Will County, Illinois, approving a tax increment redevelopment plan and redevelopment project for the “Weber/Division” redevelopment project area.
2. An ordinance of the City of Crest Hill, Will County Illinois designating the Weber/Division redevelopment project area of said City a redevelopment project area pursuant to the tax increment allocation redevelopment act.

3. An ordinance of the City of Crest Hill, Will County, Illinois adopting tax increment allocation financing for the “Weber/Division” tax increment finance district.

Financial Impact: N/A

Funding Source:

Budgeted Amount:

Cost:

Attachments: Ordinances, JRB resolution

RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD CREATED AND CONVENED PURSUANT TO ILLINOIS TAX INCREMENT ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. seq. (THE "ACT") ("WEBER/DIVISION TIF")

To: Mayor and City Council
City of Crest Hill
1610 Plainfield Road
Crest Hill, Illinois

WHEREAS, the Joint Review Board convened pursuant to the Act did meet on January 19, 2023 and on February 7, 2023 at 2:00 p.m., at City Hall, 1610 Plainfield Road, Crest Hill, Illinois, and was attended by and comprised of representatives of affected taxing jurisdictions within the redevelopment project area, a representative of the City of Crest Hill and a public member pursuant to the Act; and

WHEREAS, a public member of the Joint Review Board was willing to serve and was duly selected by a majority vote of all Joint Review Board members, and a chairperson was duly selected by the Joint Review Board by majority vote of all other Joint Review Board members; and

WHEREAS, the Joint Review Board did carefully review and consider the public record, planning documents and the proposed ordinances designating the City of Crest Hill Weber/Division Redevelopment Project Area, approving the Weber/Division Redevelopment Plan and Redevelopment Project, and the ordinance Adopting Tax Increment Financing to be adopted by the City. The Joint Review Board also reviewed the City of Crest Hill Weber/Division Qualification Report and Redevelopment Plan and Project, City of Crest Hill, Illinois, prepared by Kane, McKenna and Associates. After considering all of said matters did agree by a vote of the members of the Joint Review Board that the City of Crest Hill Weber/Division Redevelopment

Plan and Project, be approved and that the City of Crest Hill Weber/Division Redevelopment Project Area satisfies the eligibility criteria of Blighted Vacant property as such term is defined in the Act. Further, the Weber/Division Redevelopment Project and Plan as presented is conformant with the requirements of the Act.

As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to submit to the Mayor and City Council of the City of Crest Hill, Illinois, its recommendation so finding.

NOW THEREFORE, BE IT RESOLVED the Joint Review Board does hereby submit its advisory, non-binding recommendation to the City of Crest Hill, Illinois (i) that the City of Crest Hill Weber/Division Redevelopment Plan and Redevelopment Project, City of Crest Hill, Illinois be approved; (ii) that the area be designated as a Redevelopment Project area; (iii) that Tax Increment Allocation Financing be adopted; and (iv) that the City of Crest Hill Weber/Division Redevelopment Project Area satisfies the requirements of the Plan and fulfills the objectives of the Act.

DATED this 7th day of February, 2023

Weber/Division TIF District Joint Review Board

BY: _____
Its Chairperson

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, APPROVING A TAX INCREMENT REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECT FOR THE "WEBER/ DIVISION" REDEVELOPMENT PROJECT AREA

WHEREAS, the Mayor and City Council (the "Corporate Authorities") of the City of Crest Hill, Will County, Illinois (the "City"), have determined that "Blighted Vacant Areas" as defined by the Tax Increment Allocation Finance Act (65 ILCS 5/11-74.4-1 *et seq.*) (the "TIF Act") detract from the stable economic and physical development of those areas which are endangered by the presence of blighting factors as defined in the Act that prevent or threaten the healthy economic and physical development of properties in a manner that the City deems essential to its overall economic health, that there is an excessive and disproportionate expenditure of public funds, inadequate public and private investment and unmarketability of property so that the deterioration of these areas impairs the value of private investments and threatens the sound growth and the tax base of the City and the taxing districts having the power to tax real property in the City (the "Taxing Districts") and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the Corporate Authorities have determined that in order to promote and protect the health, safety, morals and welfare of the public that redevelopment of the area legally described in Exhibit A hereto (the "Proposed Area") of the City be undertaken and that to prevent, remove and alleviate adverse conditions in the Proposed Area it is necessary to encourage private investment and restore and enhance the tax base of the City and the Taxing Districts by such redevelopment; and

WHEREAS, the City has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of Tax Increment Allocation Financing pursuant to the TIF Act is necessary to achieve the redevelopment goals of the City for the Proposed Area; and

WHEREAS, the City has heretofore caused to be created a Qualification Report to determine whether the Proposed Area qualifies as a "Redevelopment Project Area" pursuant to the TIF-Act, which study was conducted by Kane, McKenna and Associates ("Kane McKenna") and

WHEREAS, Kane McKenna has a national reputation for expertise in tax increment allocation and redevelopment financing in the State of Illinois; and

WHEREAS, Kane McKenna has heretofore concluded and has advised the City by means of a written "Qualification Report" that the Proposed Area qualifies as a "Blighted Vacant Area" under Section 11-74.4-3 of the TIF Act; and

WHEREAS, the Qualification Report has been made available for public inspection and has been distributed in accordance with the TIF Act; and

WHEREAS, the City has further caused Kane McKenna to prepare, and the City has made available for public inspection and distribution, a proposed Redevelopment Plan and Project for the Proposed Area (the "Plan" and "Project"); and

WHEREAS, the Plan and Project sets forth in writing the program to be undertaken to accomplish the objectives of the City and includes estimated redevelopment project costs proposed for the Proposed Area, evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Proposed Area on or any increased demand for services from any

Taxing District affected by the Plan and any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of the obligations to be issued, the most recent equalized assessed valuation of the Proposed Area, an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Proposed Area, a commitment to fair employment practices and an affirmative action plan, and all other matters required by the TIF Act and the Plan and Project accordingly complies in all material respects with the requirements of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities by resolution called a public hearing (the "Hearing") relative to the Plan and Project, the designation of the Proposed Area as a redevelopment project area and the implementation of tax increment financing under the TIF Act and fixed the date and place for such Hearing, being March 6, 2023, at 7:00 p.m., at the Crest Hill City Hall, Crest Hill, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to Section 11-74.4-6 of the TIF Act; said notice, together with a copy of the Plan and Project and the Eligibility Report and the name of a person to contact for further information, being given to taxing districts and to the Department of Economic Opportunity of the State of Illinois by certified mail on January 11,2023 , by publication on February 15 ,2023 and on February 17 , 2023, and on February 21, 2023 to residents within 750' feet of the Proposed Area, and by mail to all persons whose name appears on the Interested Parties Register, if any; and

WHEREAS, the City has heretofore convened a Joint Review Board as required by and in all respects in compliance with the provisions of the TIF Act; and

WHEREAS, the Joint Review Board has met at the times and as required by the TIF Act and has reviewed the public record, planning documents and the form of proposed ordinances

approving the Plan and Project, designating a redevelopment project area and adopting tax increment allocation financing; and

WHEREAS, the joint review board prepared their report dated February 7 , 2023, and presented it to the City; the joint review board report recommended establishing a tax increment financing district in the Proposed Area; and

WHEREAS, the City held the Hearing on March 6 2023, at the Crest Hill City Hall, Crest Hill, Illinois and it was finally adjourned on that date; and

WHEREAS, prior to and at the Hearing any interested person and affected taxing district were permitted to file with the City Clerk written objections and were heard orally in respect to any issues embodied in the notice of said Hearing, and the City Council heard all protests and objections at the Hearing; and

WHEREAS, the Plan and Project sets forth in writing the program to be undertaken to accomplish the objectives of the City, and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Proposed Area which could cause the area to be a combination “Blighted Vacant Area” as defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and have reviewed the conditions pertaining to lack of private investment in the Proposed Area to determine whether the Proposed Area would reasonably be anticipated to be developed in accordance with public goals stated in the Plan and Project without the adoption of the proposed Plan and Project; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real

property in the Proposed Area to determine whether the Proposed Area is contiguous and that there exist conditions that cause the Proposed Area to be classified as a Redevelopment Project Area under the TIF Act; and

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the Proposed Area on or any increased demand for services from any taxing district affected by the Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the comprehensive plan for development of the City as a whole to determine whether the proposed Plan and Project conform to the comprehensive plan of the City; and

WHEREAS, the Corporate Authorities have heretofore, and it hereby expressly is, determined that the City has in all respects complied with the requirements of the TIF Act in such actions taken to date as hereinabove recited:

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crest Hill, Will County, Illinois, in the exercise of its statutory, constitutional and other powers, as follows:

Section 1: Findings

The Corporate Authorities hereby make the following findings:

(1) The Proposed Area is described in Exhibit "A" attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the Area is described in Exhibit "B" attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is

depicted on Exhibit "C" attached hereto and incorporated herein as if set out in full by this reference.

(2) There exist conditions which cause the Proposed Area to be subject to designation as a Redevelopment Project Area under the TIF Act and to be classified as a Blighted Vacant Area as defined by the TIF Act.

(3) The Proposed Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed in accordance with public goals stated in the Plan without the adoption of the Plan.

(4) The Plan and Project conforms to the City's Comprehensive Plan ("The Comprehensive Plan").

(5) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion for the Project and Retirement of Obligations is not later than December 31of the year in which payment to the City Treasurer as provided by the Act is made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which this ordinance was adopted.

(6) The parcels of real property in the Proposed Area are contiguous, and the Proposed Area is not less in the aggregate than 1 and 1/2 acres.

(7) All other findings as set forth in the Plan and Project.

Section 2: Exhibits Incorporated by Reference

The Plan and Project which were the subject matter of the Hearing held on March 6 , 2023, are hereby adopted and approved. A copy of the Plan and Project together with the

Qualification Report are set forth in Exhibit "D" attached hereto and incorporated herein as if set out in full by this reference.

Section 3: Invalidity of Any Section

If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 4: Superceded and Effective Date

All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect upon its passage by the Corporate Authorities and its approval as provided by law and the annexation of the subject property.

Section 5: Severability

This Ordinance and every provision thereof, shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence, paragraph, provision or section or part of a phrase, clause, sentence, paragraph, provision or section of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs and provisions and parts of phrases, clauses, sentences, paragraphs, provisions and sections not ruled void or unconstitutional shall continue in full force and effect.

Section 6: Publication and Effective Date

This Ordinance shall be published in pamphlet form, and shall be effective upon its passage and approval, as provided by law.

PASSED THIS ____ DAY OF ____, 2023.

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

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS ____ DAY OF ____, 2023.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

LIST OF EXHIBITS

Exhibit A Legal Description of the Proposed Area

Exhibit B Approximate Street Boundaries of the Proposed Area

Exhibit C Map of the Proposed Area

Exhibit D Redevelopment Plan and Project (including Qualification Report)

EXHIBIT A

Legal Description

CITY OF CREST HILL TIF DISTRICT
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE WEST LINE OF THE EAST 165 FEET (10 RODS) OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE, TO THE NORTH LINE OF LOT 1 IN WEBER TERRACE SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R67-003059;

THENCE EAST ALONG SAID NORTH LINE AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE COUNTY OF WILL, STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R79-025591;

THENCE SOUTH ALONG SAID EAST LINE, TO THE NORTH LINE OF MASSEY ESTATES SUBDIVISION UNIT THREE, A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R75-023103;

THENCE SOUTH ALONG THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID MASSEY ESTATES SUBDIVISION UNIT THREE, TO THE NORTH LINE OF UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R73-026685;

THENCE SOUTH ALONG THE EAST LINE WEBER ROAD AS DEDICATED PER SAID UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION, TO THE NORTH LINE OF LONGMEADOW DRIVE AS DEDICATED IN CROSSROADS OF CREST HILL EAST, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R2005-026289;

THENCE EAST ALONG SAID NORTH LINE, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID CROSSROADS OF CREST HILL EAST;

THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION OF AND THE EAST LINE OF WEBER ROAD, TO THE SOUTH LINE OF SAID WEBER ROAD AS DEDICATED PER SAID CROSSROADS OF CREST HILL EAST;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R95-011154;

THENCE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;

THENCE SOUTH ALONG SAID EAST LINE, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF DIVISION STREET PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R94-113214;

THENCE WEST ALONG SAID SOUTHERLY LINE OF DIVISION STREET, TO THE WEST LINE OF DIVISION STREET PER SAID DEED DOCUMENT NO. R94-113214;

THENCE NORTH ALONG SAID WEST LINE, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

THENCE WEST ALONG SAID SOUTH LINE, TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE NORTH ALONG SAID WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE POINT OF BEGINNING;

IN WILL COUNTY, ILLINOIS.

Permanent Index Numbers :
11-04-19-400-009-0000
11-04-19-400-007-0000
11-04-19-400-008-0000

EXHIBIT B

Street Location of Weber/ Division Road Redevelopment Project Area

The Redevelopment Area is generally described as a tract of land consisting of approximately seventy-five (75) acres situated at the northwest corner of Weber Road and Division Street in the City of Crest Hill.

EXHIBIT C

Map of Weber/ Division Road Redevelopment Project Area

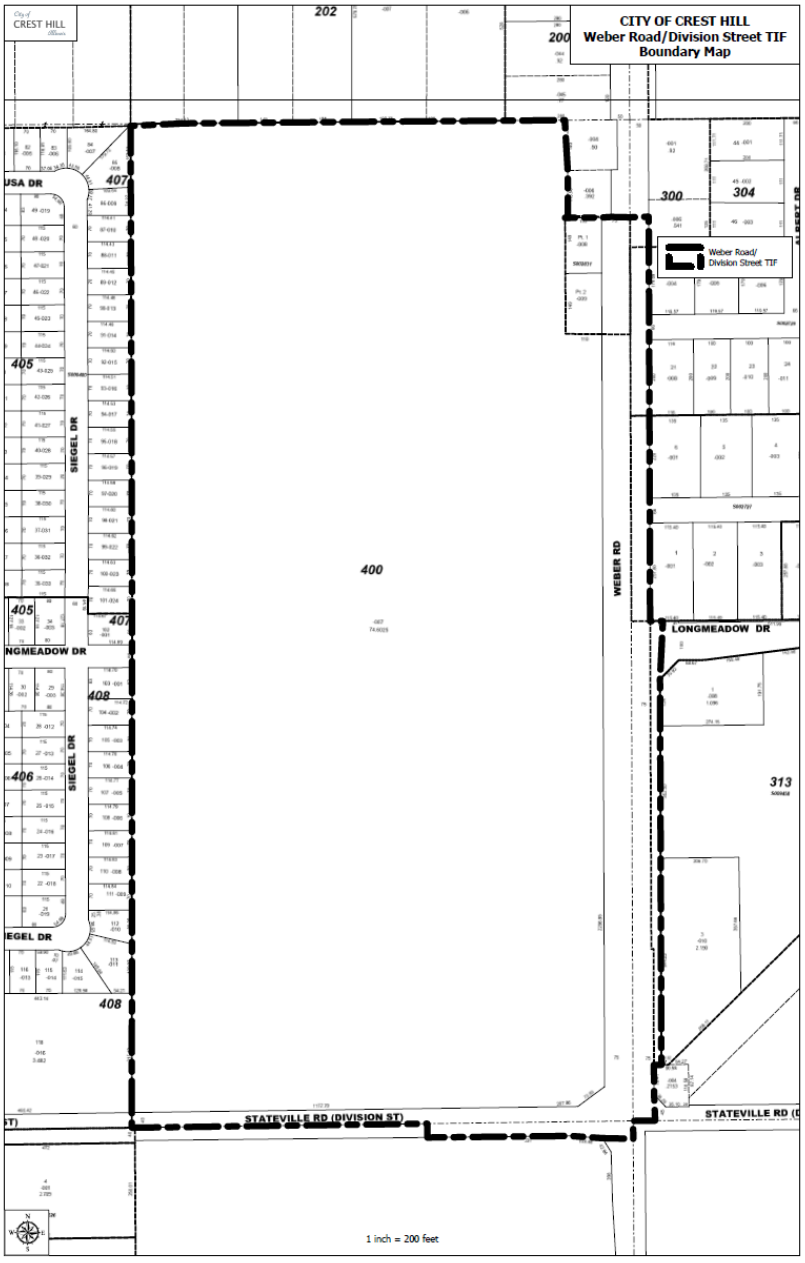

EXHIBIT D

Redevelopment Plan and Project and Qualification Report

ORDINANCE NO. _____

**AN ORDINANCE OF
THE CITY OF CREST HILL, WILL COUNTY ILLINOIS
DESIGNATING THE WEBER/ DIVISION REDEVELOPMENT PROJECT AREA OF SAID CITY A REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT ALLOCATION REDEVELOPMENT ACT**

WHEREAS, it is desirable and for the best interests of the citizens of the City of Crest Hill , Will County, Illinois (the "City"), that the City implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the "Act"), for a proposed redevelopment plan and redevelopment project (the "Plan" and "Project") within the boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 1 of this ordinance; and

WHEREAS, the Corporate Authorities have heretofore by ordinance adopted and approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on March 6, 2023, and it is now necessary and desirable to designate the Area as a Redevelopment Project Area pursuant to the Act; and

WHEREAS, the City has provided all notices, convened a public hearing, convened a Joint Review Board and has otherwise complied with all requirements of the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crest Hill, Will County, Illinois, in the exercise of its statutory and other powers, as follows:

Section 1: Area Designated

The Area, as described in Exhibit "A" attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a Redevelopment Project Area pursuant to Section 11-74.4-4 of the Act. The street location (as near as practicable) for the Area is

described in Exhibit "B" attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit "C" attached hereto and incorporated herein as if set out in full by this reference.

Section 2: Invalidity of Any Section

If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 3: Superceded and Effective Date

All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect upon its passage by the Corporate Authorities and its approval and publication as provided by law. This Ordinance shall be published in pamphlet form.

Section 4: Severability

This Ordinance, and every provision thereof, shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence, paragraph, provision or section or part of a phrase, clause, sentence, paragraph, provision or section of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs and provisions and parts of phrases, clauses, sentences, paragraphs, provisions and sections not ruled void or unconstitutional shall continue in full force and effect.

PASSED THIS ____ DAY OF ____, 2023.

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

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS ____ DAY OF ____, 2023.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT A

Legal Description

CITY OF CREST HILL TIF DISTRICT
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE WEST LINE OF THE EAST 165 FEET (10 RODS) OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE, TO THE NORTH LINE OF LOT 1 IN WEBER TERRACE SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R67-003059;

THENCE EAST ALONG SAID NORTH LINE AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE COUNTY OF WILL, STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R79-025591;

THENCE SOUTH ALONG SAID EAST LINE, TO THE NORTH LINE OF MASSEY ESTATES SUBDIVISION UNIT THREE, A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R75-023103;

THENCE SOUTH ALONG THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID MASSEY ESTATES SUBDIVISION UNIT THREE, TO THE NORTH LINE OF UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R73-026685;

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THENCE EAST ALONG SAID NORTH LINE, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID CROSSROADS OF CREST HILL EAST;

THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION OF AND THE EAST LINE OF WEBER ROAD, TO THE SOUTH LINE OF SAID WEBER ROAD AS DEDICATED PER SAID CROSSROADS OF CREST HILL EAST;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R95-011154;

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IN WILL COUNTY, ILLINOIS.

Permanent Index Numbers :
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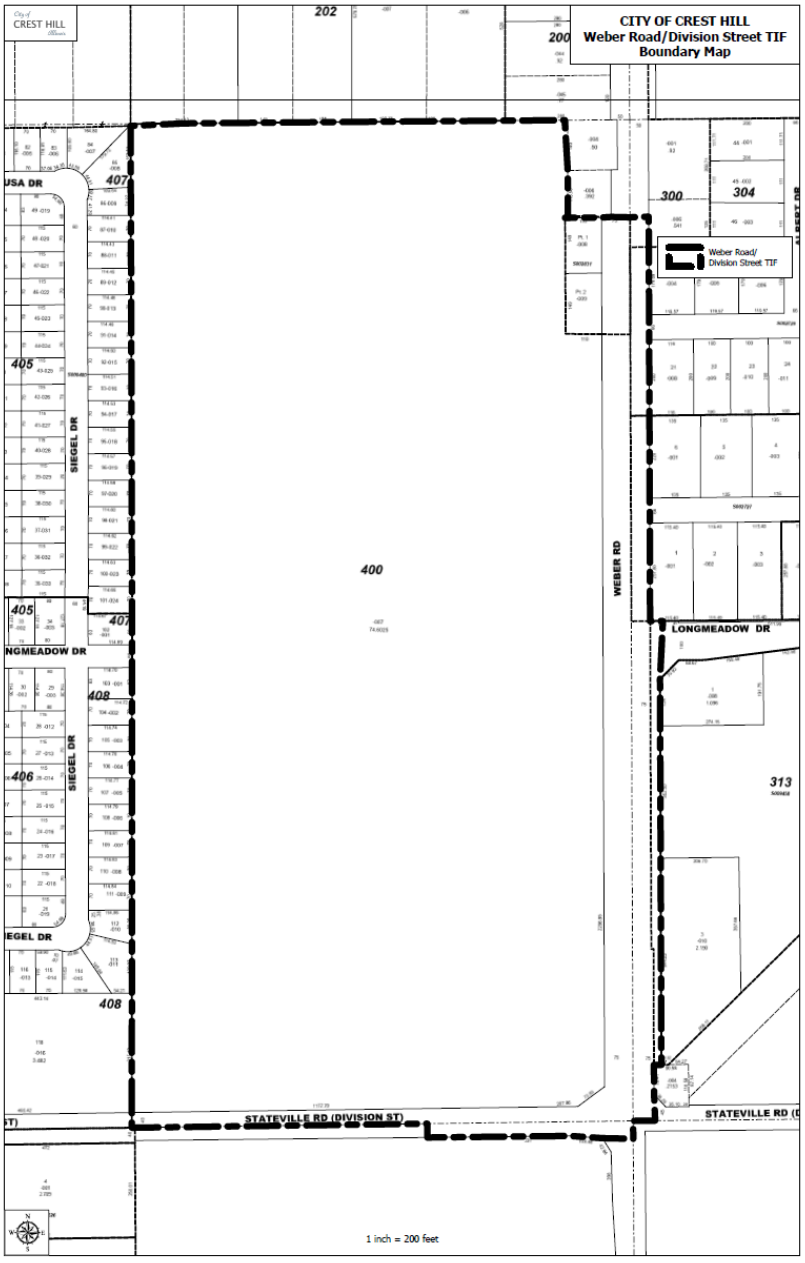
EXHIBIT B

Street Location of Weber/ Division Road Redevelopment Project Area

The Redevelopment Area is generally described as a tract of land consisting of approximately seventy-five (75) acres situated at the northwest corner of Weber Road and Division Street in the City of Crest Hill.

EXHIBIT C

Map of Weber/ Division Road Redevelopment Project Area



ORDINANCE NO. _____

**AN ORDINANCE OF
THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS
ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE "WEBER/ DIVISION" TAX INCREMENT FINANCE DISTRICT**

WHEREAS, it is desirable and for the best interests of the citizens of the City of Crest Hill, Illinois (the "City"), for the City to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) as amended (the "Act"); and

WHEREAS, the City has heretofore approved a Redevelopment Plan and Project (the "Plan" and "Project") as required by the Act by passage of an ordinance and has heretofore designated a Redevelopment Project Area (the "Area") as required by the Act by the passage of an ordinance and has otherwise complied with all other conditions precedent required by the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crest Hill, Will County, Illinois in the exercise of its statutory and other powers, as follows:

Section 1. Tax Increment Financing Adopted

Tax Increment Allocation Financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Area as described in Exhibit "A" attached hereto and incorporated herein as if set out in full by this reference. The street location (as near as practicable) for the Area is described in Exhibit "B" attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit "C" attached hereto and incorporated herein as if set out in full by this reference.

Section 2. Allocation of Ad Valorem Taxes

Pursuant to the Act, the *ad valorem* taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-8 of the Act or as otherwise provided by law each year after the effective date of this ordinance until the redevelopment project costs and obligations issued in respect thereto have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block tract or parcel of real property in the Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) Except for a tax levied by a township to retire bonds issued to satisfy court ordered damages, that portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block tract or parcel of real property in the Area over and above the initial equalized assessed value of each property in the Area shall be allocated to and when collected shall be paid to the City Treasurer or to his designee, who shall deposit said taxes into a special fund, hereby created, and designated the "Weber/Division TIF Account" of the City of Crest Hill (the "Fund"), and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

Section 3. Use of Fund

That monies on deposit in and to the credit of the Fund may be used to pay redevelopment project costs or retire debt attributable thereto incurred according to the Act.

Section 4. Invalidity of Any Section

If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

Section 5. Severability

This Ordinance, and every provision thereof, shall be considered severable. In the event that any court of competent jurisdiction may find and declare any word, phrase, clause, sentence, paragraph, provision or section or part of a phrase, clause, sentence, paragraph, provision or section of this Ordinance is void or unconstitutional, the remaining words, phrases, clauses, sentences, paragraphs and provisions and parts of phrases, clauses, sentences, paragraphs, provisions and sections not ruled void or unconstitutional shall continue in full force and effect.

Section 6. Superceded and Effective Date

All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect upon its passage by the Corporate Authorities, its approval and publication as provided by law. This Ordinance shall be published in pamphlet form.

PASSED THIS ____ DAY OF ____, 2023.

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

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS ____ DAY OF ____, 2023.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT A

Legal Description

CITY OF CREST HILL TIF DISTRICT
LEGAL DESCRIPTION

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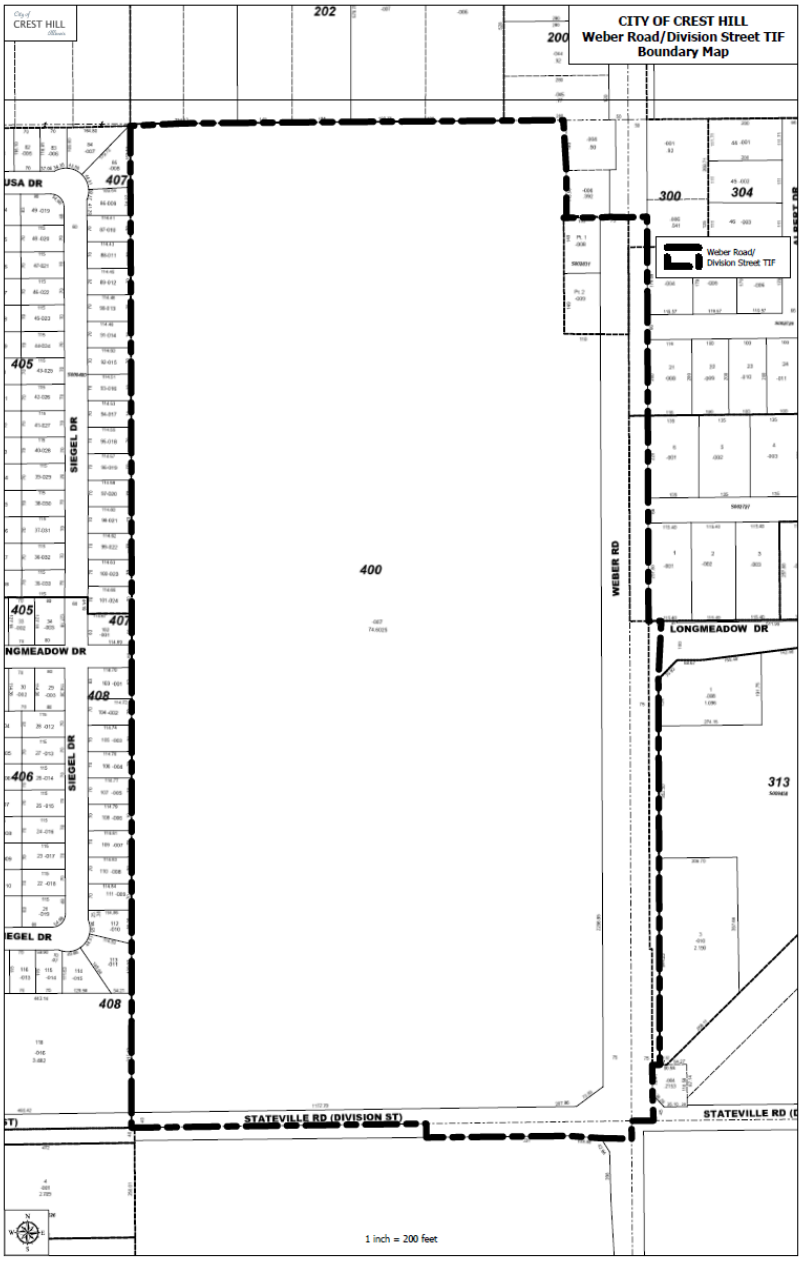

CITY OF CREST HILL, ILLINOIS

TIF REDEVELOPMENT PLAN

WEBER ROAD/DIVISION STREET TIF DISTRICT

"Redevelopment plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a blighted-vacant area, to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

Prepared by the City of Crest Hill, Illinois

in conjunction with

Kane, McKenna and Associates, Inc.

December 2022

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I. INTRODUCTION

The City of Crest Hill (the "City") is a suburban municipality serving a population of 20,459 citizens (according to the 2020 U.S. Census). Crest Hill is located approximately 33 miles southwest of Chicago's Loop. Much of the older part of the community developed in the late 1940's and early 1950's as the Joliet area grew as one of Chicago's edge cities. In this report, the City proposes a Tax Increment Financing Redevelopment Plan (the "Plan" or "Redevelopment Plan") to enable a certain area within the City to overcome a number of redevelopment barriers.

Kane, McKenna and Associates ("KMA") has been retained by the City to assist in the drafting of the Redevelopment Plan.

TIF Plan Requirements. The City is preparing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the "Act") 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish a TIF district (also known as a Redevelopment Project Area ("RPA")), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan, TIF Eligibility Report and Housing Impact Study (if applicable).

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest in order to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF "Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

The area discussed in this Plan (the "Redevelopment Area" or "RPA") is located at the northwest corner of Weber Road and Division Street in the City of Crest Hill and consists of three (3)vacant tax parcels comprising approximately almost 75 acres. KMA has determined that the RPA can be classified as "Blighted-Vacant Area" under the TIF Act pursuant to the TIF Qualification Report attached hereto. The RPA is legally described in Exhibit 1 and a boundary map of the RPA can be found in Exhibit 2.

Community Background. Crest Hill is situated between the municipalities of Plainfield to the west, and Lockport to the east. Joliet is on the south border, and Romeoville is to the north.

Crest Hill was incorporated in 1960. Over the years, the City continued to expand its boundaries, annexing north and west to include the Stateville Correctional Facility, portions of the Will County Forest Preserve, and other developing areas. Contemporary development has primarily included residential subdivisions and industrial growth along the Weber Road corridor. The City is now poised to complement this past development with a balanced approach that addresses both continued commercial development along Weber Road and the revitalization of important business and residential areas in the traditional portion of the City.

The Proposed TIF District. The proposed TIF District consists of approximately three (3) vacant tax parcels and is located at the northwest corner of Weber Road and Division Street in the City of Crest Hill. The redevelopment of the proposed RPA would further the City's overarching land use objectives, which are contained in its Crest Hill 2014 Comprehensive Plan ("the Plan"), zoning ordinance, and other land use planning elements.

The Plan identifies the area that encompasses the RPA as the "Weber Road Subarea" planning area. According to the Comprehensive Plan, "…Although much of the corridor subarea is currently developed at its north and south ends, the majority of the land in the central areas of the community along Weber Road remain undeveloped. These large tracks of undeveloped land represent the City's best opportunity for economic development by accommodating large-scale contemporary development along the City's busiest street." In addition, the Plan also identifies Weber Road as a key area for future development that could enhance the commercial vitality of the community and broaden the tax base. Also, according to the Plan, the City should "…address the lack of stormwater infrastructure in specific portions of the community and improve the efficiency and performance of the overall stormwater system…" and "…Amend subdivision regulations to permit cluster development that allows the overall development density to be concentrated in certain areas in order to preserve valuable natural assets and minimize the impact of stormwater runoff and flooding."

The proposed TIF District suffers from a chronic flooding impediment as defined in the TIF Act as demonstrated in the *TIF Qualification Report* (see Appendix 5). This factor limits opportunities for private reinvestment within and around the proposed RPA limiting employment and contributing to a lack of sustained investment in the area.

Rationale for Redevelopment Plan. The City recognizes the need for a strategy to promote development within the boundaries of the RPA. The needed private investment would only be possible if a TIF district is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions and economic conditions that have discouraged intensive private investment in the past, will be eliminated. Ultimately, the implementation of the Plan will benefit both the City and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The City has determined that the area as a whole would not be developed in a coordinated manner without the adoption of the TIF Redevelopment Plan. The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment and land assembly, the RPA will become a more viable area that will attract private investment. The public investment and land assembly will lay the foundation for the redevelopment of the area with private capital. This in turn will set the stage for future retail, commercial and retail/residential/mixed use opportunities surrounding the area. Accordingly, the City, with the assistance of KMA, has prepared this Plan to use tax increment financing in order to address local needs and to meet the City's redevelopment goals and objectives.

The designation of the area as an RPA will allow the City to pursue the following beneficial strategies:

- Undertake site preparation and infrastructure development that supports the redevelopment plan for the RPA;

- Enter into redevelopment agreements in order to redevelop existing property and/or to induce new development to locate within the RPA;

- Establish a pattern of land-use activities that will increase efficiency and economic inter-relationships, especially as such uses complement adjacent current and/or future commercial opportunities and City redevelopment projects within the RPA and/or surrounding area; and

- Enhance area appearance through improvements to landscape, streetscape and signage in alignment to the urban design guidelines in the 2014 City of Crest Hill Comprehensive Plan.

Through this Plan, the City will direct the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Several benefits are expected to accrue to the area including establishment of new businesses, new employment opportunities, and physical and aesthetic improvements. Ultimately, the implementation of the Plan will benefit the City, taxing districts serving the RPA, residents and property owners within the RPA, and existing and new businesses.

City Findings. The City, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;

- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;

- That public/private partnerships are determined to be necessary in order to achieve development goals;

- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and redevelopment would not reasonably be expected to be achieved;

- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and

- That the TIF Redevelopment Plan conforms to the City of Crest Hill 2014 Comprehensive Plan as detailed in Section III of this report.

It is further found, and certified by the City, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA would not result in the displacement of ten (10) inhabited residential units or more. Additionally, the RPA does not contain any inhabited residential units. Therefore, this Plan does not include a Housing Impact Study.

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA can be found in Appendix 2 of this Plan.

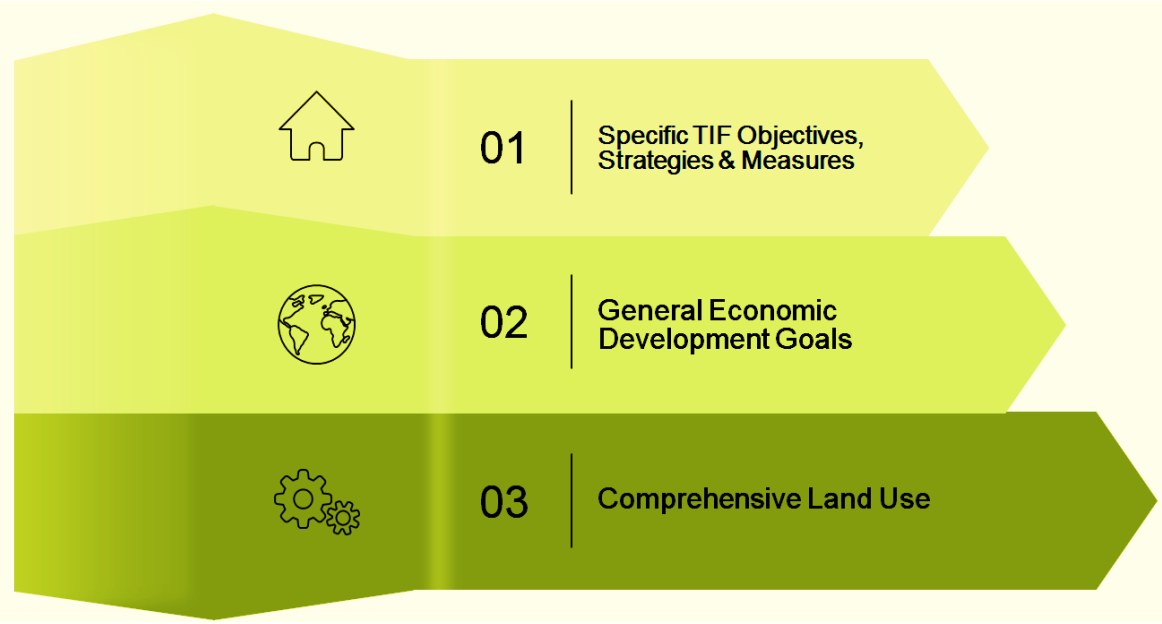
II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix 1.

III. RPA GOALS AND OBJECTIVES

The City has established a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the proposed RPA. These efforts would conform to and promote the achievement of land use objectives in the 2014 Comprehensive Plan.

Exhibit 1
Relationship of Land Use and Economic Development Plans



As illustrated above, an important underlying planning document is the City's 2014 Comprehensive Plan which, as an element of the planning process, describes the overall vision for the City and is the foundation for City initiatives such as the proposed Weber Road/Division Street TIF District. This overarching planning document influences all other City planning processes such as the TIF planning process.

General Economic Development Goals of the City. According to the Plan,the property west of Weber Road and north of Division Street can easily be served by natural extensions of City's water and sewer lines and has significant development potential for commercial and residential uses that could greatly enhance the City's tax base. The Plan identifies Weber Road/Division Street as one of the areas within the City to be targeted for "regional/community commercial" development as part of the Weber Road Sub-Area Plan contained in the Plan. According to the Comprehensive Plan, the Weber Road/Division Street area offers the "best opportunity for economic development by accommodating large-scale contemporary development along the City's busiest street." The Comprehensive Plan specifically targets the northwest corner of Weber Road and Division Street

as an area that would provide the City with significant economic development opportunities to attract new businesses to the community.

The Comprehensive Plan also notes, however, that this area is in need of easing traffic on Division Street that impacts nearby residential areas including widening Division Street and Weber Road to accommodate increased traffic as commercial development occurs along the corridor. The Comprehensive Plan also advises that "As Crest Hill experiences new development, impacts on municipal stormwater infrastructure should be minimized."

Establishment of the proposed Weber Road/Division Street RPA supports the following City-wide objectives stated in the City's 2014 Comprehensive Plan that would directly determine future economic development activities and influence the parameters of future redevelopment projects.

Exhibit 2
City of Comprehensive Plan (2014)
Elements Applicable to Weber Road/Division Street RPA

Goal	*Objective*
Land Use and Development—Weber Road Subarea Commercial Corridor	▪ Host local and regional commercial uses that provide services to residents, expand the City's tax base, and establish an attractive character for the community ▪ Support residential or industrial uses that support commercial uses ▪ Take advantage of access to Weber Road, Division Street, and the rail corridor at the south end of the site. ▪ Include a roadway grid that connects Industrial Drive and Advantage Way to each other and Weber Road. ▪ Incorporate bike trails and other recreational amenities to provide a unique and attractive for business. ▪ Coordinated infrastructure planning to ensure appropriate capacity and access for water and sewer service.
Transportation – Major Road Improvements	▪ Provide residential streets in new development areas near Weber Road and Division Street that will provide access to arterials and connect to existing subdivisions. ▪ Provide access to allow the convenient travel between adjacent commercial developments that front along Weber Road. ▪ Minimize the need for traffic to enter and exit Weber Road in order to travel to an adjacent commercial development.

Public Works Enhancements	• Require stormwater detention on developments more than one acre in size and prescribe site construction requirements for development within a floodplain. • Address the lack of stormwater infrastructure in specific portions of the community and improve the efficiency and performance of the overall stormwater system. • Utilize stormwater best managements practices (BMPs) and Low Impact Development (LID). New developments should be encouraged to implement LID and BMP techniques.
Corridor Gateway Improvements	• Provide a monument sign made of attractive materials that complement building design at each primary point of entry from Weber Road. • Provide streetscape improvements that include parkway landscaping, landscaped medians, decorative lighting, way-finding, public art, pedestrian amenities, and street furniture. • Installed signage along Weber Road at primary intersections (Renwick Road, Division Street, and Caton Farm Road) and along local circulators to guide travelers to specific destinations

Source: *City of Crest Hill 2014 Comprehensive Plan*

TIF designation would allow the City to pursue the following objectives within the RPA:

- Coordinate redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- Accomplish redevelopment over a reasonable time period;
- Create an attractive overall appearance for the area; and
- Further the goals and objectives of the Comprehensive Plan.

Ultimately, the implementation of the Redevelopment Project would contribute to the economic development of the area and provide new employment opportunities for City residents. The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Facilitate the preparation of improved and vacant sites, by assisting private developers to assemble suitable sites for modern development needs.
- Coordinate site preparation to provide additional land for new development, as appropriate.
- Foster the installation, replacement, repair, and/or improvement of infrastructure, including (as needed) sidewalks, streets and roads, curbs, gutters and underground storm, water and sanitary systems to facilitate the construction of new development within the RPA.
- Facilitate the provision of adequate on- and off-street parking within the RPA

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA. As documented in Appendix 5 of this Plan, the RPA has suffered from a lack of development and would qualify as a "vacant blighted area" as such terms is defined in the TIF Act, under the respective statutory qualifying factors applicable to each qualifying-type of area. In recent years, the area has not benefited from sustained private investment and/or development. Absent intervention by the City, the properties within the RPA would not be likely to be redeveloped.

The proposed RPA exhibits conditions which, if not addressed by the City, would eventually result in blight or contribute to blighted conditions. The "blighted vacant area" condition of chronic flooding is present in the area. As noted in the Comprehensive Plan, this condition represents challenges to private sector investment in business enterprises.

Assessment of Fiscal Impact on Affected Taxing Districts. It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the City to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the potential decline or lag in property values, as measured by assessed valuations (AV). In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of falling AV.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the City. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the City – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the City as provided by the Act.

An exception to the tax-sharing provision relates to the City's utilization of TIF funding to mitigate the impact of any residential redevelopment upon school and library districts. In such cases the City will provide funds to offset the costs incurred by the eligible school and the library districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs.)

V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings. The RPA was studied to determine its qualification under the Tax Increment Allocation Redevelopment Act. It was determined that the area qualifies as a TIF district under the Act due to chronic flooding as defined in the Act. Refer to the *TIF Qualification Report*, attached as Appendix 5 in this Plan.

Eligibility Survey. Representatives of KMA and City staff evaluated the RPA from April 2022 to the date of this Plan's issuance. Analysis was aided by certain reports obtained from the City, on-site due diligence, and other sources. In KMA's evaluation, only information was recorded which would help assess the eligibility of the proposed area as a TIF District.

VI. REDEVELOPMENT PROJECT

Redevelopment Plan and Project Objectives. As indicated in Section III of this Report, the City has established a planning process which guides economic development and land use activities throughout the City. Consistent with the established planning process, the City proposes to achieve economic development goals and objectives through the redevelopment of the Weber Road/Division Street RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques (including but not limited to tax increment financing).

The project-specific objectives envisioned for the Weber Road/Division Street RPA are as follows:

1) Development of vacant and underutilized properties by implementing a plan to attract new users to the RPA.

2) Constructing and enhancing public improvements which may include (if necessary):

   - Street, road additions and improvements
   - Utility construction and improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
   - Signalization, traffic control and lighting;
   - Landscaping, streetscaping, and beautification.

3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.

4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation (any demolition activities would conform to City criteria for allowing demolition).

5) Exploration and review of job training programs in coordination with any City, federal, state, and county programs.

Redevelopment Activities. Pursuant to the objectives cited above, the City will implement a coordinated program of actions. These can include, but are not limited to, land acquisition, land disposition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and construction of new public facilities or improvements. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, Relocation and Demolition

Property within the RPA may be improved through the use of site clearance, excavation, or environmental remediation prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly and Relocation

Certain properties or interests in properties in the RPA may be acquired and properties owned by or acquired by the City may be assembled and reconfigured into appropriate redevelopment sites. It is expected that the City may facilitate private acquisition through reimbursement of acquisition and related costs as well as through the write-down of its acquisition costs. Such land may be held or disposed of by the City on terms appropriate for public or private development, including the acquisition of land needed for construction of public improvements. Relocation activities may be funded or provided for in the Act.

Public Improvements

The City may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains and stormwater management, as well as sanitary and storm sewer systems, roadways, and traffic-related improvements;

- Parking facilities (on grade and parking structures); and

- Beautification, identification markers, landscaping, lighting, and signage of public rights-of-way.

Rehabilitation

The City may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conform to City code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

Interest Rate Write-Down

The City may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The City may assist facilities and enterprises located within the RPA in obtaining job training and assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

School and Library District Costs

The City may provide for payment of school district and library district costs, as required under the Act for residential components (if any) assisted through TIF funding.

General Land Use Plan. As noted in Section I of this report, the proposed RPA currently consists of vacant land zoned "Business Service District.". Existing land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 4 designates future land uses in the Redevelopment Project Area. Future land uses will conform to the Zoning Ordinance and City of Crest Hill Comprehensive Plan as either may be amended from time to time.

Additional Design and Control Standards. The appropriate design standards (including any Planned Unit Developments) as set forth in the City's Zoning Ordinance and/or City of Crest Hill *Comprehensive Plan* shall apply to the RPA.

Eligible Redevelopment Project Costs. Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the Act, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement "Redevelopment Project Costs", are expected to substantially exceed such Redevelopment Project Costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project include:

1. Costs of studies and surveys, development of plans and specifications, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, or other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; except that after November 1, 1999, no contracts for professional

services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, "redevelopment project costs" shall not include lobbying expenses;

1.1 After July 1, 1999, annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment area or approved a redevelopment plan;

2. The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;

3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;

4. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification;

5. Costs of the construction of public works or improvements, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November, 1, 1999 redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of this amendatory Act of the 91st General Assembly or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

6. Costs of job training and retraining projects including the costs of "welfare to work" programs implemented by businesses located within the redevelopment project area;

7. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;

8. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital (and additional student tuition) costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;

9. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999 an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually as follows:

    a) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than $5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act.

b) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition charge equal to or more than $5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations:

(i) for unit school district, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act;

(ii) for elementary school district, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under this Act; and

(iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act.

c) Any school district in a municipality with a population of 1,000,000, additional restrictions apply. Any school district seeking payment shall, after July 1 and before September 30 of each year, provide the municipality with reasonable evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the school district. If the school district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. School districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by the Act. By acceptance of this reimbursement the school district waives the right to directly or indirectly set aside, modify, or contest in any manner the establishment of the redevelopment project area or projects;

10. For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after January 1, 2005, a public library district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by this Act shall be paid to the library district by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units. This paragraph applies only if (i) the library is located in a county that is subject to the Property Tax Extension Limitation Law or (ii) the library district is not located in a county that is subject to the Property Tax Extension Limitation Law but the district is prohibited by any other law from increasing its tax levy rate without a prior voter referendum.

The amount paid to a library district under this paragraph shall be calculated by multiplying (i) the net increase in the number of persons eligible to obtain a library card in that district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by this Act since the designation of the redevelopment project area by (ii) the per-patron cost of providing library services so long as it does not exceed $120. The per-patron cost shall be the Total Operating Expenditures Per Capita as stated in the most recent Illinois Public Library Statistics produced by the Library Research Center at the University of Illinois. The municipality may deduct from the amount that it must pay to a library district under this paragraph any amount that it has voluntarily paid to the library district

from the tax increment revenue. The amount paid to a library district under this paragraph shall be no more than 2% of the amount produced by the assisted housing units and deposited into the Special Allocation Fund. A library district is not eligible for any payment under this paragraph unless the library district has experienced an increase in the number of patrons from the municipality that created the tax-increment-financing district since the designation of the redevelopment project area.

Any library district seeking payment under this paragraph shall, after July 1 and before September 30 of each year, provide the municipality with convincing evidence to support its claim for reimbursement before the municipality shall be required to approve or make the payment to the library district. If the library district fails to provide the information during this period in any year, it shall forfeit any claim to reimbursement for that year. Library districts may adopt a resolution waiving the right to all or a portion of the reimbursement otherwise required by this paragraph. By acceptance of such reimbursement, the library district shall forfeit any right to directly or indirectly set aside, modify, or contest in any manner whatsoever the establishment of the redevelopment project area or projects;

11. Relocation costs to the extent that the City determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

12. Payment in lieu of taxes;

13. Costs of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the City, are set forth in a written agreement by or among the City and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23.3a of the School Code;

14. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:

a) such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;

b) such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;

c) if there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;

d) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;

e) the cost limits set forth in subparagraphs (b) and (d) shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act and the percentage of 75% shall be substituted for 30% in subparagraphs (b) and (d);

f) Instead of the eligible costs provided by subparagraphs (b) and (d), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (f) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (f).

The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (f) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants.

The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later;

15. If the redevelopment project area is located within a municipality with a population of more than 100,000, the cost of day care services for children of employees from low-income families working for businesses located within the redevelopment project area and all or a portion of the cost of operation of day care centers established by redevelopment project area businesses to serve employees from low-income families working in businesses located in the redevelopment project area. For the purposes of this paragraph, "low-income families" means families whose annual income does not exceed 80% of the municipal, county, or regional median income, adjusted for family size, as the annual income and municipal, county or regional median income are determined from time to time by the United States Department of Housing and Urban Development.

16. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

17. After November 1, 1999, none of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original

ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman;

18. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008, unless no prudent and feasible alternative exists. "Historic Resource" means (i) a place or structure that is included or eligible for inclusion on the National Register of Historic Places or (ii) a contributing structure in a district on the National Register of Historic Places. This restriction does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.

    If a special service area has been established pursuant to the Special Service Area Tax Act or Special Service Area Tax Law, then any tax incremental revenues derived from the tax imposed pursuant to Special Service Area Tax Act or Special Service Area Tax Law may be used within the redevelopment project area for the purposes permitted by that Act or Law as well as the purposes permitted by the TIF Act.

Estimated costs are shown on the next page. Adjustments to these cost items may be made without amendment to the Redevelopment Plan and Project.

Projected Redevelopment Project Costs. Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated considering the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act**.**

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Exhibit 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

Exhibit 4
Weber Road/Division Street TIF
Project Cost Estimates

Program Actions/Improvements	Estimated Costs
Land Acquisition and Assembly Costs (including Relocation Costs)	$ 3,500,000
Site Preparation and Demolition, including Environmental Remediation	$ 5,000,000
Utility Improvements including, but not limited to, water, storm, sanitary sewer, traffic management, and roadway and streetscape improvements	$15,000,000
Rehabilitation of Existing Structures	$ 1,000,000
Interest Costs Pursuant to the Act	$ 1,500,000
Professional Service Costs (Including Planning, Legal, Engineering, Administrative, Annual Reporting and Marketing)	$ 1,000,000
School Tuition and Library Costs as provided by the Act	$ 500,000
Job Training	$ 250,000
TOTAL ESTIMATED TIF BUDGET	**$ 27,750,000**

Notes:

(1) All project cost estimates are in 2023 dollars. Costs may be adjusted for inflation per the TIF Act.(2) In addition to the costs identified in the exhibit above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.(3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated considering the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above and all as provided for in the Act.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the Weber Road/Division Street RPA.

Sources of Funds to Pay Redevelopment Project Costs. Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the City may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project

costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the City may establish in the future. (Conversely, incremental revenues from the Weber Road/Division Street TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Exhibit 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the City, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2020 tax year for the RPA, as determined by the County as of the date that the RPA is approved.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the City may from time to time deem appropriate.

Nature and Term of Obligations to Be Issued. The City may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the City by virtue of its power pursuant to the Illinois State Constitution.

Any and all obligations issued by the City pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the RPA, and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to

accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the City may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

Most Recent Equalized Assessed Valuation for the RPA. The most recent equalized assessed valuation for the RPA is based on the 2021 EAV and is estimated to be approximately $72,871. It is anticipated the estimated base EAV for establishment of the RPA will be the 2021 EAV.

Anticipated Equalized Assessed Valuation for the RPA. Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA would increase to approximately $40,000,000 to $55,000,000 depending upon market conditions and the scope of the redevelopment projects.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Redevelopment Project. The City will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to City zoning and planning requirements, or if the City undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the City:

- Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site. It is expected that the City would facilitate private acquisition through reimbursement or write-down of related costs, including the acquisition of land needed for construction of public improvements.

- Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare the site for desired redevelopment projects.

- Rehabilitation: The City may assist in the rehabilitation of buildings, if any, or site improvements located within the RPA.

- Landscaping/Buffering/Streetscaping: The City may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.

- Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The City may also undertake the provision of necessary detention or retention ponds and related stormwater management projects.

- Roadway/Street/Parking Improvements: The City may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.

- Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

- Public Safety-Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

- School District and Library District Costs: The payment of such costs, if any, may be provided pursuant to the requirements of the TIF Act.

- Interest Costs Coverage: The City may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

- Professional Services: The City may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The City may reimburse itself from annual tax increment revenue if available.

Commitment to Fair Employment Practices and compliance with Affirmative Action Plans. The City has adopted employment policies and is committed to employment practices which provide equal opportunity to all people regardless of sex, color, race, creed, sexual orientation, national origin, ancestry, age, marital status, order of protection status, disability or physical handicap, military status, sexual orientation, pregnancy, unfavorable discharge from military service as defined by law, citizenship status as defined by law or any other status or basis as may be now or hereinafter be prohibited by law. These nondiscriminatory practices will apply to all areas of employment including recruitment, hiring, promotion, renewal of employment, selection for training or apprenticeship, discharge, discipline, compensation, tenure or any terms, conditions or privileges of employment. The City shall comply with all applicable Federal, State and County laws and regulations governing employment discrimination and regulating the employment opportunities as well as any such Federal, State and County Affirmative Action Plans/Programs relevant in whole or in part to any City activity. The City shall additionally in all of its activities ensure and maintain a working environment free of harassment, intimidation and coercion at all locations and in all facilities. It is herein founded and determined that fair and equal employment practices and opportunities as set forth herein is important to the continued growth and vitality of the community.

Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs. This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the ordinance approving the RPA is adopted.

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

This Plan may be amended pursuant to the provisions of the Act

.

APPENDIX 1

Legal Description of Project Area

22-R0442

CITY OF CREST HILL TIF DISTRICT
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE WEST LINE OF THE EAST 165 FEET (10 RODS) OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE, TO THE NORTH LINE OF LOT 1 IN WEBER TERRACE SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R67-003059;

THENCE EAST ALONG SAID NORTH LINE AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE COUNTY OF WILL, STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R79-025591;

THENCE SOUTH ALONG SAID EAST LINE, TO THE NORTH LINE OF MASSEY ESTATES SUBDIVISION UNIT THREE, A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R75-023103;

THENCE SOUTH ALONG THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID MASSEY ESTATES SUBDIVISION UNIT THREE, TO THE NORTH LINE OF UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R73-026685;

THENCE SOUTH ALONG THE EAST LINE WEBER ROAD AS DEDICATED PER SAID UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION, TO THE NORTH LINE OF LONGMEADOW DRIVE AS DEDICATED IN CROSSROADS OF CREST HILL EAST, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R2005-026289;

THENCE EAST ALONG SAID NORTH LINE, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID CROSSROADS OF CREST HILL EAST;

THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION OF AND THE EAST LINE OF WEBER ROAD, TO THE SOUTH LINE OF SAID WEBER ROAD AS DEDICATED PER SAID CROSSROADS OF CREST HILL EAST;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R95-011154;

THENCE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;

THENCE SOUTH ALONG SAID EAST LINE, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF DIVISION STREET PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R94-113214;

THENCE WEST ALONG SAID SOUTHERLY LINE OF DIVISION STREET, TO THE WEST LINE OF DIVISION STREET PER SAID DEED DOCUMENT NO. R94-113214;

THENCE NORTH ALONG SAID WEST LINE, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

THENCE WEST ALONG SAID SOUTH LINE, TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE NORTH ALONG SAID WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE POINT OF BEGINNING;

IN WILL COUNTY, ILLINOIS.

APPENDIX 2

Boundary Map of RPA

City of CREST HILL Illinois

CITY OF CREST HILL
Weber Road/Division Street TIF
Boundary Map

Weber Road/
Division Street TIF

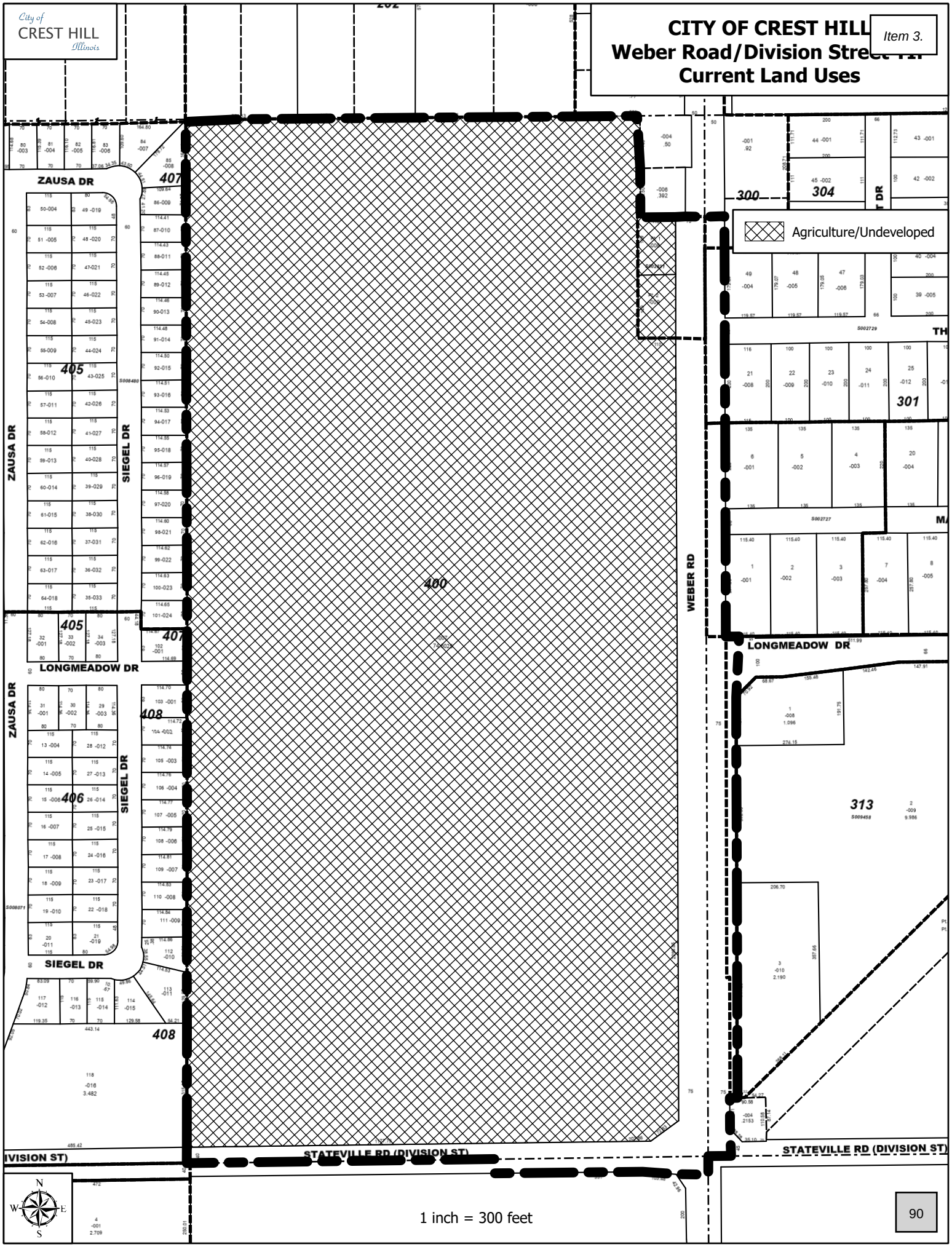
1 inch = 200 feet

APPENDIX 3

Current Land Use Map of RPA

City of CREST HILL Illinois

CITY OF CREST HILL
Weber Road/Division Street TIF
Current Land Uses

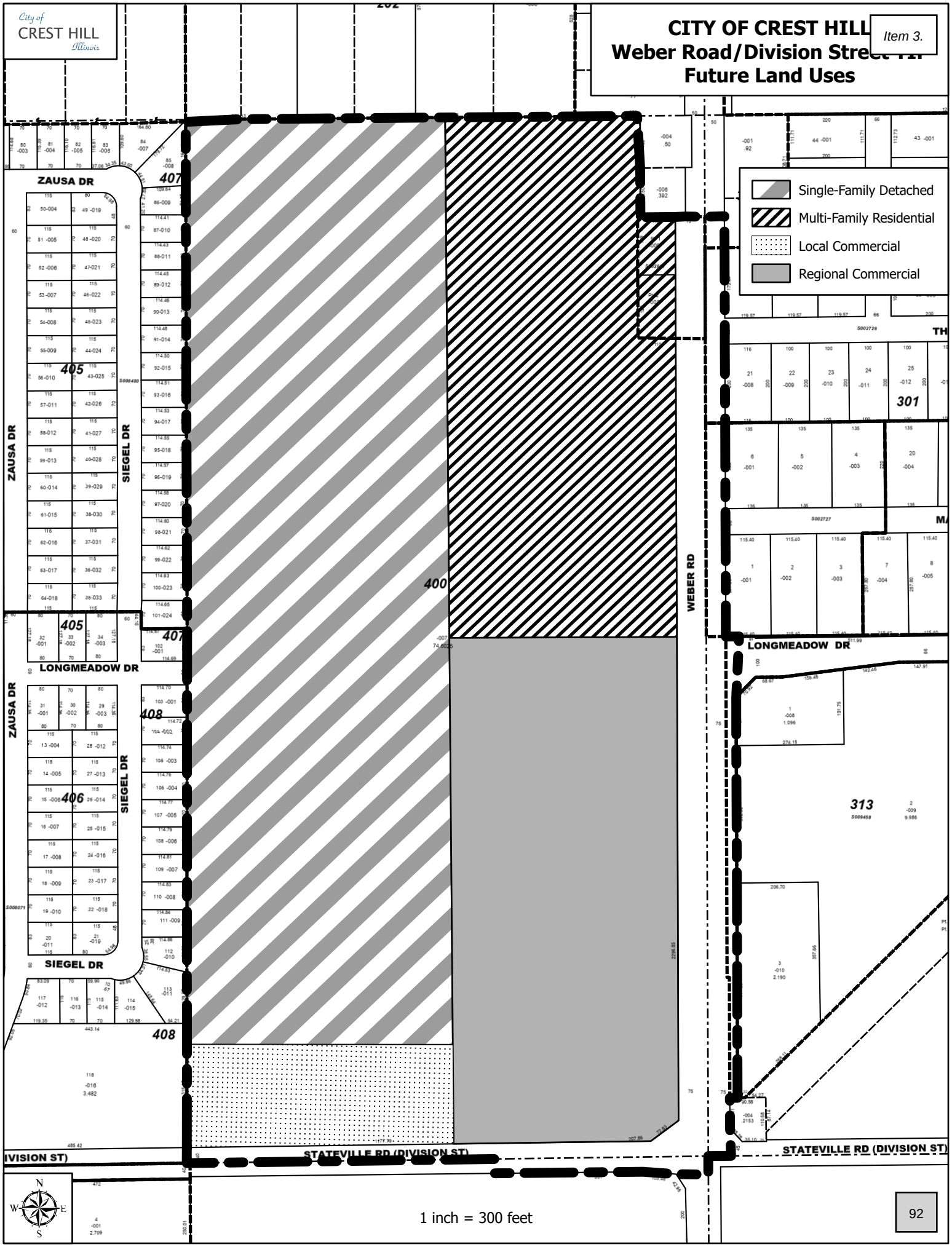


APPENDIX 4

Future Land Use Map of RPA

City of CREST HILL Illinois

CITY OF CREST HILL
Weber Road/Division Street TIF
Future Land Uses



APPENDIX 5

TIF Qualification Report

CITY OF CREST HILL, ILLINOIS

TIF QUALIFICATION REPORT

WEBER ROAD/DIVISION STREET TIF DISTRICT

A study to determine whether certain properties within the City of Crest Hill qualify as a blighted-vacant area as defined in the Tax Increment Allocation Redevelopment Act of Chapter 65, 5/11-74.4-1, et. seq., as amended of the Illinois Compiled Statutes (the "TIF Act").

Prepared by the City of Crest Hill, Illinois

in conjunction with

Kane, McKenna and Associates, Inc.

December 2022

CITY OF CREST HILL
WEBER ROAD/DIVISION STREET REDEVELOPMENT PROJECT AREA
TIF QUALIFICATION REPORT

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Exhibit III	Robinson Engineering Chronic Flooding Report dated _____	

EXECUTIVE SUMMARY

Kane, McKenna and Associates (KMA) has been retained by the City of Crest Hill, Illinois (the "City") to conduct an analysis of the potential qualification and designation of certain property located in the City, to be referred to herein as the proposed Redevelopment Project Area (the "Study Area", or "RPA", or "TIF District"). The City is pursuing the RPA designation as part of its ongoing policy goal of promoting economic development. The City's 2014 City of Crest Hill Comprehensive Plan ("the Plan") is "an articulation of policies and concepts aimed at helping the community achieve its vision for the next fifteen to twenty years." The Plan notes that "Weber Road has become the commercial engine for the community." In addition, the Plan identifies Weber Road as a "sub-area" planning area within the Plan. The Plan states that "large undeveloped areas and the potential closure of the Stateville Correction Center afford the opportunity to plan for significant development projects in a coordinated manner." By undertaking the TIF designation, the City will enhance the Study Area as a significant contributor to the City's overall economic base.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the qualification of the Study Area. The conclusions in the executive summary herein are subject in all respects to the full Qualification Report detailing conditions observed within the proposed TIF District and described later herein.

1) *Blighted–Vacant Area* – The Study Area qualifies as a "blighted-vacant area" pursuant to the TIF Act, provided that the plat of subdivision previously approved by the City is recorded prior to designation of the Study Area as a TIF Redevelopment Project Area. Currently, the vacant land lacks economic viability for development due to certain adverse conditions identified in Section IV of this report. As a result, it prevents or threatens to prevent the beneficial economic and physical development of properties the community deems essential to its overall economic health. In the opinion of KMA, the subject vacant land meets the requirements for designation as a blighted-vacant area under the TIF Act.

2) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are parcels which potentially could be redeveloped or rehabilitated and thereby produce incremental property tax revenue. Such revenue, used in combination with other City resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.

3) *Pursuit of TIF designation is recommended* – To mitigate the existing conditions (thereby promoting the improved physical condition of the proposed RPA) and to leverage the City's investment and redevelopment efforts, KMA recommends that the City pursue the formal TIF designation process for the RPA.

I. BACKGROUND

The City's 2014 Comprehensive Plan ("the Plan"), states that "Weber Road represents the City's greatest opportunity for large-scale regional retail and commerce." The Plan also notes that Weber Road is "poised to emerge as a regional commercial corridor." The Plan goes on to state that "New development, especially along Weber Road has the potential to transform the local and regional identity of Crest Hill." Faced with practical challenges related to this area for realizing this economic development potential, the City has initiated a study of the area to determine whether it would potentially qualify as a TIF District. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the proposed RPA or TIF District on the City's behalf.

Current Land Use. The proposed TIF District generally consists of almost 75 acres located at the northwest corner of Weber Road and Division Street. Despite its potentially advantageous location along Weber Road, development opportunities are constrained by the existing "blighted vacant area" condition of chronic flooding. Section IV of this report describes this impediment to redevelopment. This proposed TIF District provides the City with an opportunity to bring new development to an area that has been underutilized.

General Redevelopment Objectives. The redevelopment of the proposed RPA would further the City's overarching land use objectives, which are contained in its *2014 Comprehensive Plan,* zoning ordinance, and other land use planning elements. In the Comprehensive Plan, the City has articulated a number of public policy objectives which would be supported by the City's adoption of the proposed RPA as a TIF District (see Table 1 below). The Comprehensive Plan defines some broad policy goals and related strategies, as indicated in Table 1.

Given the gap between the City's goals for the area versus the conditions described in this report, the City has determined that the redevelopment of the proposed RPA would be highly beneficial to the community. With a redevelopment strategy in place, the economic base associated with the RPA would be stabilized and increased – thereby benefiting the community as a whole. Without such a redevelopment strategy, the adverse conditions identified in this report would likely worsen.

Table 1
Redevelopment Policy Goals – 2014 Crest Hill Comprehensive Plan (Excerpt)

Policy Goals	*Strategies*
• Create vibrant and attractive commercial areas that capitalize on specifical local characteristic and advantages in order to serve residents of Crest Hill and surrounding communities, revitalize obsolete corridors, maximum the benefit	• Encourage the development of regional commercial development along Weber Road where lot sizes and a high level of access support larger development projects . . .

of existing development, and ensure that future development strengthens Crest Hill's role in the regional marketplace	• Continue to reserve Weber Road frontage for prime commercial development that integrates attractive building design, high quality landscaping, and uses that rely on direct visibility from the corridor. • As new development occurs along Weber Road, continue to require internal street networks that eliminate turning conflicts along arterials and create the opportunity for distinct "places" that are welcoming to pedestrians and business patrons. • Amend zoning regulations or use the Planned Development approval process to require attractive landscaping and integrated green spaces that add to the character of the Weber Road corridor and mitigate stormwater runoff impacts. • Review and amend zoning regulation as necessary to ensure that all commercial areas are properly buffered from residential areas, taking into account varying lot sizes, parking requirements, site design standards, and permitted building massing and scale.
• Ensure the long-term vitality of all neighborhoods in Crest Hill – including its traditional neighborhoods, contemporary subdivisions, and future growth areas – through the consistent provision of infrastructure and services, mitigation of impacts from flooding and surrounding development, high levels of property maintenance, and preservation of distinctive and varying character throughout the community.	• Adopt residential design guidelines to ensure that new housing subdivisions or infill housing in established neighborhoods reflects an appropriate character related to scale, massing, materials, and landscaping.
• Build a layered multi-modal transportation system that meets the evolving needs of residents, responds to anticipated growth throughout Crest	• Implement improvements to key intersections that would increase through-flow capacity and safety as anticipated increases in traffic flow occur.

Hill, enhances access to unique local destinations, and supports active transportation choices that result in a healthier and more mobile community.	• Require future development to logically extend and connect existing roadway segments . . .
• Use public facilities as a way to better connect residents of Crest Hill to one another through well maintained infrastructure. . .	• Ensure adequate funding is available, and seek grant funding from outside sources, to implement the City' Infrastructure Plan. • Align infrastructure and capital improvement plans with anticipated and desired growth in areas that can accommodate new development and utilize strategic infrastructure investment to guide development in priority areas.
• Balance community development and the City's unique natural assets in order to mitigate negative impacts on the Des Plaines River, Prairie Bluff Preserve, and other valuable environmental assets, while also minimizing the likelihood of property damage caused by flooding and other natural events.	• Implement the City's Five-Year Infrastructure Plan and 2010 Drainage Study in order to address the lack of stormwater infrastructure in specific portions of the community and improve the efficiency and performance of the overall stormwater system. • Review and amend zoning and subdivision regulations for on-site stormwater detention capacity and techniques that reflect best management practices.

Source: City of Crest Hill 2014 Comprehensive Plan

General Scope and Methodology. KMA performed its analysis by conducting a series of meetings and discussions with City staff, starting in April 2022, and continuing periodically up to the date of this report. The objective of the meetings was to gather data related to the qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed RPA, reviewing individual parcels as well as the RPA as a whole. The field surveys and data collected have been utilized to test the likelihood that the proposed RPA would qualify for TIF designation. For additional information about KMA's data collection and evaluation methods, refer to Section III of this report.

II. QUALIFICATION CRITERIA

With the assistance of City staff, Kane, McKenna and Associates, Inc. assessed the proposed RPA to determine the likelihood that qualifying factors listed in the TIF Act are present. The relevant provisions of the TIF Act are cited below.

The Act sets out specific procedures which must be adhered to in designating a redevelopment project area (RPA). By definition, a "redevelopment project area" is:

> "An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas."

Under the TIF Act, a "blighted area" or "conservation area" means any improved or vacant area within the boundaries of a development project area located within the territorial limits of the municipality where certain conditions are met, as indicated below.

TIF Qualification Factors for a Stand-alone Vacant Area. In accordance with the TIF Act, KMA assessed the following factors to determine TIF qualification for the proposed "vacant blighted area." Per the statute, such an area meets state standards provided that one (1) or more of the following factors is present in the area under study:

(A) The area consists of one or more unused quarries, mines, or strip-mine ponds.

(B) The area consists of unused rail yards, rail tracks, or railroad rights of way.

(C) The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

(D) The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.

(E) Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment

project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection , the area has been designated as a town or village center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

(F) The area qualified as a "blighted area" immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

III. EVALUATION METHODOLOGY

In evaluating the proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

1) Site surveys of the RPA were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel of land within the proposed RPA.

2) KMA conducted evaluations of sites, noting existing conditions. Additionally, KMA reviewed Will County tax parcel maps, aerial photos, site data, local history (including discussions with City staff), and an evaluation of area-wide factors that have affected the area's development.

3) Existing site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act factors applicable to specific site conditions of the parcels.

4) The RPA was examined to assess the applicability of the different factors required for qualification as a TIF district. Examination was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The RPA was evaluated to determine the applicability of the various factors, as defined under the TIF Act, which would qualify the area as either a conservation area or blighted-vacant area.

5) KMA reviewed a report prepared by the City's registered professional engineer (Robinson Engineering)

IV. QUALIFICATION FINDINGS FOR PROPOSED RPA

Based upon KMA's evaluation of parcels in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factor is found to be present to support qualification of the TIF District as a "Blighted Vacant Area." This factor is found to be clearly present and reasonably distributed throughout the Study Area, as required under the TIF Act. The qualifying factor is summarized in the table below.

Table 2
Preliminary Findings –Study Area

Study Area Designation	***Maximum Possible Factors per Statute***	***Minimum Factors Needed to Qualify per Statute***	***Qualifying Factors Present in Proposed Study Area***
Blighted Vacant Stand Alone Factor	1	1	1 • Chronic Flooding

**For a conservation area TIF, 50 percent or more of structures must be equal to or greater than 35 years in age and have 3 factors present.*

Findings for Blighted Vacant Stand-Alone Factor. KMA determined that due to the presence of chronic flooding in the Study Area this RPA also qualifies under a Stand-Alone Vacant factor.

1. Chronic Flooding. The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.

   According to the City's engineer, Robinson Engineering, the proposed TIF District "meet the criterion for chronic flooding." For additional details regarding this finding, attached as Exhibit III is Robinson Engineering' report dated December ____, 2022.

V. SUMMARY OF FINDINGS; GENERAL ASSESSMENT OF QUALIFICATION

The following is a summary of relevant qualification findings as it relates to the City potentially designating the study area as a TIF District.

- The area is contiguous and is greater than 1½ acres in size;

- The proposed RPA will qualify in part as a "blighted-vacant" area. Further, the factor as documented herein is present to a meaningful extent and is distributed throughout the proposed RPA. (A more detailed analysis of the qualification findings is outlined in Section IV of this report.)

- All property in the area would substantially benefit by the proposed redevelopment project improvements;

- The sound growth of taxing districts applicable to the area, including the City, has been impaired by the factors found present in the area; and

- The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these preliminary findings support the case for the City to initiate a formal process to consider the proposed RPA as a TIF District.

Exhibit I

Weber Road/Division Street TIF
Boundary Map

City of CREST HILL Illinois

CITY OF CREST HILL
Weber Road/Division Street TIF
Boundary Map

Weber Road/
Division Street TIF

1 inch = 200 feet

Exhibit II

Weber Road/Division Street TIF
Legal Description

CITY OF CREST HILL TIF DISTRICT
LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20, AND THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, ALL IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE EAST ALONG THE NORTH LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE WEST LINE OF THE EAST 165 FEET (10 RODS) OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE SOUTH ALONG SAID WEST LINE, TO THE NORTH LINE OF LOT 1 IN WEBER TERRACE SUBDIVISION IN SAID SOUTHEAST QUARTER OF SECTION 19, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R67-003059;

THENCE EAST ALONG SAID NORTH LINE AND THE EASTERLY PROLONGATION THEREOF, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE COUNTY OF WILL, STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R79-025591;

THENCE SOUTH ALONG SAID EAST LINE, TO THE NORTH LINE OF MASSEY ESTATES SUBDIVISION UNIT THREE, A SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R75-023103;

THENCE SOUTH ALONG THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID MASSEY ESTATES SUBDIVISION UNIT THREE, TO THE NORTH LINE OF UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION IN SAID SOUTHWEST QUARTER OF SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R73-026685;

THENCE SOUTH ALONG THE EAST LINE WEBER ROAD AS DEDICATED PER SAID UNIT NO. 1 OF MASSEY ESTATES SUBDIVISION, TO THE NORTH LINE OF LONGMEADOW DRIVE AS DEDICATED IN CROSSROADS OF CREST HILL EAST, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SAID SECTION 20, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. R2005-026289;

THENCE EAST ALONG SAID NORTH LINE, TO THE NORTHERLY PROLONGATION OF THE EAST LINE OF WEBER ROAD AS DEDICATED IN SAID CROSSROADS OF CREST HILL EAST;

THENCE SOUTH ALONG SAID NORTHERLY PROLONGATION OF AND THE EAST LINE OF WEBER ROAD, TO THE SOUTH LINE OF SAID WEBER ROAD AS DEDICATED PER SAID CROSSROADS OF CREST HILL EAST;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF WEBER ROAD PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R95-011154;

THENCE SOUTH ALONG SAID WEST LINE AND THE SOUTHERLY PROLONGATION THEREOF, TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 20;

THENCE WEST ALONG SAID SOUTH LINE, TO THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 30;

THENCE SOUTH ALONG SAID EAST LINE, TO THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF DIVISION STREET PER DEED TO THE PEOPLE OF THE STATE OF ILLINOIS, COUNTY OF WILL, DEPARTMENT OF HIGHWAYS RECORDED AS DOCUMENT NO. R94-113214;

THENCE WEST ALONG SAID SOUTHERLY LINE OF DIVISION STREET, TO THE WEST LINE OF DIVISION STREET PER SAID DEED DOCUMENT NO. R94-113214;

THENCE NORTH ALONG SAID WEST LINE, TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 19;

THENCE WEST ALONG SAID SOUTH LINE, TO THE WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19;

THENCE NORTH ALONG SAID WEST LINE OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TO THE POINT OF BEGINNING;

IN WILL COUNTY, ILLINOIS.

Exhibit III

Weber Road/Division Street TIF
Robinson Engineering Report

December 16, 2022

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

Attn: Mr. Jim Marino, City Administrator

RE: City of Crest Hill
Proposed Weber-Division TIF District
(Northwest corner of Division Street & Weber Road)
Engineering Report – Chronic Flooding

Dear Mr. Marino:

As part of the City's investigation into the creation of the Weber-Division Tax Increment Finance District ("TIF District"), this Engineering Report has been prepared to document the status of chronic flooding influenced by stormwater, floodplain, and/or wetland issues within the proposed TIF District (Exhibit 1). Enclosed with this report are the following documents that relate to the stormwater/floodplain/wetland issues within the proposed Weber-Division TIF District:

- Exhibit 1: Proposed TIF Boundary
- Exhibit 2: City of Crest Hill Watershed and Floodplain Map
- Exhibit 3: US Fish and Wildlife Services – National Wetlands Inventory Map
- Exhibit 4: FEMA Flood Plain Map, Panel 17197C0134G, dated February 15, 2019
- Exhibit 5: FEMA Flood Plain Map, Panel 17197C0153G, dated February 15, 2019
- Exhibit 6: Soils Map showing Soil Classification Types
- Exhibit 7: Soils Map showing Drainage Classification
- Exhibit 8: Soils Map showing Ponding Frequency
- Exhibit 9: Soils Map showing Hydrologic Soils Groups
- Exhibit 10: USGS US Topographic Map, Joliet Quadrangle
- Exhibit 11: USGS US Topographic Map, Plainfield Quadrangle
- Exhibit 12: Wetland Assessment & Farmed Wetland Determination Report, September 2021
- Exhibit 13: Low Areas (Will County GIS – 2021 Topography)
- Exhibit 14: Existing Agricultural Drain Tile Investigation, January 2017

The purpose of this report is to demonstrate evidence of chronic flooding. This report is not intended to satisfy any permitting or local ordinance requirements.

Property Description

The proposed TIF District (Exhibit 1) comprises approximately 74 acres and is located at the northwest corner of Weber Road and Division Street primarily within the Mink Creek watershed (Exhibit 2). The property can generally be considered undeveloped (vacant). The existing drainage pattern for this parcel runs primarily from south to north and ultimately to Mink Creek, which is then tributary to Lily Cache Creek and then to the DuPage River. Portions of the TIF area are depressional areas as often encountered within vacant and/or undeveloped farmland areas. The TIF area does not have a formal drainage network, without storm sewers and detention facilities, and is solely dependent on overland flow routes and/or field tiles.

The existing topography for this area has typical slopes of 0%-5%, with more than half of the area having 2% slope or less. Most of the soil types are poorly drained or somewhat poorly drained and over half of the soil types are subject to frequent flooding. All the soil types have a slow or very slow infiltration rate and therefore have high runoff potential.

Background Information

An evaluation was performed utilizing various references. The results of this evaluation are noted below.

- National Wetlands Inventory (NWI) Mapping does not identify any wetlands present in this specified area, however, a wetland assessment completed in 2021 revealed one farmed wetland contained within the property. This report was noted to be prepared in accordance with methodology of the US Army Corps of Engineers. Part of the criteria defining a wetland includes "wetland hydrology" meaning that there are indicators that reflect a history of inundation or soil saturation repeated over time. The NWI Map is included as Exhibit 3. A copy of the wetland report prepared by Bollinger Environmental, Inc. in September 2021 is included as Exhibit 12.
- The Federal Emergency Management Agency (FEMA) Flood Plain Map, Panels 17197C0134G and 17197C0153G dated February 15, 2019, do not identify any floodplain within the proposed TIF District Area.
- United States Department of Agriculture (USDA) National Resources Conservation Service (NRCS) soils maps were reviewed to determine soil types, drainage classifications, ponding frequencies, and hydrologic soil groups on the properties. Copies of the maps and associated documentation are included as Exhibits 6-9 and indicates the following major soil types:
    - Ashkum silty clay loam (232A) – 58% of TIF Area

      The Ashkum series consists of very deep, poorly drained soils on till plains. They formed in colluvial sediments and in the underlying silty clay loam till. Slope ranges from 0 to 3 percent.
    - Symerton silt loam (294B) – 27% of TIF Area

      The Symerton series consists of very deep, moderately well drained soils formed in a thin mantle of loess, loamy outwash, and in the underlying till or lacustrine sediments. They are on till plains or former glacial lake plains. Slope ranges from 0 to 10 percent.
    - Elliott silt loam (146B) – 12% of TIF Area

      The Elliott series consists of very deep, somewhat poorly drained soils on till plains. They formed in up to 20 inches) of loess or other silty material and in the underlying silty clay loam till. Slope ranges from 0 to 7 percent.
    - Elliott silty clay loam (146B2) – 4% of TIF Area

      The Elliott series consists of very deep, somewhat poorly drained soils on till plains. They formed in up to 20 inches of loess or other silty material and in the underlying silty clay loam till. Slope ranges from 0 to 7 percent.
- Additional relevant information from the United States Department of Agriculture (USDA) National Resources Conservation Service (NRCS) soils maps are as follows:
    - Drainage Classes refer to the frequency and duration of wet periods under conditions similar to those under which the soil formed. This area contains the following:
        - Approximately 48 acres (58%) of "poorly drained" soils,

        - Approximately 13 acres (16%) of "somewhat poorly drained" soils, and
        - Approximately 22 acres (27%) of "moderately well drained" soils.
    - Ponding Frequency refers to standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. "Frequent" ponding is the most severe rating and means that ponding occurs, on the average, more than once in 2 years. The chance of ponding is more than 50 percent in any year. In this location ponding is "frequent" for approximately 48 acres (58%).
    - Hydrologic Soil Groups are C and C/D for the entire TIF Area. These soils have a slow infiltration rate when thoroughly wet. Typically, these soils contain layers that impede the downward movement of water. These soils have a slow rate of water transmission. Hydrologic soil groups are based on estimates of runoff potential.

- USGS Topographic Map, Joliet and Plainfield Quadrangles, are included as Exhibits 10 & 11. These maps show an intermittent stream (depicted by a blue dash and dotted line) immediately downstream (to the north of the TIF area); this represents a tributary of Mink Creek. These maps also show a depression (depicted by a closed contour with hash marks) along the west property line approximately midway through the property.
- The Will County GIS Viewer also indicates three depressions on the site, two along the west property line and the other at the southeast corner of the property. See Exhibit 13 showing the 1-foot contours from 2021.
- Drain tiles were investigated by Huddleston McBride in January 2017. Based on this investigation, drain tiles traverse the entire property across a few drainage courses. Drain tiles are installed on agricultural properties to remove water from property and alleviate the surface and ground water from saturated conditions. The presence of drain tiles on the property indicates historic flooding on the property. The current drain tile investigation shows that the drain tiles are damaged in four locations, which would hinder their function and therefore increase the potential and/or frequency of drainage problems or flooding on the property or in the area.
- This investigation is included as Exhibit 14 of this report.
- According to City Staff, flooding has also been observed in a few locations within the TIF area and downstream of the TIF area through unincorporated residential parcels.

Chronic Flooding Assessment

As part of the Tax Increment Allocation Redevelopment Act, there is consideration given to areas that experience "chronic flooding". This is further defined as an area that is *"subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding."*

The proposed TIF District meets the criterion for chronic flooding as evidenced by:

- Three **depressional areas** without a formal drainage network per USGS Topographic Maps and Will County GIS; depressed areas will remain flooded until the water is evaporated or infiltrated into the soil;
- A farmed **wetland** was identified on a Wetland Assessment prepared in 2021; by US Army Corps definition, this delineation indicates a history of inundation or soil saturation repeated over time.
- Drain tiles traverse the entire property across a few drainage courses, confirming historic flooding of the property. The current drain tile investigation shows that the drain tiles are damaged in four locations, which will cause flooding or increase the frequency or extent of flooding on the property.

- Soils onsite are classified by the NRCS as:
    - 100% slow or very slow **infiltration rates**: Stormwater reaching the property will runoff on top of the ground more than move downward through the soil. Soils having a very slow infiltration rate also often have a high water table and/or layer of clay soils, furthering potential for flooding.
    - 74% **poorly drained** or somewhat poorly drained; NRCS classifies soils into drainage classes based on the frequency and duration of wet periods.
    - 58% subject to **frequent ponding**: NRCS defines ponding as standing water in a closed depression; only to be removed by deep percolation, transpiration, or evaporation or by a combination of these processes. NRCS further defines "frequent" ponding as occurring, on the average, more than once in 2 years. The chance of ponding is more than 50 percent in any year.
- More than half of the property has a slope of 2% or less. This slope limits drainage and contributes to flooding of the property, especially with low infiltration rates due to underlying soil types.

Stormwater Measures for Development

Future development of this TIF area will need to provide stormwater management facilities in order to be developable since facilities are not in place at this time. Development of this area will result in additional runoff that will drain to downstream properties and waterbodies. Therefore, development will include stormwater controls in accordance with City, County and State requirements, such as detention to temporarily store the runoff, mitigate peak flows leaving the property, and storm sewers and grading to direct flows and mitigate erosion and sedimentation. Managing stormwater with development will alleviate the property of its chronic flooding and also offset impacts to downstream parcels and waterbodies.

Summary & Impacts

Factors of chronic flooding on the property are well documented by various government entities and other well recognized sources typically utilized by civil engineers. These factors of depressional storage areas, wetlands, slow infiltration rates, poorly drained soils, frequent ponding, and presence of drain tiles are distributed throughout the entire property. In an undeveloped state, property with chronic flooding reduces the land available for agricultural purposes and often requires additional measures to improve drainage. In the development of a site with chronic flooding, additional infrastructure, engineering and permitting are required compared to a site without chronic flooding. Stormwater management facilities are required for all properties of this size being developed, however, as a result of chronic flooding, some areas of the site may be rendered undevelopable or require soil modifications in order to be buildable, if acceptable by applicable permitting authorities.

If you have any questions or comments, please contact me directly at (815) 412-2702 or dwest@reltd.com.

Very truly yours,

Dana E. West

Dana E. West, PE, CFM, CPESC
Senior Project Manager

cc: Kane, McKenna and Associates

EXHIBITS 1-14 TO THE WEBER ROAD - DIVISION STREET TIF

ROBINSON ENGINEERING REPORT

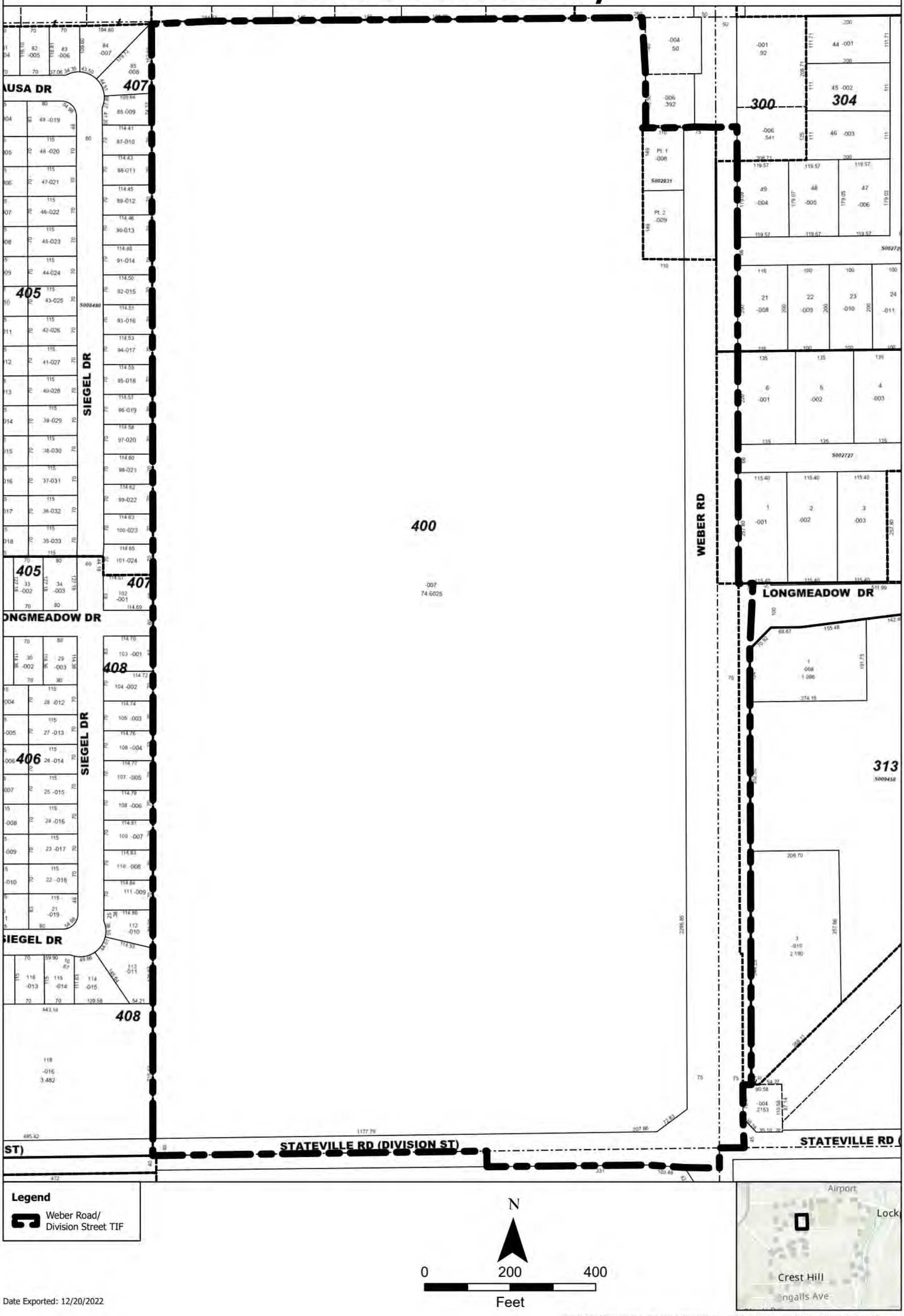
ARE ATTACHED BY REFERENCE AS A SEPARATE DOCUMENT

ENTITLED “EXHIBITS TO THE WEBER ROAD - DIVISION STREET TIF

ROBINSON ENGINEERING REPORT”

City of CREST HILL Illinois

CITY OF CREST HILL
Weber Road/Division Street TIF
Exhibit 1: TIF Boundary



Date Exported: 12/20/2022

Path: M:\G47_LAND.CR\Aview\Projects\22-R0442 Weber Road TIF Analysis\CTH 22-R0442 Weber Road TIF Analysis.aprx

City of Crest Hill

Watershed and Floodplain

Exhibit 2: City of Crest Hill Watershed and Floodplain Map

Mink Creek

Sunnyland Drain

Des Plaines River

Rock Run North

Des Plaines River Tributary A

St. Francis Academy Creek

St Anne School Tributary

Des Plaines River

Illinois and Michigan Canal

100yr Floodplain
500yr Floodplain
Floodway
Watershed Boundary
City Limits

Data Sources: FEMA National Flood Hazard Web Service; USGS National Watershed Boundary Dataset

N
W E
S

0 600 1,200 2,400 Feet

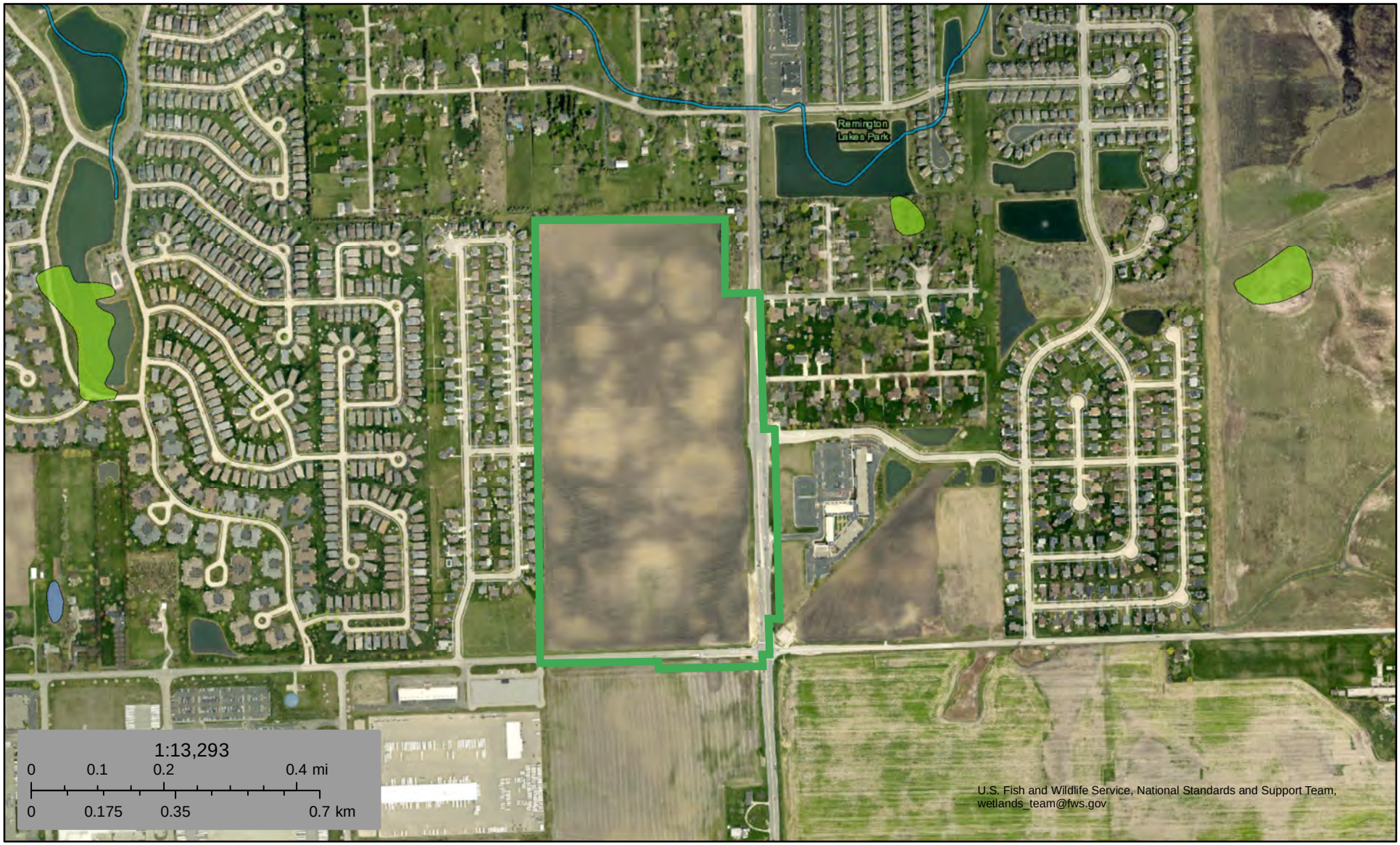
Last Updated: 12/4/2019

Robinson ENGINEERING

M:\247_LAND CR\Arview\PRO\Watershed and Floodplain\Watershed and Floodplain.aprx

U.S. Fish and Wildlife Service
National Wetlands Inventory

Exhibit 3: US Fish and Wildlife Services - NWI Map



December 9, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Exhibit 4: FEMA Flood Plain Map, Panel 17197C0134G, dated February 15, 2019

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTP://MSC.FEMA.GOV

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee See Notes *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN — Area of Minimal Flood Hazard *Zone X*
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Dam, Jetty, or Weir
- Levee, Dike or Floodwall

OTHER FEATURES
- A 718.7 / 717.5 — Cross Sections with 1% Annual Chance Water Surface Elevation (BFE)
- 12 — Coastal Transect
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature
- 512 — Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary

NOTES TO USERS

For information and questions about this Flood Insurance Rate Map (FIRM), available products associated with this FIRM, including historic versions, the current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-MAP (1-877-336-2627) or visit the FEMA Flood Map Service Center website at http://msc.fema.gov. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of this map. Many of these products can be ordered or obtained directly from the website.

Communities annexing land on adjacent FIRM panels must obtain a current copy of the adjacent panel as well as the current FIRM Index. These may be ordered directly from the Flood Map Service Center at the number listed above.

For community and countywide map dates refer to the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.

Base map information shown on this FIRM was provided in digital format by Will County, Illinois. This information was derived from digital orthoimagery at a spatial resolution of 4 inches where available and 9 inches otherwise, from aerial photography dated 2013.

ILLINOIS
Illinois State Water Survey
PRAIRIE RESEARCH INSTITUTE

SCALE

N

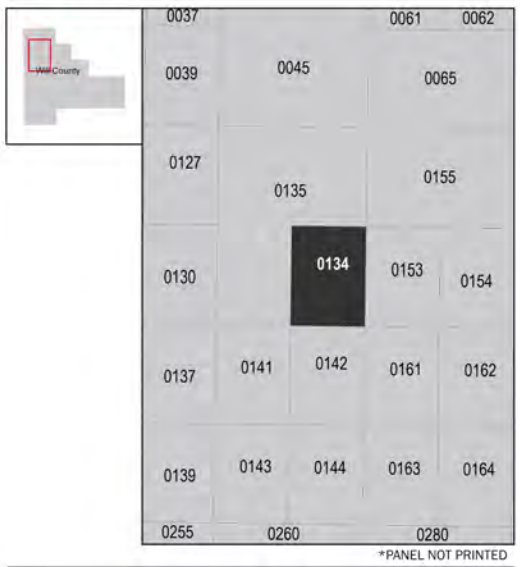
Map Projection:
Universal Transverse Mercator Zone 16N; North American Datum 1983;
Western Hemisphere; Vertical Datum: NAVD88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



*PANEL NOT PRINTED

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WILL COUNTY, ILLINOIS
and Incorporated Areas

PANEL 134 OF 585

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CREST HILL, CITY OF	170699	0134	G
JOLIET, CITY OF	170702	0134	G
WILL COUNTY	170695	0134	G

VERSION NUMBER
2.3.3.3

MAP NUMBER
17197C0134G

MAP REVISED
FEBRUARY 15, 2019

Exhibit 5: FEMA Flood Plain Map, Panel 17197C0153G, dated February 15, 2019

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

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- 512 Base Flood Elevation Line (BFE)
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- Jurisdiction Boundary

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ILLINOIS
Illinois State Water Survey
PRAIRIE RESEARCH INSTITUTE

SCALE

N

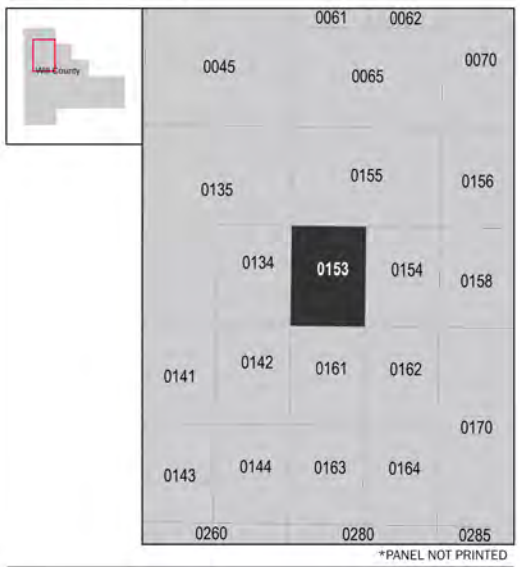
Map Projection:
Universal Transverse Mercator Zone 16N; North American Datum 1983;
Western Hemisphere; Vertical Datum: NAVD88

1 inch = 500 feet 1:6,000

0 500 1,000 2,000 feet

0 125 250 500 meters

PANEL LOCATOR



*PANEL NOT PRINTED

FEMA
National Flood Insurance Program

NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP

WILL COUNTY, ILLINOIS
and Incorporated Areas

PANEL 153 OF 585

FEMA

Panel Contains:

COMMUNITY	NUMBER	PANEL	SUFFIX
CREST HILL, CITY OF	170699	0153	G
WILL COUNTY	170695	0153	G

VERSION NUMBER
2.3.3.3

MAP NUMBER
17197C0153G

MAP REVISED
FEBRUARY 15, 2019

Exhibit 6: Soils Map showing Soil Classification Types

AASHTO Group Classification (Surface)—Will County, Illinois

Map Scale: 1:4,830 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

A-1
A-1-a
A-1-b
A-2
A-2-4
A-2-5
A-2-6
A-2-7
A-3
A-4
A-5
A-6
A-7
A-7-5
A-7-6
A-8
Not rated or not available

Soil Rating Lines

A-1
A-1-a
A-1-b
A-2
A-2-4
A-2-5
A-2-6
A-2-7
A-3
A-4
A-5
A-6
A-7
A-7-5
A-7-6
A-8
Not rated or not available

Soil Rating Points

A-1
A-1-a
A-1-b
A-2
A-2-4
A-2-5
A-2-6
A-2-7
A-3
A-4
A-5
A-6
A-7
A-7-5
A-7-6
A-8
Not rated or not available

Water Features

Streams and Canals

Transportation

Rails
Interstate Highways
US Routes
Major Roads
Local Roads

Background

Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Will County, Illinois
Survey Area Data: Version 17, Aug 31, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 7, 2020—Oct 13, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

AASHTO Group Classification (Surface)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146B	Elliott silt loam, 2 to 4 percent slopes	A-7-6	9.5	11.6%
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	A-7-6	3.0	3.7%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	A-7-5	47.7	58.2%
294B	Symerton silt loam, 2 to 5 percent slopes	A-7-6	21.7	26.5%
Totals for Area of Interest			**82.0**	**100.0%**

Description

AASHTO group classification is a system that classifies soils specifically for geotechnical engineering purposes that are related to highway and airfield construction. It is based on particle-size distribution and Atterberg limits, such as liquid limit and plasticity index. This classification system is covered in AASHTO Standard No. M 145-82. The classification is based on that portion of the soil that is smaller than 3 inches in diameter.

The AASHTO classification system has two general classifications: (i) granular materials having 35 percent or less, by weight, particles smaller than 0.074 mm in diameter and (ii) silt-clay materials having more than 35 percent, by weight, particles smaller than 0.074 mm in diameter. These two divisions are further subdivided into seven main group classifications, plus eight subgroups, for a total of fifteen for mineral soils. Another class for organic soils is used.

For each soil horizon in the database one or more AASHTO Group Classifications may be listed. One is marked as the representative or most commonly occurring. The representative classification is shown here for the surface layer of the soil.

Rating Options

Aggregation Method: Dominant Condition

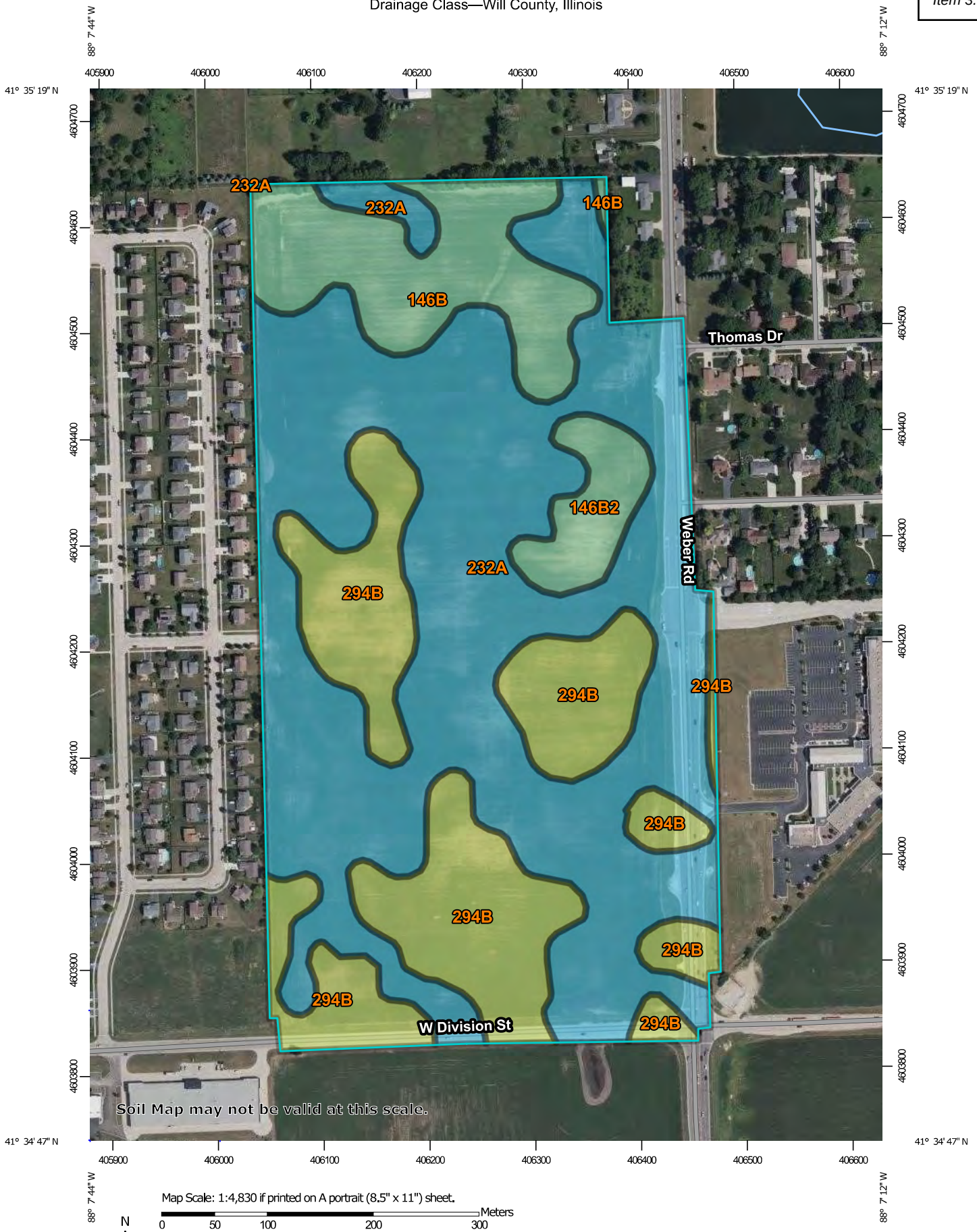
Component Percent Cutoff: None Specified

Tie-break Rule: Lower

Layer Options (Horizon Aggregation Method): Surface Layer (Not applicable)

Exhibit 7: Soils Map showing Drainage Classification

Drainage Class—Will County, Illinois



Map Scale: 1:4,830 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Subaqueous
- Not rated or not available

Soil Rating Lines

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Subaqueous
- Not rated or not available

Soil Rating Points

- Excessively drained
- Somewhat excessively drained
- Well drained
- Moderately well drained
- Somewhat poorly drained
- Poorly drained
- Very poorly drained
- Subaqueous
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Will County, Illinois
Survey Area Data: Version 17, Aug 31, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 7, 2020—Oct 13, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Drainage Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146B	Elliott silt loam, 2 to 4 percent slopes	Somewhat poorly drained	9.5	11.6%
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	Somewhat poorly drained	3.0	3.7%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	Poorly drained	47.7	58.2%
294B	Symerton silt loam, 2 to 5 percent slopes	Moderately well drained	21.7	26.5%
Totals for Area of Interest			**82.0**	**100.0%**

Description

"Drainage class (natural)" refers to the frequency and duration of wet periods under conditions similar to those under which the soil formed. Alterations of the water regime by human activities, either through drainage or irrigation, are not a consideration unless they have significantly changed the morphology of the soil. Seven classes of natural soil drainage are recognized-excessively drained, somewhat excessively drained, well drained, moderately well drained, somewhat poorly drained, poorly drained, and very poorly drained. These classes are defined in the "Soil Survey Manual."

Rating Options

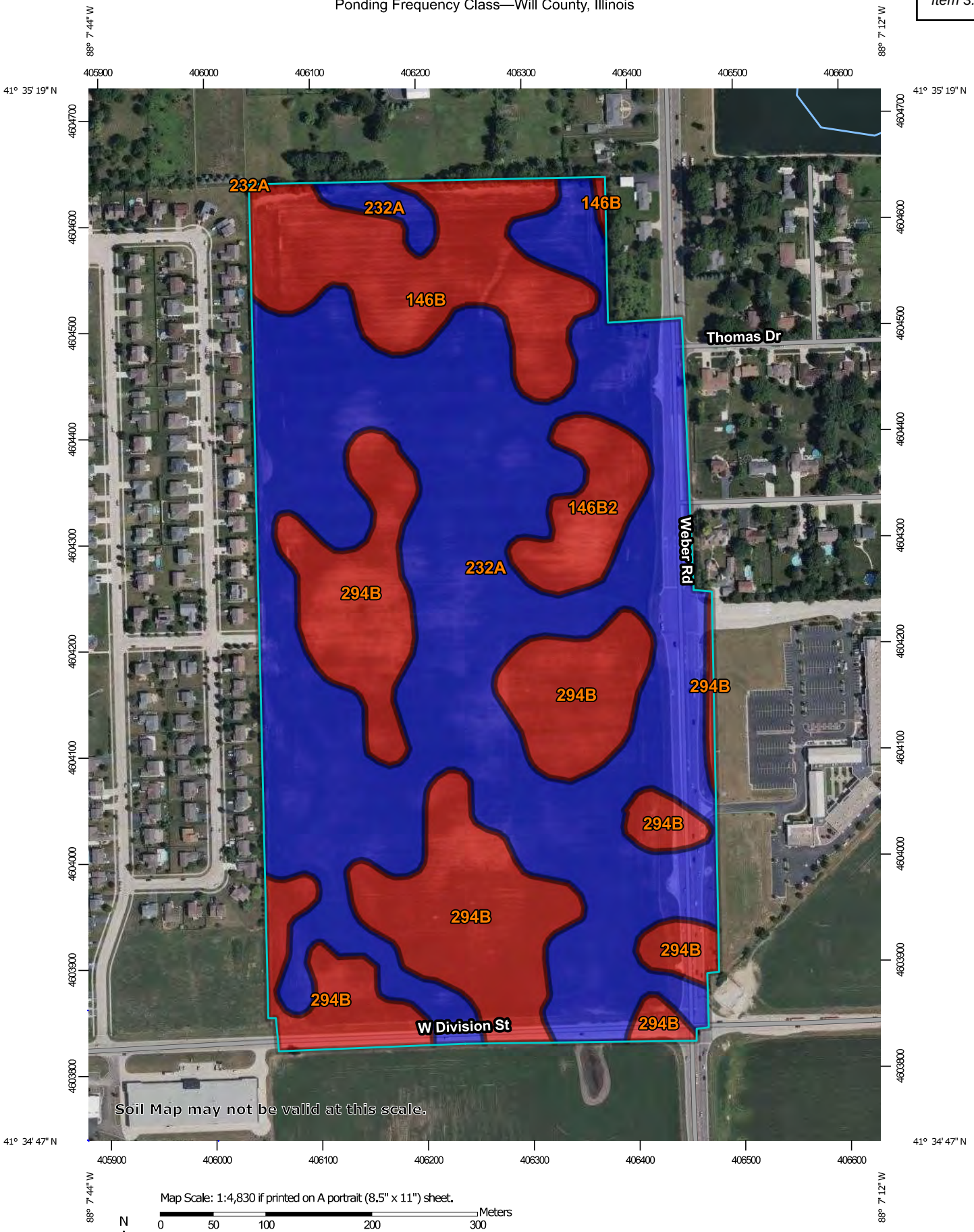
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit 8: Soils Map showing Ponding Frequency

Ponding Frequency Class—Will County, Illinois



Map Scale: 1:4,830 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- None
- Rare
- Occasional
- Frequent
- Not rated or not available

Soil Rating Lines
- None
- Rare
- Occasional
- Frequent
- Not rated or not available

Soil Rating Points
- None
- Rare
- Occasional
- Frequent
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Will County, Illinois
Survey Area Data: Version 17, Aug 31, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 7, 2020—Oct 13, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Ponding Frequency Class

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146B	Elliott silt loam, 2 to 4 percent slopes	None	9.5	11.6%
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	None	3.0	3.7%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	Frequent	47.7	58.2%
294B	Symerton silt loam, 2 to 5 percent slopes	None	21.7	26.5%
Totals for Area of Interest			**82.0**	**100.0%**

Description

Ponding is standing water in a closed depression. The water is removed only by deep percolation, transpiration, or evaporation or by a combination of these processes. Ponding frequency classes are based on the number of times that ponding occurs over a given period. Frequency is expressed as none, rare, occasional, and frequent.

"None" means that ponding is not probable. The chance of ponding is nearly 0 percent in any year.

"Rare" means that ponding is unlikely but possible under unusual weather conditions. The chance of ponding is nearly 0 percent to 5 percent in any year.

"Occasional" means that ponding occurs, on the average, once or less in 2 years. The chance of ponding is 5 to 50 percent in any year.

"Frequent" means that ponding occurs, on the average, more than once in 2 years. The chance of ponding is more than 50 percent in any year.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: More Frequent

Beginning Month: January

Ending Month: December

Exhibit 9: Soils Map showing Hydrologic Soils Groups

Hydrologic Soil Group—Will County, Illinois

Map Scale: 1:4,830 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Will County, Illinois
Survey Area Data: Version 17, Aug 31, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 7, 2020—Oct 13, 2020

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Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146B	Elliott silt loam, 2 to 4 percent slopes	C/D	9.5	11.6%
146B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	C/D	3.0	3.7%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	47.7	58.2%
294B	Symerton silt loam, 2 to 5 percent slopes	C	21.7	26.5%
Totals for Area of Interest			**82.0**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit 10: USGS US Topographic Map, Joliet Quadrangle

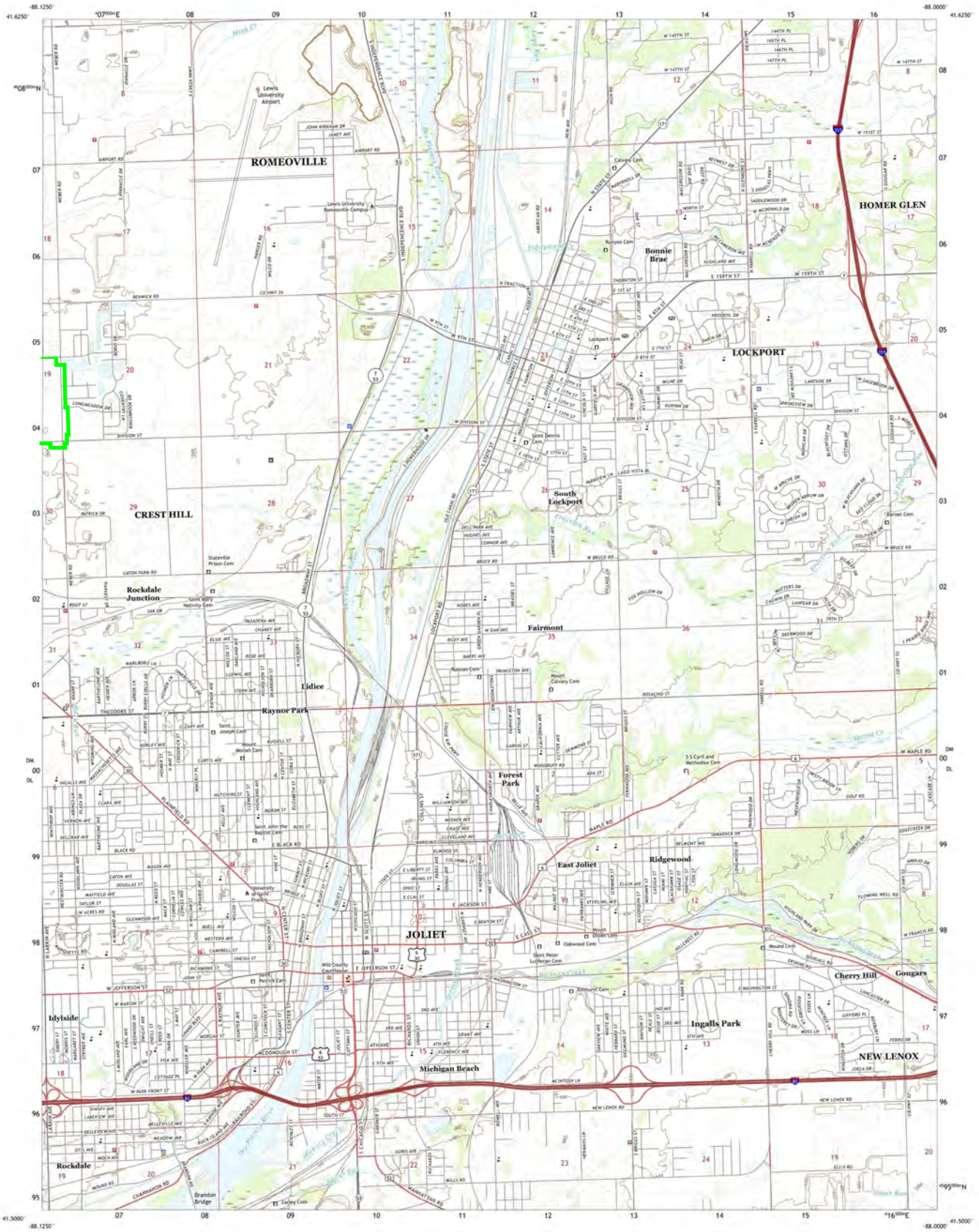
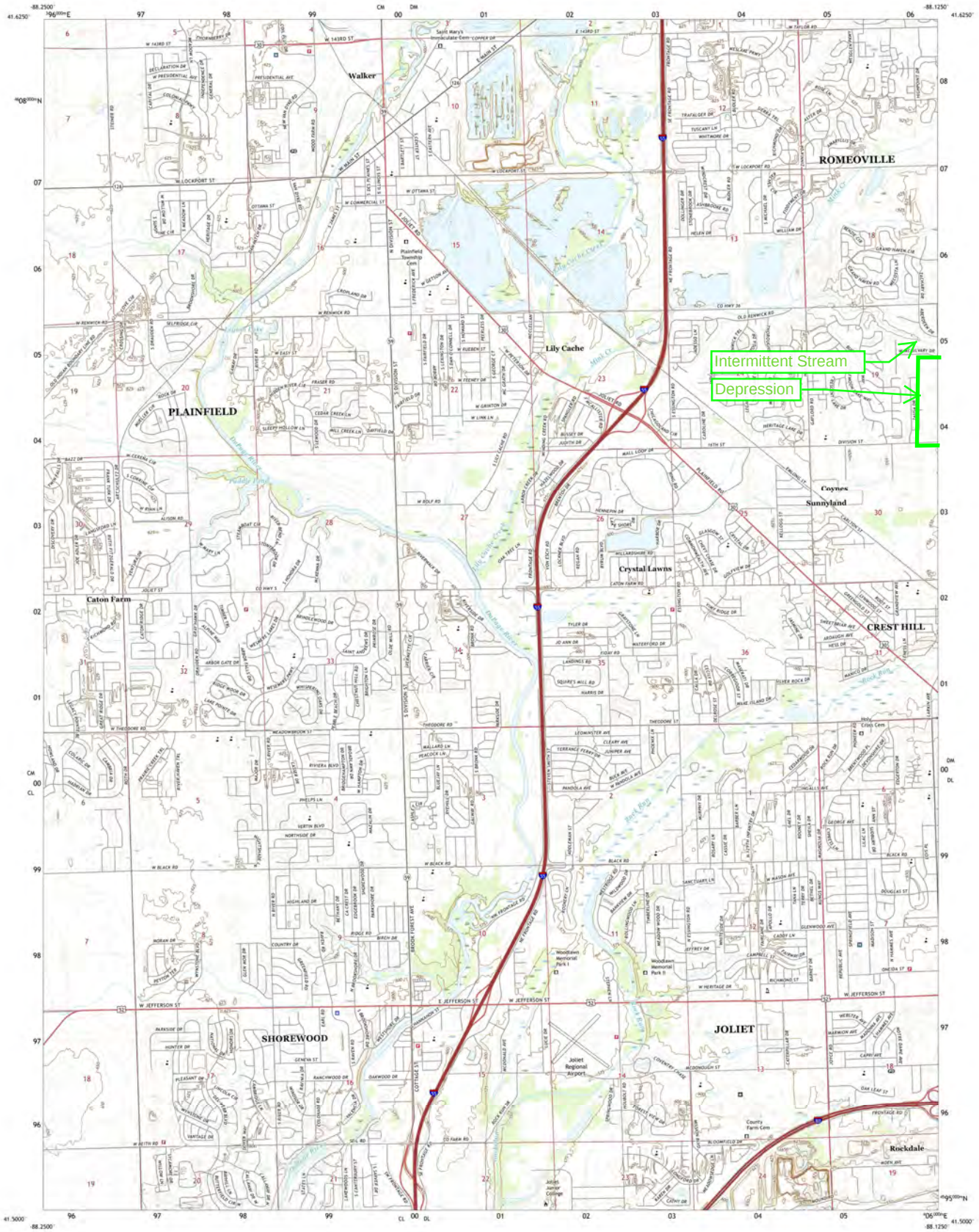


Exhibit 11: USGS US Topographic Map, Plainfield Quadrangle



Bollinger Environmental, Inc.
P.O. Box 39
Downers Grove, Illinois 60515
630-968-1960

Exhibit 12: Wetland Assessment & Farmed Wetland Determination Report

WETLAND ASSESSMENT & FARMED WETLAND DETERMINATION REPORT
± 76 ACRE CREST HILL PROPERTY
CREST HILL, WILL COUNTY, ILLINOIS

Prepared for

Heidner Properties, Inc.
5277 Trillium Boulevard
Hoffman Estates, Illinois 60192

Prepared by

Bollinger Environmental, Inc.
P.O. Box 39
Downers Grove, Illinois 60515

Bollinger Environmental Project No. 144-004-16

September 2021

September 18, 2021

Email

Mr. Bruce Larson
Heidner Properties, Inc.
5277 Trillium Boulevard
Hoffman Estates, Illinois 60192

Subject: Wetland Assessment & Farmed Wetland Determination for the ± 76 Acre Crest Hill Property, Crest Hill, Will County, Illinois (Bollinger Environmental Project No. 144-004-16)

Dear Mr. Larson:

On September 2, 2021, Bollinger Environmental, Inc. (BEI) completed a wetland assessment and farmed wetland determination for the ± 76 Acre Crest Hill Property located northwest of the intersection of Division Street and Weber Road, Crest Hill, Will County, Illinois. No wetlands were identified on the non-agricultural portions of the site. On the agricultural portions of the site one (1) Farmed Wetland (Farmed Wetland 1) was identified.

Below are general regulations regarding wetlands/waters of the U.S. (WOUS) and any potential wetland/waters of the U.S. impacts should be coordinated with the City of Crest Hill (City), the Will County Land Use Department (County), and the U.S. Army Corps of Engineers (USACE, Chicago District). This delineation is the opinion of BEI and, therefore, we recommend confirming wetland/WOUS boundaries with the USACE.

U.S. Army Corps of Engineers Regulations

USACE regulates the discharge of dredged or fill material into jurisdictional wetlands and "waters of the U.S." under Section 404 of the Clean Water Act (Act). Jurisdictional areas covered by the Act are navigable waterways, tributaries to navigable waterways, and wetlands adjacent thereto. Isolated wetlands are exempt from federal regulations following the January 2001 Supreme Court decision (SWANCC v. USACE).

Under current USACE regulations (USACE 2012), to prevent a net loss of wetland, any disturbance of wetlands/waters of the U.S. area requires a permit application. Filling 0.10 acre or more of jurisdictional wetland/waters of the U.S. requires a permit with mitigation at a 1.5:1 replacement ratio. The mitigation ratio increases if an area is considered a High Quality Aquatic Resource (HQAR). Areas of wetland/waters of the U.S. fill less than 0.10 acre also require a permit; however, mitigation may or may not be required depending on USACE discretion. This discretionary judgment is determined by the overall quality of the wetland and what impact the loss of wetland would have on the surrounding area.

USACE regulations require an upland buffer of native plants adjacent to all created, restored, enhanced, and preserved wetlands 0.10 acre or larger. Buffer width requirements are as follows:

- For a linear body of water (e.g., river, stream, creek, etc.), the buffer shall be a minimum of 50 feet from the Ordinary High Water Mark (OHWM) on both sides of the linear water body.
- For any other "waters of the U.S.," including wetlands from 0.25 acres up to 0.50 acres, the buffer shall be a minimum of 30 feet.
- For any "waters of the U.S.," including wetland over 0.50 acres, the buffer shall be minimum of 50 feet.
- For any area determined to be a HQAR, the buffer shall be 100 feet wide (80 foot minimum).

Generally, the following three steps must be attempted before authorization is issued:

(1) Avoid wetland and "waters of the U.S.;"
(2) Minimize wetland and "waters of the U.S." fill; and
(3) Provide compensatory mitigation.

The attached report describes the identified wetlands and provides the methodology and reference material used to assist in the wetland assessment. Data Forms, required by the USACE are also included. This assessment is based on field conditions at the time of the BEI site visit and our understanding of current federal, state, and local regulations. An evaluation of historic site conditions was not performed.

Please contact our office should you have any additional questions or if we can be of further assistance.

Sincerely,

Paul Bollinger, PWS,
President/Ecologist
BOLLINGER ENVIRONMENTAL, INC.

WETLAND ASSESSMENT & FARMED WETLAND DETERMINATION REPORT
± 76 ACRE CREST HILL PROPERTY
CREST HILL, WILL COUNTY, ILLINOIS

INTRODUCTION

On September 2, 2021, Bollinger Environmental, Inc. (BEI) completed a wetland assessment and farmed wetland determination for the ± 76 Acre Crest Hill Property located northwest of the intersection of Division Street and Weber Road, Crest Hill, Will County, Illinois. No wetlands were identified on the non-agricultural portions of the site.

On the agricultural portions of the site one (1) Farmed Wetland (Farmed Wetland 1) was identified.

Below are general regulations regarding wetlands/waters of the U.S. (WOUS) and any potential wetland/waters of the U.S. impacts should be coordinated with the City of Crest Hill (City), the Will County Land Use Department (County), and the U.S. Army Corps of Engineers (USACE, Chicago District). This delineation is the opinion of BEI and, therefore, we recommend confirming wetland/WOUS boundaries with the USACE.

This report was prepared to document our findings and to determine if the on-site wetland areas are jurisdictional under Section 404 of the Clean Water Act. Wetland boundaries were delineated in accordance with methodology established by the U.S. Army Corps of Engineers (USACE). The approximate wetland boundaries are shown in Appendix A. Appendices illustrate the following:

A) Exhibits
   1) Location Map
   2) National Wetland Inventory (NWI) Map
   3) Soil Survey Map
   4) FEMA FIRM Map
   5) USGS Topographic Map
   6) Aerial Photograph - Wetland Boundaries and Data Point Locations
   7) Large-scale Aerial Photograph of Property and Vicinity
B) Site Photographs
C) U.S. Army Corps Forms
D) Floristic Quality Assessments
E) Farmed Wetland Aerials

The "± 76 Acre Crest Hill Property" is located northwest of the intersection of Division Street and Weber Road in Crest Hill, Will County, Illinois, see Appendix A, Exhibit 1 for locations. Geographically, the study area is primarily found in the southeastern quarter of Section 19 of T36N, R10E, and East of the Third Principal Meridian. The property appears to be within the Mink Creek watershed that connects to the DuPage River. The DuPage River

terminates at the confluence with the Des Plaines River (HUC Code 07120004). The central portion of the study area is located at +41.584132°N Latitude, -88.124714°W Longitude.

The study area consists of fallow agricultural field. Farmed Wetland 1, identified within the former on-site agricultural fields, is summarized in Table 1 below.

Table 1: Wetland Investigation Summary

AREA*	NATIVE MEAN C	NATIVE FQAI	DOMINANT VEGETATION	TYPE
Farmed Wetland 1	0.00	0.00	red root (*Amaranthus retroflexus*) & common panic grass (*Panicum capillare*)	Emergent

*Jurisdictional Status should be confirmed by the USACE.

METHODOLOGY

Two methods were used during this investigation. Therefore, the methods and results section are broken down into two sections: A) Wetland Assessment (Non-Agricultural portions of the site) and B) Farmed Wetland Determination (Agricultural portions of the site).

A) Wetland Assessment (Non-Agricultural portions of the site)

Our methodology followed *The Corps of Engineers Wetland Delineation Manual*, dated January 1987 as well as the *Regional supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region*, dated August 2010. Both identify the mandatory technical criteria for wetland identification. The three essential characteristics of a jurisdictional wetland are hydrophytic vegetation, hydric soils and wetland hydrology as described below:

I) Hydrophytic Vegetation: Hydrophytic vegetation is defined as the community of macrophytes that occurs in areas where inundation or soil saturation is either permanent or of sufficient frequency and duration to exert a controlling influence on the plant species present. Hydrophytic vegetation is present when the plant community is dominated by species that can tolerate prolonged inundation or soil saturation during the growing season. Wetland indicator status is the estimated probability a plant species occurs in a wetland area. Lichvar (2020) designated indicator statuses for the U.S. Fish and Wildlife Service, Region 3, which are based on separating plants into five basic groups:

(1) OBL (Obligate Wetland) almost always occur (estimated probability >99%) in wetlands under natural conditions;

(2) FACW (Facultative Wetland) usually occur in wetlands (estimated probability 67-99%), but occasionally are found in nonwetlands;

(3) FAC (Facultative) are equally likely to occur in wetlands or nonwetlands (estimated probability 34-66%);

(4) FACU (Facultative Upland) usually occur in nonwetlands (estimated probability 67-99%), but occasionally are found in wetlands (estimated probability 1-33%); and

(5) UPL (Upland) almost always occur (estimated probability >99%) in nonwetlands under natural conditions.

If greater than 50% of the plants present are FAC, FACW, or OBL the subject area is considered jurisdictional in terms of vegetation.

Indicator statuses were assigned to plants based on observations on their behavior throughout the region. However, some have been modified to best describe the plants in the Chicago region.

Vegetation was sampled within plots to quantitatively characterize wetland and/or upland plant communities within a given area. Within each plot visual estimates of percent cover of each plant species was made for each stratum (trees, saplings and shrubs, herbaceous plants and woody vines). The Dominance Test is then calculated by applying the 50/20 rule. If a plant community passes the Dominance Test, then the vegetation is hydrophytic and no further vegetative analysis is required. However, if the plant community fails the dominance test, and indicators of hydric soil and/or wetland hydrology are present then the Prevalence Index is applied. The Prevalence Index is a weighted average of wetland indicator status of all plant species within a sample plot. If the plant community satisfies the Prevalence Index, then the vegetation is hydrophytic. If the plant community fails Prevalence Index, then it must meet the test Morphological Adaptations to be considered hydrophytic. If this last test fails, then the vegetation is considered non-hydrophytic. Results of vegetative sampling are illustrated on the attached USACE Data Forms.

A vegetative inventory was compiled for the wetland community. The inventory was collected from a meander search documenting every plant species observed at the time of the site visit. The inventory was then inputted into the US Army Corps of Engineers (2017) *Chicago Region FQA (Floristic Quality Assessment) Calculator*. Each native plant species has been given a coefficient of Conservatism value (*C*-value), ranging from 0-10. Conservatism meaning plants displaying varying degrees of tolerance to disturbance, as well as varying degrees of fidelity to specific habitat integrity. A rating of zero represents common species or species not likely to be found only in natural areas and a rating of 10 represents rare species or species most likely to be found only in natural areas. The Floristic Quality Assessment Index (FQAI) was developed in an attempt to evaluate the level of intrinsic biodiversity from areas with similar *C*-values, but otherwise differ significantly. This is accomplished by the following equation:

$$\text{FQAI} = \text{mean } C\text{-value } \sqrt{N}$$

According to Swink and Wilhelm (1994) and Wilhelm and Rericha (2017), if an area has an average *C*-value of 3.5 or higher or a FQAI of 35 or more, one can be fairly confident that the site has sufficient floristic quality to be at least of marginal natural area quality. If the average *C*-value is 4.5 or higher or has a FQAI of 45 or more, then it is almost certain that the remnant has natural area potential. According the USACE, Chicago District, Regional Permit Program (2007), one of the ways a wetland can be considered a "high quality aquatic resource" if the average *C*-value is 3.5 or greater or if the areas has a FQAI is 20 or greater.

II) Hydric Soils: According to the National Technical Committee for Hydric Soils a hydric soil is a soil that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (USDA Soil Conservation Service 1994). Repeated periods of saturation or inundation combined with microbial activity causes morphological changes within the soil. This promotes biogeochemical processes, such as the accumulation of organic matter and the reduction, translocation, or accumulation of iron and other reducible elements. (USDA Natural Resources Conservation Service (NRCS) 2014). There are 20 hydric soil indicators in the Land Resource Region (LRR) M per the *Field Indicators of Hydric Soils in the United States* (Ver. 8.2, 2018) and if one is present, it is considered a hydric soil. The hydric soil indicators include:

- A1. Histisol
- A2. Histic Epipedon
- A3. Black Histic
- A4. Hydrogen Sulfide
- A5. Stratified Layers
- A10. 2 cm Muck
- A11. Depleted Below A Dark Surface
- A12. Thick Dark Surface
- S1. Sandy Mucky Mineral
- S2. 5 cm Mucky Peat or Peat
- S4. Sandy Gleyed Matrix
- S5. Sandy Redox
- S6. Stripped Matrix
- S7. Dark Surface
- F1. Loamy Mucky Mineral
- F2. Loamy Gleyed Matrix
- F3. Depleted Matrix
- F6. Redox Dark Surface
- F7. Depleted Dark Surface
- F8. Redox Depressions

A soil pit is dug to the appropriate depth to describe the soils profile. Color of the soil matrix and redox, mottling, and gleying within the profile are described using the Munsell Soil Color Charts (Gretagmacbeth 2009). Generally, a hydric soil is present when there is an organic soil, histic epipedon, sulfidic material, aquic or peraquic moisture regime, reducing soils conditions, soil colors gleyed, bright mottles and/or low matrix chroma, soil listed on the hydric soil list, and iron and manganese. Results of soil sampling and if they meet one of the indicators are illustrated on the attached USACE Data Forms.

III) Wetland Hydrology: Wetland hydrology indicators are used in combination with indicators of hydric soil and hydrophytic vegetation. These other indicators reflect a sites history of past episodes of inundation or soil saturation and if it was repeated over a period of time. Areas that have hydrophytic vegetation and hydric soils generally have wetland hydrology (National Research Council 1995). Hydrologic indicators are the most brief of all wetland indicators as occur from recent or long-term meteorological conditions. Typically, the presence of water for a week or more during the growing season creates anaerobic conditions. Anaerobic conditions lead to the prevalence of wetland plants.

An area needs to meet one or more of the primary wetland hydrology indicators, which include: surface water, high water table, saturation, water marks, sediment deposits, drift deposits, algal mat or crust, iron deposits, inundation visible on aerial imagery, sparsely vegetated concave surface, water-stained leaves, aquatic fauna, true aquatic plants, hydrogen sulfide odor, oxidized rhizopheres on living roots, presence of reduced iron, recent iron reduction in tilled soils, thin muck surface, and gauge or well data. Or an area needs to meet two or more of the secondary indicators, which include: surface soil cracks, dry-season water table, crayfish burrows, saturation visible on aerial imagery, stunted or stressed plants, geomorphic position, and the FAC-Neutral test. Results of hydrology are illustrated on the attached USACE Data Forms.

B) Farmed Wetland Determination (Agricultural portions of the site)

BEI staff completed a Farmed Wetland Determination of the Crest Hill Property in Crest Hill, Will County, Illinois to determine on-site farmed wetland boundaries. The review coincided with guidance from the NRCS 1998 wetland mapping conventions. These conventions require a review of various reference maps and five (5) years of USDA-Farm Services Agency (FSA) aerial to identify "wetland signatures". Aerial slides used were for designated years of approximate normal precipitation based on local precipitation data. If wetland signatures are identified in 3 or more of the 5 normal precipitation years reviewed (>50%), the area is considered to be a potential farmed wetland. Signatures that coincide with mapped NWI wetlands count as 1 year. Potential farmed wetlands were reviewed in the field to determine if they met final criteria to be designated as a farmed wetland.

The Joliet National Weather Service precipitation recording station (Station# IL4530) was the closest to the Property. Therefore, according to procedure the following recommended normal precipitation year slides available were examined: 2003, 2002, 2001, 1998, and 1995. Data Points were taken in Potential Wetland Areas (PWAs) as well as other farmed areas that appear suspicious from current aerial photography.

RESULTS AND DISCUSSION

The following is a brief description of the wetland areas identified on-site, if any, including a list of the dominant plant species, positive wetland hydrology and soils when observed. Detailed information regarding the USACE Data Forms can be found Appendix C. A wetland plant inventory and the results of the US Army Corps of Engineers (2017) *Chicago Region FQA (Floristic Quality Assessment) Calculator* illustrating the wetlands C-value and FQAI can be found in the attached Appendix D.

A) Wetland Assessment (Non-Agricultural portions of the site)

As previously stated, no wetlands were identified within the non-agricultural portions of the subject property/

B) Farmed Wetland Determination (Agricultural portions of the site)

Table 2. Existing Data Sources Summary			
Exhibit	**Title of data source**	**Wetland(s) and/or hydric soils indicated**	**Comments**
1	Location Map	N/A	
2	NWI Map	NO	
3	NRCS Soils Map	YES	232A – Ashkum silty clay loam
4	FIRM	NO	
5	USGS Topographic Map	YES	Several depressional low spots
6	Aerial Photograph	YES	Dark signature

BEI completed a site visit of the subject property on September 2, 2021. The purpose of the site visit was to delineate on-site wetlands/waters of the U.S. and investigate potential farmed wetland areas. If data points are required, site photographs and USACE forms are to be completed at each PWA.

All recommended Farm Service Agency (FSA) slides were examined and all PWAs were indicated on an aerial photograph (Appendix E). Each PWA was evaluated year-by-year and results are summarized in Table 3.

	Table 3. Precipitation and Slide Analysis Summary											
Year	Spectral Signature of Potential Wetland Areas (PWA)											
	1	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**9**	**10**	**11**	**12**
2003	X	X	X	X	X	X	X					
2002	X	X			X	X	X	X	X	X	X	X
2001		X										
1998		X										
1995		X										
NWI												
Total	2	5	1	1	2	2	2	1	1	1	1	1

X = Crop Damage

The final farmed wetland determination results are shown in Exhibit 6; one farmed wetland was identified during this investigation. Only agricultural land was evaluated in this determination. Twelve PWA's were identified but did not meet the criteria for farmed wetland, as shown in Table 4. The following spectral signatures/responses were noted in making this determination:

- Potential Wetland Area "1". Crop damage is present in 2 of the 5 years of normal

precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "1" is not considered a farmed wetland.

- Potential Wetland Area "2". Crop damage is present in 5 of the 5 years of normal precipitation. The PWA appears in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "1" is considered a farmed wetland. This was labeled as Farmed Wetland 1 in Appendix A, Exhibit 6.
- Potential Wetland Area "3". Crop damage is present in 1 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "3" is not considered a farmed wetland.
- Potential Wetland Area "4". Crop damage is present in 1 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "4" is not considered a farmed wetland.
- Potential Wetland Area "5". Crop damage is present in 2 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "5" is not considered a farmed wetland.
- Potential Wetland Area "6". Crop damage is present in 2 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "6" is not considered a farmed wetland.
- Potential Wetland Area "7". Crop damage is present in 2 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "7" is not considered a farmed wetland.
- Potential Wetland Area "8". Crop damage is present in 1 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "8" is not considered a farmed wetland.
- Potential Wetland Area "9". Crop damage is present in 1 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "9" is not considered a farmed wetland.
- Potential Wetland Area "10". Crop damage is present in 1 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "10" is not considered a farmed wetland.
- Potential Wetland Area "11". Crop damage is present in 1 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "11" is not considered a farmed wetland.
- Potential Wetland Area "12". Crop damage is present in 1 of the 5 years of normal precipitation. The PWA did not appear in at least 3 of 5 normal precipitation years. Therefore, Potential Wetland Area "12" is not considered a farmed wetland.

Based on our evaluation of existing data and the site visit, Appendix A, Exhibit 6 is considered our Final Farmed Wetland Determination. Only PWA 2 (Farmed Wetland 1) meets the criteria for being a farmed wetland area.

REFERENCE MATERIAL

The following reference materials were reviewed and used to assist in the wetland field reconnaissance. Exhibits are included in Appendix A.

LOCATION

The "Crest Hill Property" is located northwest of the intersection of Division Street and Weber Road in Crest Hill, Will County, Illinois, see Appendix A, Exhibit 1 for locations. Geographically, the study area is primarily found in the southeastern quarter of Section 19 of T36N, R10E, and East of the Third Principal Meridian. The property appears to be within the Mink Creek watershed that connects to the DuPage River. The DuPage River terminates at the confluence with the Des Plaines River (HUC Code 07120004). The central portion of the study area is located at +41.584132°N Latitude, -88.124714°W Longitude.

USFWS NATIONAL WETLAND INVENTORY (NWI)

The U.S. Fish and Wildlife Service National Wetland Inventory map (NWI) does not indicate any wetlands are located within the study area (Exhibit 2). The NWI serves only as a large-scale guide and actual wetland locations and types often vary from that mapped.

USDA SOIL SURVEY

The Soil Survey of Will County, Illinois (Hanson 2004) was reviewed to determine the location of hydric soils on site (Exhibit 3). Mapped hydric soils can be indicative of wetland conditions. One (1) soil unit series, Ashkum silty clay loam (232A), is considered hydric by the NRCS. Three (3) soil unit series are considered partially hydric due to the presence of hydric inclusions within these soil unit series.

The following four soils are mapped within the study area:

146B	Elliot silt loam, 2 to 4% slopes	[PARTIALLY HYDRIC]
146B2	Elliot silt loam, 2 to 4% slopes, eroded	[PARTIALLY HYDRIC]
232A	Ashkum silty clay loam, 0 to 2% slopes	[HYDRIC]
294B	Symerton silt loam, 2 to 5% slopes	[PARTIALLY HYDRIC]

FEMA FLOOD INSURANCE RATE MAP (FIRM)

The FEMA Flood Insurance Rate Maps (FIRMs) for Will County, Illinois, and Incorporated Areas, (Exhibit 4) were reviewed to determine the presence of floodplain, which can be indicative of wetland hydrology. The FIRMs (Panel #'s: 17197C0134E, 17197C0153E, 9/6/1995) do not indicate any floodway or floodplain zones within the boundaries of the study area.

USGS TOPOGRAPHIC MAP

The USGS Topographic Map (Exhibit 5) was reviewed to estimate the area topography and general drainage pattern on-site. The property is relatively flat, but the general pattern of on-site drainage appears to flow northward towards Mink Creek.

LITERATURE CITED

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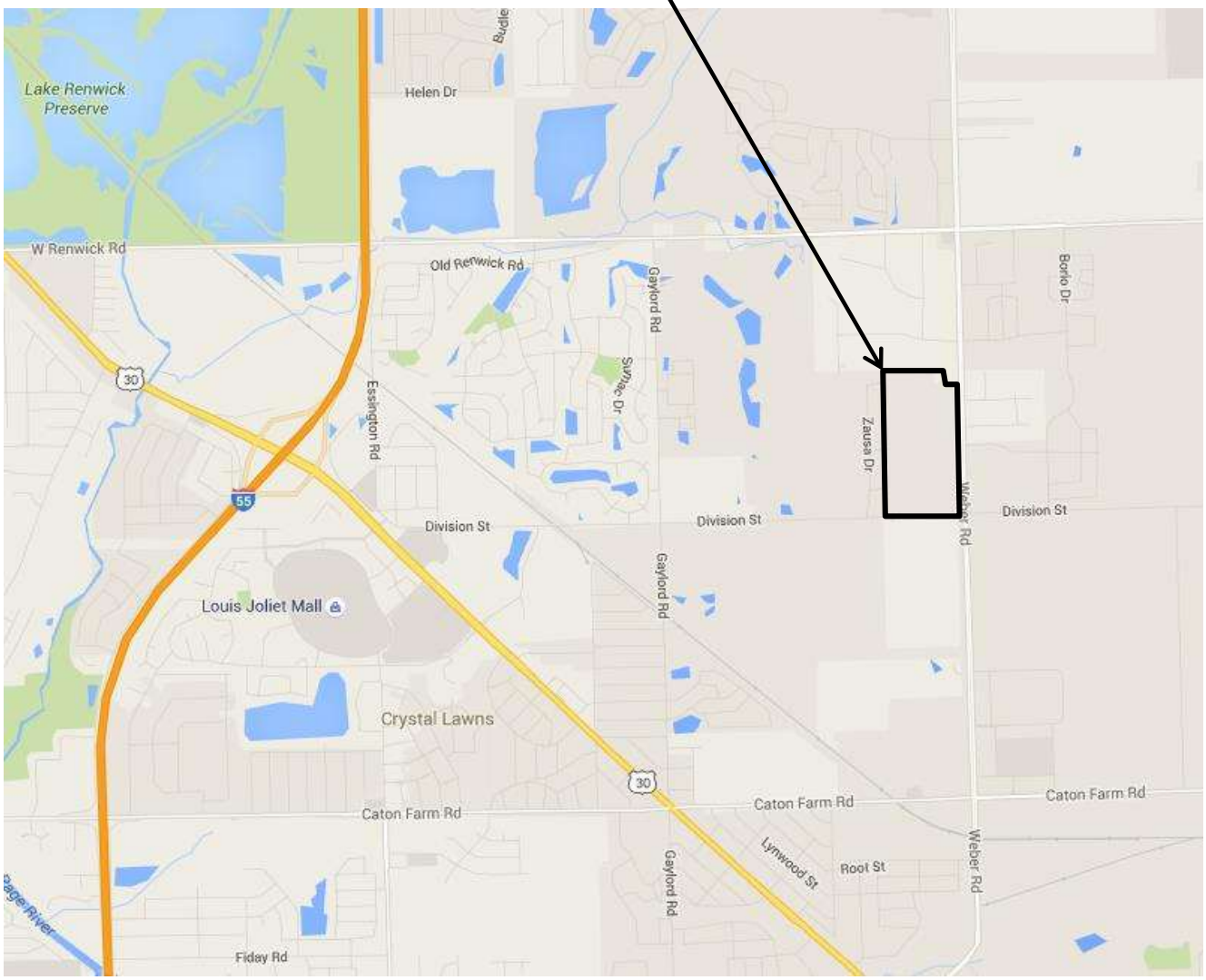
APPENDIX A

EXHIBITS

N

PROJECT LOCATION



Source: Google Maps

Title: Location Map
Project Number: 144-004-16
Site: Crest Hill Property
Client: Heidner Properties
Exhibit: 1

PROJECT LOCATION

N

Source: USFWS National Wetland Mapper

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

Title: National Wetland Inventory
Project Number: 144-004-16
Site: Crest Hill Property
Client: Heidner Properties
Exhibit: 2

N

PROJECT LOCATION

LEGEND

Soil Rating Polygons

- Hydric (100%)
- Hydric (66 to 99%)
- Hydric (33 to 65%)
- Hydric (1 to 32%)
- Not Hydric (0%)
- Not rated or not available

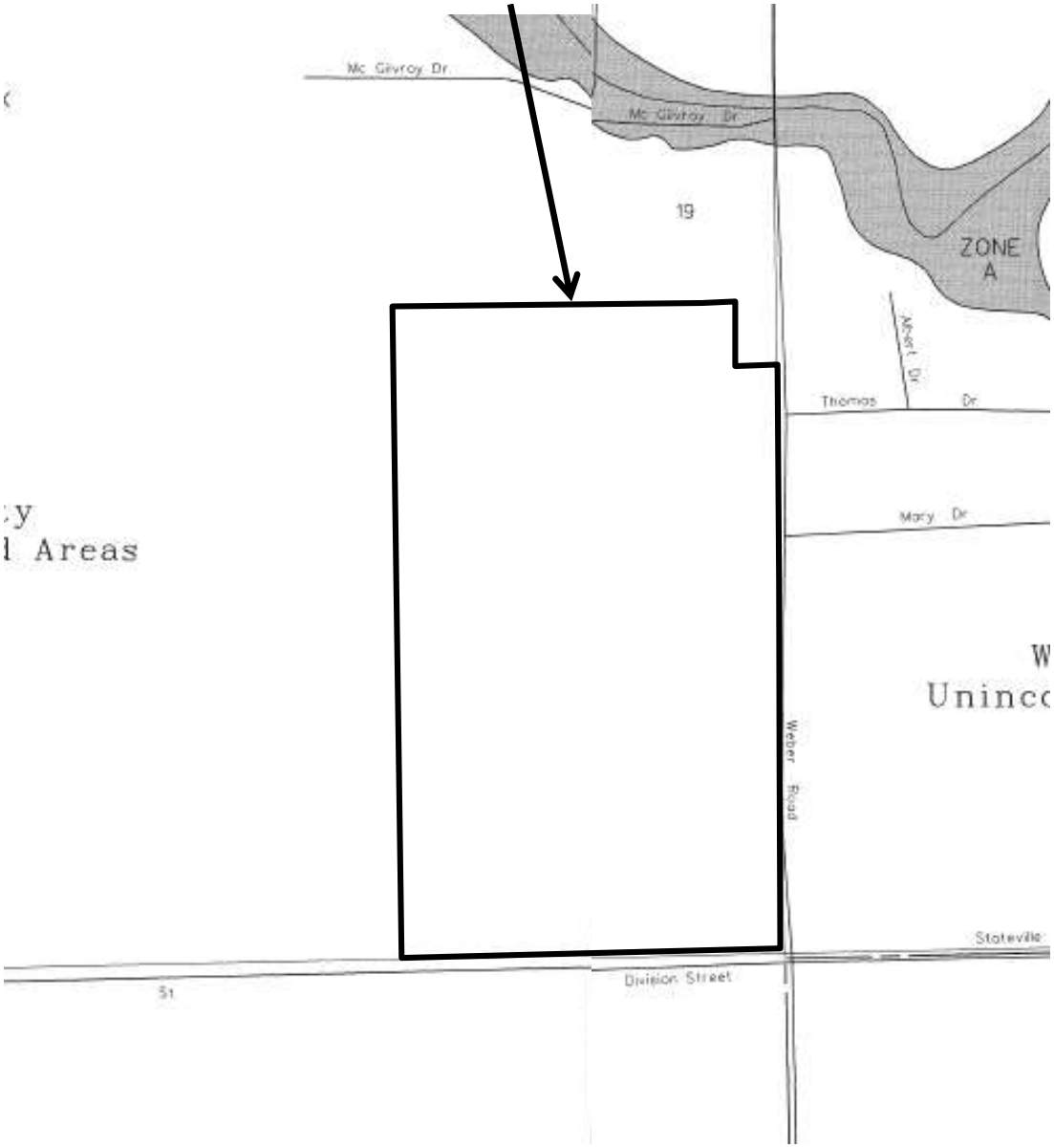
Map unit symbol	Map unit name	Rating
46B	Elliott silt loam, 2 to 4 percent slopes	4
46B2	Elliott silty clay loam, 2 to 4 percent slopes, eroded	5
32A	Ashkum silty clay loam, 0 to 2 percent slopes	97
94B	Symerton silt loam, 2 to 5 percent slopes	6

Source: NRCS Web Soil Survey

Title: USDA Soil Survey
Project Number: 144-004-16
Site: Crest Hill Property
Client: Heidner Properties
Exhibit: 3

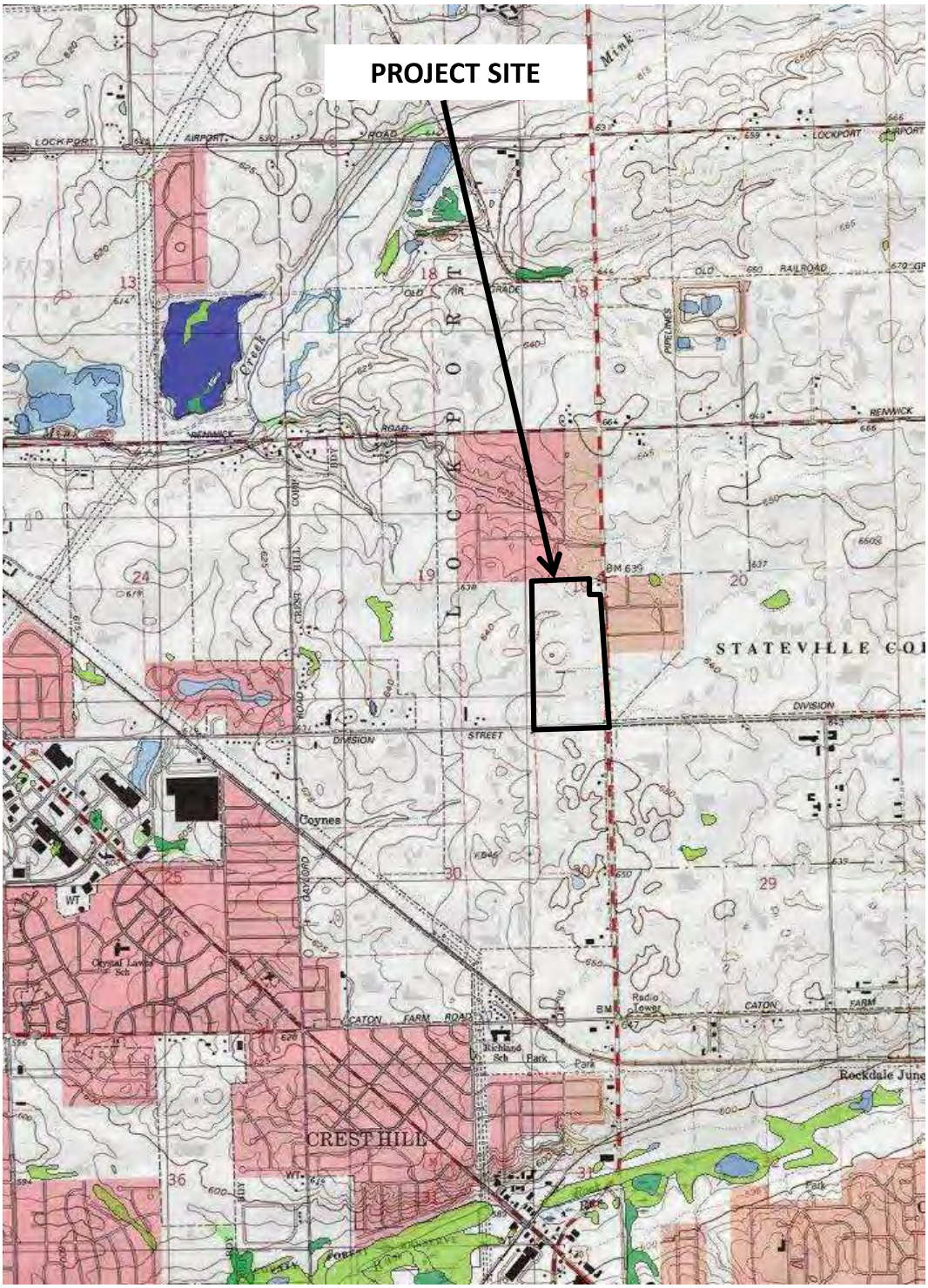
N

PROJECT LOCATION



Source: FEMA Map Store
Panel#17197C0134E, 17197C0153E
Effective Date: September 6, 1995

Title: Floodplain Map
Project Number: 144-004-16
Site: Crest Hill Property
Client: Heidner Properties
Exhibit: 4



Source: USFWS National Wetland Mapper

Title: USGS Topographic Map
Project Number: 144-004-16
Site: Crest Hill Property
Client: Heidner Properties
Exhibit: 5

N

PROJECT LOCATION

Source: Google Earth

Legend

Data Point Location = DP 1A

Farmed Wetland=

Title: May 2021Aerial Photograph
Project Number: 0000
Site: Crest Hill Property
Client: Heidner Properties
Exhibit 6

APPENDIX B

SITE PHOTOGRAPHS

Data Point 1B (Upland) facing south, September 2, 2021.

Data Point 2B (Upland) facing east, September 2, 2021.

Data Point 3B (Upland) facing southwest, September 2, 2021.

Data Point 4B (Upland) facing southwest, September 2, 2021.

Data Point 5B (Upland) facing north, September 2, 2021.

Data Point 6B (Upland) facing southeast, September 2, 2021.

Data Point 7B (Upland) facing northwest, September 2, 2021.

Data Point 8B (Upland) facing northeast, September 2, 2021.

APPENDIX C

U.S. ARMY CORPS FORMS

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Crest Hill Property | City/County: Crest Hill / Will | Sampling Date: 9/2/2021

Applicant/Owner: Heidner Properties, Inc. | State: IL | Sampling Point: 1B (Upland)

Investigator(s): P. Bollinger | Section, Township, Range: SE 1/4 Sec. 19, T36N, R10E, 3rd P.M.

Landform (hillslope, terrace, etc.): n/a | Local relief (concave, convex, none): flat

Slope (%): 1 - 3 | Lat: +41.586815°N | Long: -88.122740°W | Datum: n/a

Soil Map Unit Name: Ashkum silty clay loam, 0 to 2% slopes (232A) | NWI Classification: n/a

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes

Are vegetation ____, soil ____, or hydrology ____ naturally problematic? (If needed, explain any answers in remarks.)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N
Hydric soil present?	Y
Wetland hydrology present?	N

Is the sampled area within a wetland? N

If yes, optional wetland site ID: n/a

Remarks: (Explain alternative procedures here or in a separate report.)

Slight depressional area.

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	

Sapling/Shrub stratum (Plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	

Herb stratum (Plot size: ____)			
1 *Dipsacus laciniatus*			UPL
2 *Cirsium arvense*			FACU
3			
4			
5			
6			
7			
8			
9			
10			
	0	= Total Cover	

Woody vine stratum (Plot size: ____)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 0 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	0 (A)		0 (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ____ Rapid test for hydrophytic vegetation
- ____ Dominance test is >50%
- ____ Prevalence index is ≤3.0*
- ____ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

SOIL **Sampling Point:** 1B (Uplan

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0 - 12	2.5Y2.5/1	100					silty clay loam	
12 - 20	2.5Y4/1	93	2.5Y5/6	7	C	M	silty clay	mottling

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

Redoximorphic features observed within the soil profile.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches):	___
Water table present?	Yes	___	No	X	Depth (inches):	___
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	> 20

Wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Crest Hill Property | City/County: Crest Hill / Will | Sampling Date: 9/2/2021

Applicant/Owner: Heidner Properties, Inc. | State: IL | Sampling Point: 2B (Upland)

Investigator(s): P. Bollinger | Section, Township, Range: SE 1/4 Sec. 19, T36N, R10E, 3rd P.M.

Landform (hillslope, terrace, etc.): n/a | Local relief (concave, convex, none): concave

Slope (%): 0 - 1 | Lat: +41.586253°N | Long: -88.123120°W | Datum: n/a

Soil Map Unit Name: Ashkum silty clay loam, 0 to 2% slopes (232A) | NWI Classification: n/a

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation X, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes

Are vegetation ____, soil ____, or hydrology ____ naturally problematic?

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	N
Hydric soil present?	Y
Wetland hydrology present?	Y

Is the sampled area within a wetland? N

If yes, optional wetland site ID: n/a

Remarks: (Explain alternative procedures here or in a separate report.)

Depressional Area

VEGETATION -- Use scientific names of plants.

	Absolute % Cover	Dominant Species	Indicator Staus
Tree Stratum (Plot size: ____)			
1			
2			
3			
4			
5			
	0 = Total Cover		
Sapling/Shrub stratum (Plot size: ____)			
1			
2			
3			
4			
5			
	0 = Total Cover		
Herb stratum (Plot size: ____)			
1 *Amaranthus retroflexus*	90	Y	FACU
2 *Hibiscus trionum*	5	N	UPL
3 *Setaria pumila*	5	N	FAC
4 *Abutilon theophrasti*	5	N	FACU
5			
6			
7			
8			
9			
10			
	105 = Total Cover		
Woody vine stratum (Plot size: ____)			
1			
2			
	0 = Total Cover		

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	5	x 3 =	15
FACU species	95	x 4 =	380
UPL species	5	x 5 =	25
Column totals	105 (A)		420 (B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

- ____ Rapid test for hydrophytic vegetation
- ____ Dominance test is >50%
- ____ Prevalence index is ≤3.0*
- ____ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Fallow field

SOIL **Sampling Point:** 2B (Uplan

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0 - 3	10YR2/1	100					silty clay loam	
3 - 20	10YR2/1	90	5YR3/4	10	C	PL	silty clay loam	mottling

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots
- X (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches): ___
Water table present?	Yes	___	No	X	Depth (inches): ___
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches): ___

Wetland hydrology present? Y

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Crest Hill Property | City/County: Crest Hill / Will | Sampling Date: 9/2/2021

Applicant/Owner: Heidner Properties, Inc. | State: IL | Sampling Point: 3B (Upland)

Investigator(s): P. Bollinger | Section, Township, Range: SE 1/4 Sec. 19, T36N, R10E, 3rd P.M.

Landform (hillslope, terrace, etc.): n/a | Local relief (concave, convex, none): flat

Slope (%): 0 - 1 | Lat: +41.586030°N | Long: -88.124256°W | Datum: n/a

Soil Map Unit Name: Ashkum silty clay loam, 0 to 2% slopes (232A) | NWI Classification: n/a

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation X, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes

Are vegetation ____, soil ____, or hydrology ____ naturally problematic?

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	N		
Hydric soil present?	N	Is the sampled area within a wetland?	N
Wetland hydrology present?	N	If yes, optional wetland site ID:	n/a

Remarks: (Explain alternative procedures here or in a separate report.)

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	

Sapling/Shrub stratum (Plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	

Herb stratum (Plot size: ____)			
1 *Amaranthus retroflexus*	45	Y	FACU
2 *Chenopodium album*	45	Y	FACU
3 *Abutilon theophrasti*	5	N	FACU
4			
5			
6			
7			
8			
9			
10			
	95	= Total Cover	

Woody vine stratum (Plot size: ____)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0	
FACW species	0	x 2 =	0	
FAC species	0	x 3 =	0	
FACU species	95	x 4 =	380	
UPL species	0	x 5 =	0	
Column totals	95	(A)	380	(B)

Prevalence Index = B/A = 4.00

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- ___ Dominance test is >50%
- ___ Prevalence index is ≤3.0*
- ___ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Fallow field

SOIL **Sampling Point:** 3B (Uplan

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0 - 20	10YR2/1	100					silty clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- X Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches):	___
Water table present?	Yes	___	No	X	Depth (inches):	___
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	> 20

Wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Crest Hill Property | City/County: Crest Hill / Will | Sampling Date: 9/2/2021

Applicant/Owner: Heidner Properties, Inc. | State: IL | Sampling Point: 4B (Upland)

Investigator(s): P. Bollinger | Section, Township, Range: SE 1/4 Sec. 19, T36N, R10E, 3rd P.M.

Landform (hillslope, terrace, etc.): n/a | Local relief (concave, convex, none): concave

Slope (%): 0 - 1 | Lat: +41.585412°N | Long: -88.127028°W | Datum: n/a

Soil Map Unit Name: Ashkum silty clay loam, 0 to 2% slopes (232A) | NWI Classification: n/a

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation X, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes

Are vegetation ____, soil ____, or hydrology ____ naturally problematic?

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	N
Hydric soil present?	Y
Wetland hydrology present?	N

Is the sampled area within a wetland? N

If yes, optional wetland site ID: n/a

Remarks: (Explain alternative procedures here or in a separate report.)

Closed depression

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	

Sapling/Shrub stratum (Plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	

Herb stratum (Plot size: ____)			
1 *Panicum dichotomiflorum*			FACW
2 *Polygonum lapathifolium*			FACW
3			
4			
5			
6			
7			
8			
9			
10			
	0	= Total Cover	

Woody vine stratum (Plot size: ____)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 0 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column totals	0 (A)		0 (B)

Prevalence Index = B/A = ____

Hydrophytic Vegetation Indicators:

- ____ Rapid test for hydrophytic vegetation
- ____ Dominance test is >50%
- ____ Prevalence index is ≤3.0*
- ____ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Fallow field

SOIL **Sampling Point:** 4B (Uplan

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0 - 20	10YR2.5/1	90	7.5YR5/8	10	C	M	silty clay loam	mottling

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches):	
Water table present?	Yes	___	No	X	Depth (inches):	
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	> 20

Wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Crest Hill Property | City/County: Crest Hill / Will | Sampling Date: 9/2/2021

Applicant/Owner: Heidner Properties, Inc. | State: IL | Sampling Point: 5B (Upland)

Investigator(s): P. Bollinger | Section, Township, Range: SE 1/4 Sec. 19, T36N, R10E, 3rd P.M.

Landform (hillslope, terrace, etc.): n/a | Local relief (concave, convex, none): flat

Slope (%): 0 - 1 | Lat: +41.585551°N | Long: -88.127137°W | Datum: n/a

Soil Map Unit Name: Ashkum silty clay loam, 0 to 2% slopes (232A) | NWI Classification: n/a

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes

Are vegetation ____, soil ____, or hydrology ____ naturally problematic?

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	Y		
Hydric soil present?	N	Is the sampled area within a wetland?	N
Wetland hydrology present?	N	If yes, optional wetland site ID:	n/a

Remarks: (Explain alternative procedures here or in a separate report.)

Area is unfarmed and is located between the agricultural field and a residential lot.

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	

Sapling/Shrub stratum (Plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	

Herb stratum (Plot size: ____)			
1 *Polygonum amphibium var. stipulaceum*	95	Y	OBL
2 *Erechtites hieracifolia*	3	N	FAC
3 *Setaria faberi*	3	N	FACU
4 *Asclepias syriaca*	1	N	FACU
5			
6			
7			
8			
9			
10			
	102	= Total Cover	

Woody vine stratum (Plot size: ____)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	95	x 1 =	95	
FACW species	0	x 2 =	0	
FAC species	3	x 3 =	9	
FACU species	4	x 4 =	16	
UPL species	0	x 5 =	0	
Column totals	102	(A)	120	(B)

Prevalence Index = B/A = 1.18

Hydrophytic Vegetation Indicators:

- ____ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ____ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Fallow field

SOIL **Sampling Point:** 5B (Uplan

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0 - 20	10YR2/1	100					silty clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches):	___
Water table present?	Yes	___	No	X	Depth (inches):	___
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	> 20

Wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Crest Hill Property | City/County: Crest Hill / Will | Sampling Date: 9/2/2021

Applicant/Owner: Heidner Properties, Inc. | State: IL | Sampling Point: 6B (Upland)

Investigator(s): P. Bollinger | Section, Township, Range: SE 1/4 Sec. 19, T36N, R10E, 3rd P.M.

Landform (hillslope, terrace, etc.): n/a | Local relief (concave, convex, none): flat

Slope (%): 0 - 1 | Lat: +41.583501°N | Long: -88.126914°W | Datum: n/a

Soil Map Unit Name: Ashkum silty clay loam, 0 to 2% slopes (232A) | NWI Classification: n/a

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation ____, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes

Are vegetation ____, soil ____, or hydrology ____ naturally problematic? (If needed, explain any answers in remarks.)

SUMMARY OF FINDINGS

Hydrophytic vegetation present?	N
Hydric soil present?	N
Wetland hydrology present?	N

Is the sampled area within a wetland? N

If yes, optional wetland site ID: n/a

Remarks: (Explain alternative procedures here or in a separate report.)

This area meets 5 of 5 years of farmed wetland hydrology based upon aerial photograph analysis.

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	
Sapling/Shrub stratum (Plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb stratum (Plot size: ____)			
1 *Amaranthus retroflexus*	90	Y	FACU
2 *Panicum capillare*	3	N	FAC
3 *Cyperus esculentus*	3	N	FACW
4 *Abutilon theophrasti*	3	N	FACU
5 *Setaria faberi*	3	N	FACU
6			
7			
8			
9			
10			
	102	= Total Cover	
Woody vine stratum (Plot size: ____)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across all Strata: 1 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 0.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	3	x 2 =	6
FAC species	3	x 3 =	9
FACU species	96	x 4 =	384
UPL species	0	x 5 =	0
Column totals	102 (A)		399 (B)

Prevalence Index = B/A = 3.91

Hydrophytic Vegetation Indicators:

- ___ Rapid test for hydrophytic vegetation
- ___ Dominance test is >50%
- ___ Prevalence index is ≤3.0*
- ___ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ___ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Fallow field

SOIL **Sampling Point:** 6B (Uplan

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0 - 10	10YR2/1	100					silty clay loam	
10 - 20	10YR 2/1	95	2.5YR 3/3	5	C	M	silty clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches):	___
Water table present?	Yes	___	No	X	Depth (inches):	___
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches):	> 20

Wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

This area meets 5 of 5 years of farmed wetland hydrology based upon aerial photograph analysis.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Crest Hill Property | City/County: Crest Hill / Will | Sampling Date: 9/2/2021

Applicant/Owner: Heidner Properties, Inc. | State: IL | Sampling Point: 7B (Upland)

Investigator(s): P. Bollinger | Section, Township, Range: SE 1/4 Sec. 19, T36N, R10E, 3rd P.M.

Landform (hillslope, terrace, etc.): n/a | Local relief (concave, convex, none): flat

Slope (%): 0 - 1 | Lat: +41.583013°N | Long: -88.126223°W | Datum: n/a

Soil Map Unit Name: Ashkum silty clay loam, 0 to 2% slopes (232A) | NWI Classification: n/a

Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)

Are vegetation X, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances" present? Yes

Are vegetation ____, soil ____, or hydrology ____ naturally problematic?

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	N		
Hydric soil present?	Y	Is the sampled area within a wetland?	N
Wetland hydrology present?	N	If yes, optional wetland site ID:	n/a

Remarks: (Explain alternative procedures here or in a separate report.)

This area meets 5 of 5 years of farmed wetland hydrology based upon aerial photograph analysis.

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	
Sapling/Shrub stratum (Plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	
Herb stratum (Plot size: ____)			
1 *Panicum capillare*	50	Y	FAC
2 *Amaranthus retroflexus*	50	Y	FACU
3 *Abutilon theophrasti*	3	N	FACU
4			
5			
6			
7			
8			
9			
10			
	103	= Total Cover	
Woody vine stratum (Plot size: ____)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across all Strata: 2 (B)

Percent of Dominant Species that are OBL, FACW, or FAC: 50.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	50	x 3 =	150
FACU species	53	x 4 =	212
UPL species	0	x 5 =	0
Column totals	103 (A)		362 (B)

Prevalence Index = B/A = 3.51

Hydrophytic Vegetation Indicators:

- ____ Rapid test for hydrophytic vegetation
- ____ Dominance test is >50%
- ____ Prevalence index is ≤3.0*
- ____ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? N

Remarks: (Include photo numbers here or on a separate sheet)

Fallow field

SOIL **Sampling Point:** 7B (Uplan

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0 - 12	2.5Y2.5/1	100					silty clay loam	
12 - 20	2.5Y4/1	20	2.5Y6/6	10	C	M	silty clay loam	mottling
			5Y3/2	10	C	M		

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- X Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? Y

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches): ___
Water table present?	Yes	___	No	X	Depth (inches): ___
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches): ___

Wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

This area meets 5 of 5 years of farmed wetland hydrology based upon aerial photograph analysis.

WETLAND DETERMINATION DATA FORM - Midwest Region

Project/Site: Crest Hill Property | City/County: Crest Hill / Will | Sampling Date: 9/2/2021
Applicant/Owner: Heidner Properties, Inc. | State: IL | Sampling Point: 8B (Upland)
Investigator(s): P. Bollinger | Section, Township, Range: SE 1/4 Sec. 19, T36N, R10E, 3rd P.M.
Landform (hillslope, terrace, etc.): n/a | Local relief (concave, convex, none): flat
Slope (%): 0 - 1 | Lat: +41.582285°N | Long: -88.122869°W | Datum: n/a
Soil Map Unit Name: Ashkum silty clay loam, 0 to 2% slopes (232A) | NWI Classification: n/a
Are climatic/hydrologic conditions of the site typical for this time of the year? Y (If no, explain in remarks)
Are vegetation X, soil ____, or hydrology ____ significantly disturbed? Are "normal circumstances"
Are vegetation ____, soil ____, or hydrology ____ naturally problematic? present? Yes

SUMMARY OF FINDINGS

(If needed, explain any answers in remarks.)

Hydrophytic vegetation present?	Y		
Hydric soil present?	N	Is the sampled area within a wetland?	N
Wetland hydrology present?	N	If yes, optional wetland site ID:	n/a

Remarks: (Explain alternative procedures here or in a separate report.)

somewhat closed depression

VEGETATION -- Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species	Indicator Staus
1			
2			
3			
4			
5			
	0	= Total Cover	

Sapling/Shrub stratum (Plot size: ____)			
1			
2			
3			
4			
5			
	0	= Total Cover	

Herb stratum (Plot size: ____)			
1 *Panicum dichotomiflorum*	90	Y	FACW
2 *Polygonum lapathifolium*	5	N	FACW
3 *Setaria faberi*	5	N	FACU
4 *Amaranthus retroflexus*	3	N	FACU
5			
6			
7			
8			
9			
10			
	103	= Total Cover	

Woody vine stratum (Plot size: ____)			
1			
2			
	0	= Total Cover	

Dominance Test Worksheet

Number of Dominant Species that are OBL, FACW, or FAC: 1 (A)
Total Number of Dominant Species Across all Strata: 1 (B)
Percent of Dominant Species that are OBL, FACW, or FAC: 100.00% (A/B)

Prevalence Index Worksheet

Total % Cover of:

OBL species	0	x 1 =	0
FACW species	95	x 2 =	190
FAC species	0	x 3 =	0
FACU species	8	x 4 =	32
UPL species	0	x 5 =	0
Column totals	103 (A)		222 (B)

Prevalence Index = B/A = 2.16

Hydrophytic Vegetation Indicators:

- ____ Rapid test for hydrophytic vegetation
- X Dominance test is >50%
- X Prevalence index is ≤3.0*
- ____ Morphogical adaptations* (provide supporting data in Remarks or on a separate sheet)
- ____ Problematic hydrophytic vegetation* (explain)

*Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic

Hydrophytic vegetation present? Y

Remarks: (Include photo numbers here or on a separate sheet)

Fallow field

SOIL **Sampling Point:** 8B (Uplan

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (Inches)	Matrix Color (moist)	%	Redox Features Color (moist)	%	Type*	Loc**	Texture	Remarks
0 - 20	10YR 2/1	100					silty clay loam	

*Type: C = Concentration, D = Depletion, RM = Reduced Matrix, MS = Masked Sand Grains. **Location: PL = Pore Lining, M = Matrix

Hydric Soil Indicators:

- ___ Histisol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils:

- ___ Coast Prairie Redox (A16) (**LRR K, L, R**)
- ___ Dark Surface (S7) (**LRR K, L)**
- ___ 5 cm Mucky Peat or Peat (S3) (**LRR K, L, R**)
- ___ Iron-Manganese Masses (F12) (**LRR K, L, R**)
- ___ Very Shallow Dark Surface (TF12)
- ___ Other (explain in remarks)

*Indicators of hydrophytic vegetation and weltand hydrology must be present, unless disturbed or problematic

Restrictive Layer (if observed):
Type: _____
Depth (inches): _____

Hydric soil present? N

Remarks:

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface water present?	Yes	___	No	X	Depth (inches): ___
Water table present?	Yes	___	No	X	Depth (inches): ___
Saturation present? (includes capillary fringe)	Yes	___	No	X	Depth (inches): ___

Wetland hydrology present? N

Describe recorded data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

APPENDIX D

FLORISTIC QUALITY ASSESSMENTS

SITE: Crest Hill Property
LOCALE: Farmed Wetland 1
BY: Paul Bollinger (BEI)
NOTES: 9/2/2021

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	0.00	SPECIES RICHNESS (ALL)	15
MEAN C (ALL SPECIES)	0.00	SPECIES RICHNESS (NATIVE)	6
MEAN C (NATIVE TREES)	n/a	% NON-NATIVE	0.60
MEAN C (NATIVE SHRUBS)	n/a	WET INDICATOR (ALL)	-0.20
MEAN C (NATIVE HERBACEOUS)	0.00	WET INDICATOR (NATIVE)	-0.67
FQAI (NATIVE SPECIES)	0.00	% HYDROPHYTE (MIDWEST)	0.67
FQAI (ALL SPECIES)	0.00	% NATIVE PERENNIAL	0.07
ADJUSTED FQAI	0.00	% NATIVE ANNUAL	0.33
% C VALUE 0	1.00	% ANNUAL	0.87
% C VALUE 1-3	0.00	% PERENNIAL	0.13
% C VALUE 4-6	0.00		
% C VALUE 7-10	0.00		

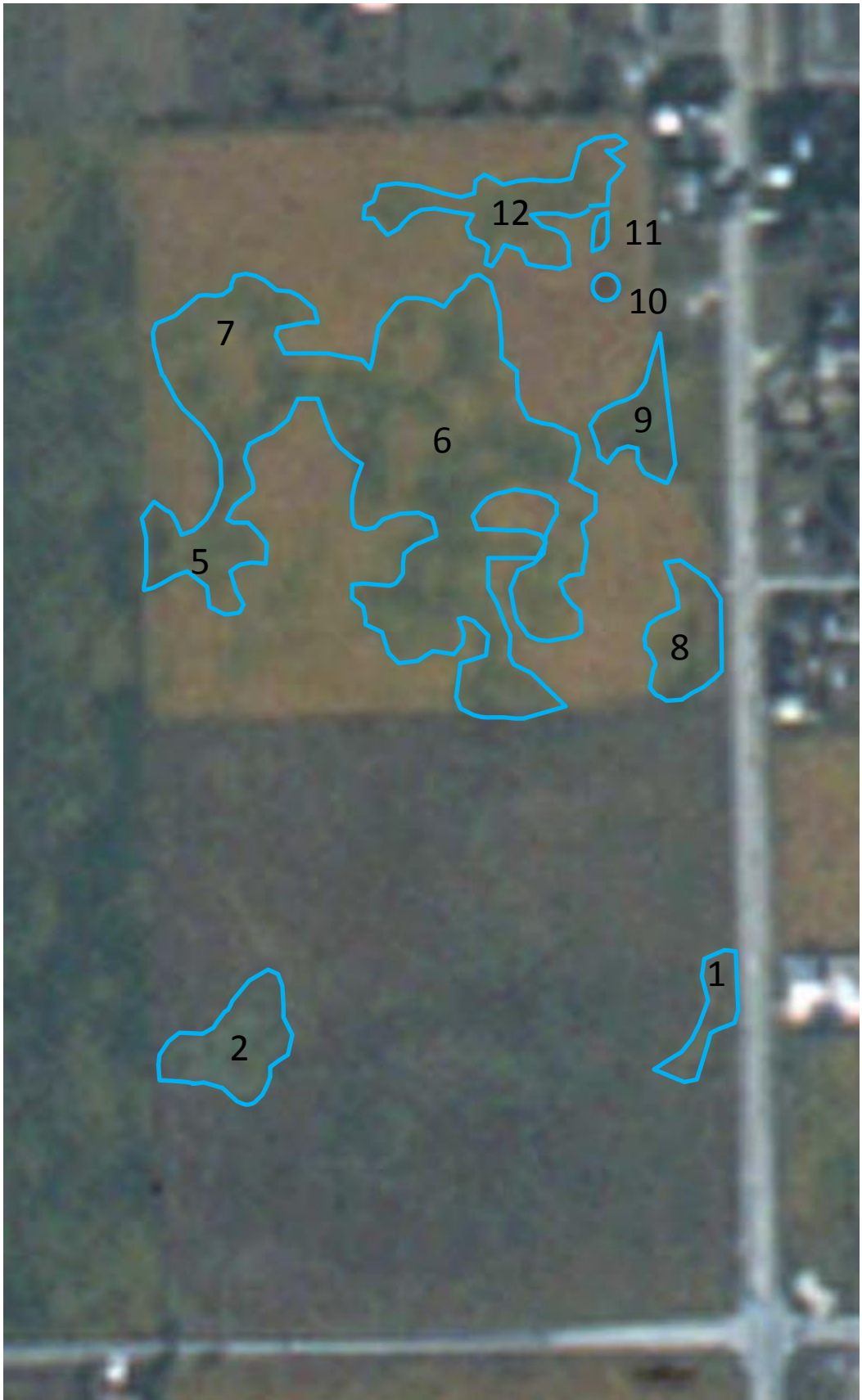
SPECIES ACRONYM	SPECIES NAME (NWPL/ MOHLENBROCK)	SPECIES (SYNONYM)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	NC-NE WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
abuthe	Abutilon theophrasti	ABUTILON THEOPHRASTI	Velvetleaf	0	FACU	FACU	1	Forb	Annual	Adventive
amaret	Amaranthus retroflexus	AMARANTHUS RETROFLEXUS	Red-Root	0	FACU	FACU	1	Forb	Annual	Adventive
cypesc	Cyperus esculentus	Cyperus esculentus	Chufa	0	FACW	FACW	-1	Sedge	Perennial	Native
digisc	Digitaria ischaemum	DIGITARIA ISCHAEMUM	Smooth Crab Grass	0	FACU	FACU	1	Grass	Annual	Adventive
dipfus	Diplachne fusca	LEPTOCHLOA ACUMINATA; LEPTOCHLOA FASCULARIS	Bearded Sprangletop	0	OBL	OBL	-2	Grass	Annual	Adventive
echcru	Echinochloa crus-galli	Echinochloa crusgalli	Large Barnyard Grass	0	FACW	FAC	-1	Grass	Annual	Native
pacgla	Packera glabella	SENECIO GLABELLUS	Cress-Leaf Groundsel	0	FACW	FACW	-1	Forb	Annual	Adventive
pancap	Panicum capillare	Panicum capillare	Common Panic Grass	0	FAC	FAC	0	Grass	Annual	Native
pandic	Panicum dichotomiflorum	Panicum dichotomiflorum	Fall Panic Grass	0	FACW	FACW	-1	Grass	Annual	Native
perlap	Persicaria lapathifolia	Polygonum lapathifolium; POLYGONUM SCABRUM; PERSICARIA SCABRA	Dock-Leaf Smartweed	0	FACW	FACW	-1	Forb	Annual	Native
permac	Persicaria maculosa	POLYGONUM PERSICARIA	Lady's-Thumb	0	FACW	FAC	-1	Forb	Annual	Adventive
erehie	Senecio hieraciifolius	Erechtites hieracifolia	American Burnweed	0	FAC	FACU	0	Forb	Annual	Native
setfab	Setaria faberi	SETARIA FABERI	Japanese Bristle Grass	0	FACU	FACU	1	Grass	Annual	Adventive
setgla	Setaria pumila	SETARIA GLAUCA	Yellow Bristle Grass	0	FAC	FAC	0	Grass	Annual	Adventive
taroff	Taraxacum officinale	TARAXACUM OFFICINALE	Common Dandelion	0	FACU	FACU	1	Forb	Perennial	Adventive

APPENDIX E

FARMED WETLAND AERIALS

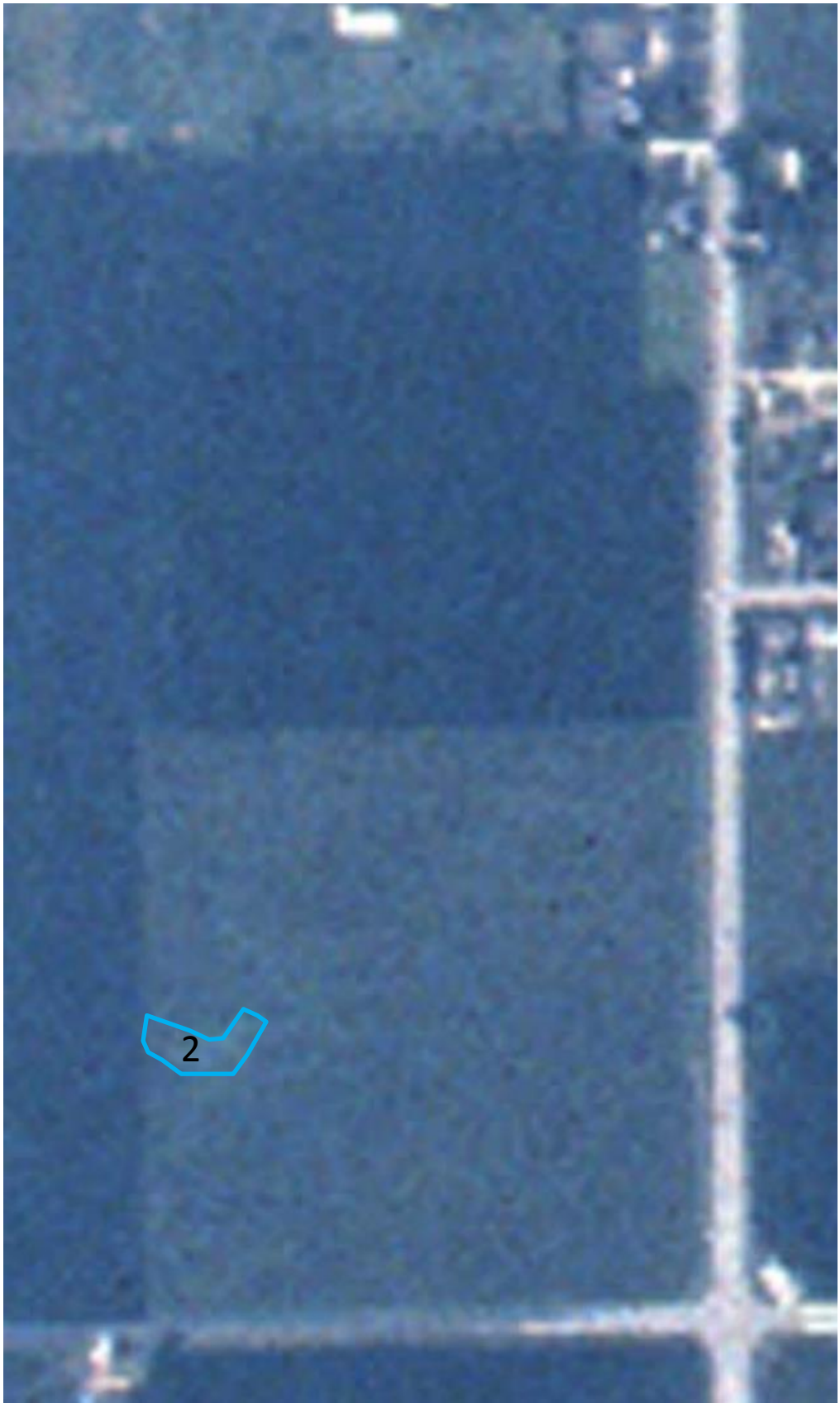
2003

2002



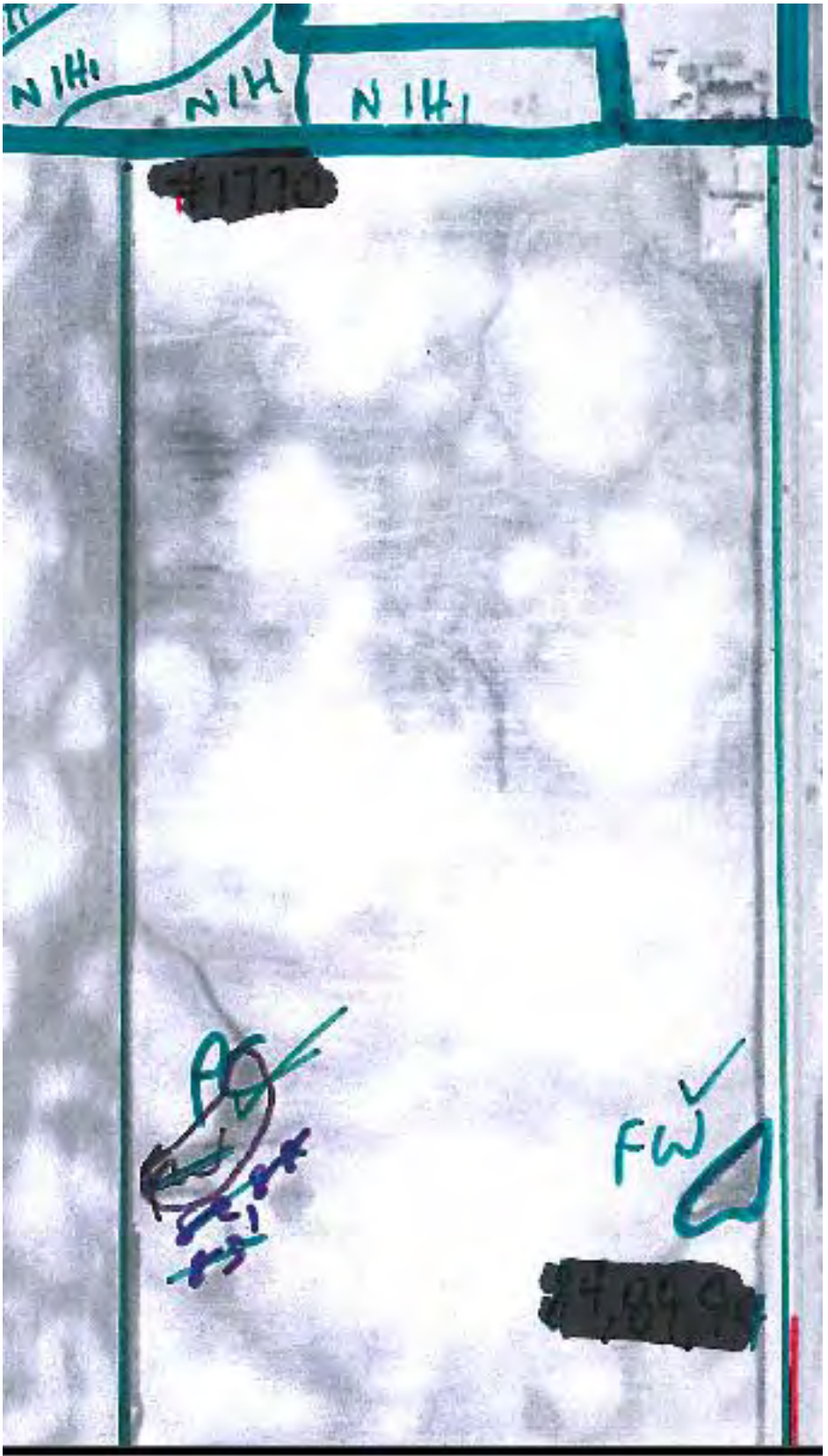
2001

1998



1995

1987 Swampbuster Map



City of CREST HILL Illinois

CITY OF CREST HILL
Weber Road/Division Street TIF
Exhibit 13: Low Areas

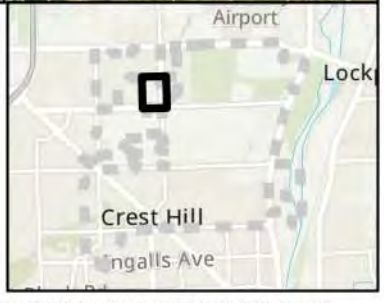
Legend

- Weber Road/ Division Street TIF
- **Will County GIS – 2021 Topography**
- Index
- Index Depression
- Intermediate
- Intermediate Depression

N

0 200 400

Feet



Date Exported: 12/20/2022

Path: M:\G47_LAND.CR\Aview\Projects\22-R0442 Weber Road TIF Analysis\CTH 22-R0442 Weber Road TIF Analysis.aprx

EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION PLAN

RR CREST HILL, LLC PARCEL

PREPARED FOR HEIDNER POPERTIES, INC.

SECTION NO. 19, LOCKPORT TWP., WILL CO., IL.

Exhibit 14: Existing Agricultural Drain Tile Investigation

EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION REPORT

RR CREST HILL, LLC PARCEL

HEIDNER POPERTIES, INC.

RR CREST HILL, LLC PARCEL / HEIDNER POPERTIES, INC., FILE NO. 9-11-19, DATE: 1/5/2017
IN ACCORDANCE WITH WILL COUNTY EXISTING DRAIN TILE INVESTIGATION AND LOCATION STANDARDS
COPYRIGHT © 2017, BY HUDDLESTON MCBRIDE LAND DRAINAGE COMPANY

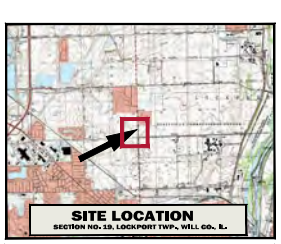
DESCRIPTION CHART NO. 1A :

ID NO.	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH (FEET/IN.)	FIELD NOTES
A	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
B	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
C	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, PROPERLY FLOWING AND SURCHARGED
D	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
E	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
F	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
G	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
H	8"	CLAY / GOOD	75%	35%	2FT	CLOSED, FLOW WAS WELL DOWN
I	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
J	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
K	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
L	8"	CLAY / GOOD	0-GOOD	25%	3FT	CLOSED, FLOW LOW AND SURCHARGED
M	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
N	8"	CLAY / GOOD	0-GOOD	25%	2FT	CLOSED, FLOW LOW AND SURCHARGED
O	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
P	—	NO DRAIN TILE	0-GOOD	0-LOW	—	CLOSED, FLOW LOW AND SURCHARGED
Q	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
R1	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
R2	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
S1	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
S2	8"	CLAY / GOOD	25%	10%	2FT	SILT RESTRICTED / ABANDONED
S3	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
T1	8"	CLAY / GOOD	50%	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
T2	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
U	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
V1	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
V2	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
W1	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
W2	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
W3	8"	CLAY / GOOD	0-GOOD	25%	2FT	SILT RESTRICTED / MAKING SURCHP
X1	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Y	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
Z1	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z2	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z3	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z4	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
Z5	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
Z6	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
Z7	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
Z8	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
Z9	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
Z10	8"	CLAY / GOOD	100%	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z11	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
Z12	—	NO DRAIN TILE	—	—	—	NO DRAIN TILE LOCATED
Z13	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z14	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z15	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z16	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z17	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z18	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z19	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z20	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z21	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z22	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED
Z23	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	CLOSED, FLOW LOW AND SURCHARGED

DESCRIPTION CHART NO. 1B :

DATA POINT	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH (FEET/IN.)	FIELD NOTES
1	8"	CLAY / GOOD	0-GOOD	10%	3FT	SURFACE OF PERVIOUS EXPOSED
2	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	SURFACE OF PERVIOUS EXPOSED
3	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	SURFACE OF PERVIOUS EXPOSED
4	8"	CLAY / GOOD	0-GOOD	10%	3FT	SURFACE OF PERVIOUS EXPOSED
5	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	SURFACE OF PERVIOUS EXPOSED
6	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	SURFACE OF PERVIOUS EXPOSED
7	8"	CLAY / GOOD	0-GOOD	25%	3FT	LOCATION OF BROKEN TILE
8	8"	CLAY / GOOD	0-GOOD	25%	3FT	LOCATION OF BROKEN TILE
9	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	SURFACE OF PERVIOUS EXPOSED
10	8"	CLAY / GOOD	0-GOOD	0-LOW	3FT	SURFACE OF PERVIOUS EXPOSED

SURVEY DATA POINT LOCATIONS



MAP LEGEND :

EXISTING DRAIN TILE FLOW DIRECTION
EX. POLYETHYLENE MAINLINE OR SYSTEM PART
EX. CLAY DRAIN TILE MAINLINE OR SYSTEM PARTS
EX. CONCRETE DRAIN TILE MAINLINE OR SYSTEM PART
EXISTING DRAIN TILE CONTINUES TO OUR AND WATERSHED
EXISTING DRAIN TILE OUTLET IS SUBSURFACE
EXIST. DRAIN TILE (T) INSPECTION STRUCTURE / (D) DETENTION BASIN
EXIST. DRAIN TILE (T) LOCATED END / (T) ASSUMED END
EXISTING DRAIN TILE CONTINUES TO OFF-SITE OUTLET SYSTEM
EXISTING DRAIN TILE FAILURE / FLOW SURCHARGE TO SURFACE
EXISTING DRAIN TILE MAPPED BY SPECULATION AND ASSUMPTION
EXISTING DRAIN TILE ABANDONED (NOT FUNCTIONAL)
EXISTING DRAIN TILE "BLOWOUT" OR FAILURE
HAND PROBE OR ELECTRONIC SENSOR FOR DRAIN TILE LOCATION
INVESTIGATION SILT TRENCH FOR INVESTIGATION
SPECIFIC PIT EXCAVATION FOR INVESTIGATION
SURVEY DATA POINTS
REPORT IDENTIFICATION NUMBER

REPORT LEGEND :

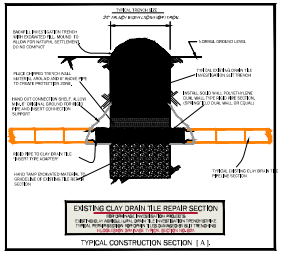
ID NO. ..... POINT OF EXCAVATION FOR SPECIFIC DRAIN TILE INVESTIGATION.
SZ. (SIZE) ..... DRAIN TILE INTERNAL DIAMETER IN INCHES.
MATERIAL / QUALITY ..... TYPE OF TILE MATERIALS, PIPE QUALITY - GOOD, FAIR & POOR.
FLOW % ..... PERCENTAGE OF TILE DIAMETER OCCUPIED BY ACTIVE FLOW.
RESTRICTED OR BACKED UP FLOW, SURCHARGED CONDITION
SILT % ..... PERCENTAGE OF TILE DIAMETER OCCUPIED BY RESTRICTIVE SILT.
ABANDONED / FILLED WITH SILT, BLOCKED, NO FLOW POTENTIAL
DEPTH ..... MEASUREMENT FROM EXISTING GROUND LEVEL TO PIPE INVERT.

(GENERAL NOTES)
MAINLINE TILE ..... TRUNK LINE OR MUTUAL DRAIN, COLLECTOR OF SUBSYSTEMS.
SUBMAIN TILE ..... SECONDARY TRUNK LINE OR RANDOM SYSTEM COLLECTOR.
LATERAL TILE ..... FEEDER LINE, SERVICE TILE OR SYSTEM SPUR.
"BLOWOUT" ..... EXISTING SYSTEM PIPE FAILURE OR RESTRICTION.
DRAIN TILE ENDS ... MAINLINE, SUBMAIN OR LATERAL PLANNED TERMINATION.
SILT TRENCH ..... INVESTIGATION TRENCH, TYPICAL 2'-0" WIDE x 6'-0" DEPTH.

SPECIAL NOTES :

- ALL EXISTING AGRICULTURAL DRAIN TILES LOCATED DURING THIS INVESTIGATION SURVEY HAVE BEEN IDENTIFIED ON THIS PLAN, AND FIELD STAKED AT ± 50' INTERVALS, IN SOME OCCASIONS CERTAIN EXISTING LOCAL DRAIN TILE SECTIONS MAY BE SPECULATED AND CONSIDERED AS AN ASSUMED ROUTE WHICH SHALL BE DELINEATED ON THIS PLAN.
- ALL EXISTING DRAIN TILES DAMAGED DURING THIS INVESTIGATION PROCESS SHALL BE REPAIRED TO THEIR ORIGINAL STATE IN ACCORDANCE WITH NATURAL RESOURCE CONSERVATION SERVICE STANDARDS FOR DRAIN TILE INSTALLATION AND REPAIR.
- ALL EXISTING DRAINAGE IDENTIFICATION MARKERS HAVE BEEN SURVEYED BY AGRICULTURAL GRADE GPS SURVEY SYSTEMS AND INCLUDE SUB METER ACCURACY. ALL LOCATIONS PERTINENT TO FINAL DESIGN SHALL BE VERIFIED BY THE PROJECT SURVEYOR.
- THIS DRAIN TILE INVESTIGATION REPORT IS INTENDED TO CONFIRM EXISTING DRAIN TILE MAINLINE SYSTEMS ONLY WITH ADDITIONAL PRIORITY ON DRAIN TILES WHICH MAY SERVICE THE LIFE AND PROPERTY OF OTHERS OR WITH MUTUAL DRAINAGE STATUS.
- THIS DRAIN TILE INVESTIGATION REPORT SHALL BE FILED WITH HUDDLESTON DRAINAGE LAND DRAINAGE CO., AND WILL BE REPRODUCED AND DISBURSED ONLY BY PERMISSION OF THE CONTRACT PRINCIPALS.

(C) HUDDLESTON, HUDDLESTON-MCBRIDE (PA) 1987 (D)



CROSS SHADED REPRESENT SURVEY DATA POINTS WHICH HAVE BEEN STAKED IN THE FIELD FOR THE SPECIFIC PURPOSE OF ELECTRONIC LOCATION AND ELEVATION DETERMINATION BY THE PROJECT SURVEYOR.
THESE DATA POINTS CONSIST OF A 2" x 2" CROSS HUB AND A 3-4" ORANGE LOCATION STAKE WHICH INCLUDES DATA POINT IDENTIFICATION NUMBERS SEPARATION MEASUREMENTS FROM HUB TO THE BASE AND PIPE SIZE. ALL EXISTING DRAIN TILE POINTS HAVE BEEN STAKED WITH THE SPECIFIC DRAIN TILE / TILE LOCATION IDENTIFICATION AND DOUBLE FLAGS AT INTERSECTIONS.

PROJECT CLIENT:
HEIDNER PROPERTIES, INC.
ERIC GRABOWSKI , PROJECT MANAGER
399 WALL STREET, UNIT H, GLENDALE HEIGHTS, IL., 60139

APPROVED BY AND DATE: TOM HUDDLESTON 1/5/2017	PROJECT DATE: 1/5/2017	REVISIONS DATE:	BY: DESCRIPTION:
ACKNOWLEDGMENTS: HUDDLESTON DRAINAGE MAP and ARCHIVE SYSTEMS	FIELD FILE NO.: 9-11-19		
DRAWN BY AND DATE: TOM HUDDLESTON 1/5/2017	DRAWING NO.: 9-11-19	WEATHER CONDITIONS: SUNNY/ WARM - 20o	DRAWING SCALE: 1" TO 200' / SHEET NO.: ONE OF ONE

NORTH

RR CREST HILL, LLC PARCEL

HUDDLESTON McBRIDE
PROFESSIONAL LAND DRAINAGE SERVICES
5504 FOWLER RD., ROCHELLE, ILLINOIS PHONE 815-562-4

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M:\1 HUD...LES\1 AUTOCAD DRAWINGS\ACTIVE CADD\9-11-19@MANHARD CRESTHILL\9-11-19.dwg, 1/26/2017 10:18:30 AM, Tom, DWG To PDF.pc3, ARCH full bleed D (36.00 x 24.00 Inches), 1:200

Agenda Memo

Crest Hill, IL

Meeting Date:	March 20, 2023
Submitter:	Jim Marino, City Administrator
Department:	Administration
Agenda Item:	Approve City Center Change Orders

Summary: At the October 17, 2022 city council meeting, the council approved a supplement to the 2022-2023 fiscal year appropriations ordinance in the amount of $750,000 for additional construction work and increased costs for the city center building. Harbour Contractors has prepared the attached change orders and proposal for work that now requires approval.

Recommended Council Action: Approve the following change orders:

- Change order with Ramcorp, Inc in the amount of $2,162.12
- Change order with D Kersey in the amount of $546.00
- Change order with D Kersey in the amount of ($1,170.00)
- Change order with Flooring First in the amount of $1,258.12
- Change order with Techlife in the amount of $2,165.00
- Change order with Timm Electric, Inc. in the amount of $410.00
- Proposal with D Kersey in the amount of $1,542.00

Financial Impact:

Funding Source: General Fund Balance

Budgeted Amount: $750,000

Cost: $8,083.24

Attachments: Change orders, proposal

CITY OF CREST HILL
CITY CENTER

Change Order

Date: 3/14/2023
Project: Crest Hill City Center

Contractor: Ramcorp, Inc

Change Order #: 4

Description:

Detention Phone Install and Monument Stone Work

* Sawcut and Remove Existing Masonry for Cell Phones (Phones Installed by Others) typical of (2) Locations within the Detention Area.
* Fill Gaps under Monument Stones at Multiple Locations with Non-Shrink Grout.

Note: See Attached RCO / Proposals

Original Contract:	$	999,470.00
Previous Change Orders:	$	50,249.00
Contract Total Prior to this CO:	$	1,049,719.00
New Change Order Amount:	$	2,162.12
New Contract Amount:	$	1,051,881.12

Approved:

Administrator Date

Shawn Thompson - Project Manager Date

Sub-Contractor Date

RAMCORP, INC.

421 N Water Street
Wilmington, Il 60481
815-476-7961 Phone
815-476-7964 Fax

DATE: 1-11-23

TO: HARBOUR

JOB: CREST HILL CITY CENTER **LOCATION:** 20701 PATRICK DR.

TICKET #: 26454

DESCRIPTION OF CHANGE: DETENTENTION REPAIRS, MONUMENT BASES

LABOR CLASSIFICATION	HOURLY RATE	OT RATE	REG HOURS	OT HOURS		TOTAL
SUPERINTENDENT						
FOREMAN	132.58	OT 185.97 DT 230.71	8			1,060.64
BRICKLAYER	124.67	OT 175.28 DT 216.39				
SAWMAN	124.67	OT 175.28 DT 216.39				
LABOR FOREMAN	119.22	OT 154.56 DT 189.91				
LABORER	117.63	OT 152.24 DT 186.86	8			941.04
OPERATOR	138.80	OT 174.95 DT 211.10				
FORKLIFT	60.00/HR					
OTHER (SAFETY)						
TOTAL LABOR			16			2,001.68
MATERIALS	1-	TYPE S	MORTAR	80#	$13.75/EA	13.75
ADDITIONAL EQUIPMENT	1- 1- 1-	SERVICE 12" GAS 12 CF	TRUCK CUT-OFF GAS	SAW MIXER	$120.00/DAY $85.00/DAY $95.00/DAY	120.00
OTHER	BOND				1.25%	26.69
WASTE /DISPOSAL						
TOTAL COST						$2,162.12

COMMENTS:

FIELD REPORT

264 Item 4.

RAMCORP, INC.

421 NORTH WATER STREET
WILMINGTON, ILLINOIS 60481
(815) 476-7961

✓ ☐ CONTRACT
☐ T.M.
☐ EXTRA

Wed	1	11	20 23
DAY OF WEEK	MO.	DAY	Year

CUSTOMER Haubour

JOB NUMBER 01-2115

LOCATION Crest Hill Municipal

CUSTOMER APPROVAL

AREA PET's Memorial

PHASE

WEATHER _____ TEMP. _____

NAME	CRAFT CODE	REG.	O.T.	D.T.
M. Brassard	BCE	8		
E. Santiago	LA	8		
TOTALS				

N.F.P.

PHASE	MATERIAL & EQUIPMENT & WORK DESCRIPTION	QUAN.	EQUIP. HRS.	MAN HRS	PRICE EA.	
	Cut 4" x 4" opening in 2 locations					
	in detention area for phone boxes					
Equip.	Grinder					
	Vacuum					
	Chipping hammer					
	extension cord					
	wheelbarrow					
	Patched 2 unused outlets					
	Tuckpointed appox. 35 ft. under memorial stones					
Material - 1 80# bag Type S specmix Mortar	TOTALS					

CITY OF CREST HILL
CITY CENTER

Change Order

Date: 3/14/2023
Project: Crest Hill City Center

Contractor: D Kersey

Change Order #: 16

Description:

ADA Push Plates for (2) Added Locations
* Furnish Only (2) ADA Push Plates (i.e. Buttons) for the ADA Operators within the Facility

Note: See Attached RCO / Proposals

Original Contract:	$	769,380.00
Previous Change Orders:	$	208,662.00
Contract Total Prior to this CO:	$	978,042.00
New Change Order Amount:	$	546.00
New Contract Amount:	$	978,588.00

Approved:

Administrator Date

Shawn Thompson - Project Manager Date

Sub-Contractor Date

KERSEY
Construction Company
GENERAL CONTRACTOR

4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
info@dkersey.com

March 6, 2023

Mr. Shawn Thompson
Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

RE: New City Center – Doors and Windows
COP#21 – Furnish Additional ADA Push-Plate switchs

Dear Mr. Thompson,

Per your request, we submit the following proposal to furnish and deliver two (2) additional Norton 505 wired push plates for the project.

Automatic Doors, Inc.		$ 491.00
10 OH&P		$ 49.00
1.2% Bond cost		$ 6.00
	TOTAL	$ 546.00

Attached is email correspondence from Automatic Door with pricing. If this proposal is acceptable, please issue a formal change order at your earliest convenience.

Sincerely,

Brian D. Kersey

CITY OF CREST HILL
CITY CENTER

Change Order

Date: 2/23/2023
Project: Crest Hill City Center

Contractor: D Kersey

Change Order #: 15

Description:

Change Order Correction
* Correction from CO's #11 & 13 including the same item on each as well as an Adjustment to to the Original Costs as well resulting in an Credit to the Owner.

Note: See Attached RCO / Proposals

Original Contract:	$	769,380.00
Previous Change Orders:	$	209,832.00
Contract Total Prior to this CO:	$	979,212.00
New Change Order Amount:	$	(1,170.00)
New Contract Amount:	$	978,042.00

Approved:

Administrator — Date

Shawn Thompson - Project Manager — 2023-03-14 — Date

Sub-Contractor — 3/8/2023 — Date

Brian Kersey - PM - D Kersey Const.

KERSEY
Construction Company
GENERAL CONTRACTOR

4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
info@dkersey.com

February 22, 2022

Mr. Shawn Thompson
Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

RE: New City Center – Doors and Windows
COP#20 – Change Order Correction

Dear Mr. Thompson,

In reviewing files, it has come to our attention that there was a minor mistake in our COP#15 dollar value, but more importantly, the proposal was doubled up in your CO#11 and CO#13. As such, we owe you a credit.

Corrected COP#15		$ 1,280.00
COP#15 credit from CO#11		($ 1,225.00)
COP#15 credit from CO#13		($ 1,225.00)
	NET CREDIT	($ 1,170.00)

I have attached a corrected COP#15 with backup from Anderson Lock Co. If this proposal is acceptable, please indicate your acceptance in writing and issue a formal change order at your earliest convenience.

Sincerely,

Brian D. Kersey

D KERSEY
Construction Company
GENERAL CONTRACTOR

4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
info@dkersey.com

February 22, 2022

Mr. Shawn Thompson
Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

RE: New City Center – Doors and Windows
COP#15 – Hollow Metal Borrowed Lites (CORRECTED)

Dear Mr. Skiera,

Furnish and deliver to jobsite one (1) hollow metal borrowed lite sized 3' X 3' one (1) hollow metal borrowed lite sized 2'X4' for installation by others into a standard metal-framed gypsum board wall.

Anderson Lock Co.		$ 1,150.00
D Kersey Construction (10% OH&P)		$ 115.00
	Subtotal	$ 1,265.00
	Performance & Payment Bond (1.2%)	$ 15.00
	Total	$ 1,280.00

Please see attached proposal from Anderson Lock Co. If this proposal is acceptable, please indicate your acceptance in writing and issue a formal change order at your earliest convenience.

Sincerely,

Brian D. Kersey

From: **Gordon Itami** GordonI@andersonlock.com
Subject: J13535 - NEW BORROWED LITES
Date: September 7, 2022 at 2:39 PM
To: Brian Kersey brian@dkersey.com
Cc: Rebecca Matthiscyk RebeccaM@andersonlock.com

IG

1	Steelcraft	Elevation Frame (F-C-F-CRS-16-PRIMED-SW) – 3X3
1	Steelcraft	Elevation Frame (F-C-F-CRS-16-PRIMED-SW) - 2X4

Total Cost - $1150.00 – Including Inbound Freight and Delivery to Site – Glass by others.
Lead Time – 5 to 7 working days

Best Regards,

GORDON S ITAMI
Project Manager | gordoni@andersonlock.com
Anderson Lock Company | andersonlock.com
Office: 847-885-3667 Ext. 298 | Direct: 847-375-4298

Door Division / 1590 Touhy, Elk Grove, IL 60007
Sales & Service / 850 E Oakton, Des Plaines, IL 60018

ANDERSON LOCK
Dedicated to Door Security Since 1960

Certified WBENC Women's Business Enterprise

From: Brian Kersey [mailto:brian@dkersey.com]
Sent: Thursday, July 28, 2022 8:50 AM
To: Skiera, Dan <dskiera@harbour-cm.com>
Cc: Thompson, Shawn <sthompson@harbour-cm.com>; DeKalb Cotract Glazing, Inc <cfilicetti@dekalbcontractglazing.com>; Gordon Itami <GordonI@andersonlock.com>
Subject: Re: Crest Hill Change Orders

Is 1/4 " clear tempered glass ok?

Brian Kersey
D Kersey Construction Co.
4130 Timberlane Dr.
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
312-919-5223 Cell
brian@dkersey.com
www.dkersey.com

> On Jul 28, 2022, at 7:39 AM, Skiera, Dan <dskiera@harbour-cm.com> wrote:
>
> Brian
>
> Here is a photo of the door frame, the jambs are the same for both rooms. They are 133-317.
>
> Thanks

Dan Skiera
Harbour Contractors, Inc. • Superintendent

23830 W. Main St.
Plainfield, IL 60544

• Fax: (815)254-5505 • Cell: (815) 482-4821
email. dskiera@harbour-cm.com

www.harbour.us

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From: Brian Kersey <brian@dkersey.com>
Sent: Thursday, July 28, 2022 7:25:20 AM

CITY OF CREST HILL
CITY CENTER

Change Order

Date: 9/13/2022
Project: Crest Hill City Center

Contractor: D Kersey

Change Order #: 11

Description:

C-03: Security Glass on Doors 140A & B
* Furnish Glass and as Required Framework to Install Security Rated Glass into Doors Labeled 140A and 140B. To be Installed by Others.

C-23: Add Window in Room-133: Clerk Office
* Furnish and Install New Window Unit approximately 3'-0" x 3'-0" into New Framed Opening (By Others).

P-30: Add Window in Room-317: SGT Office
* Furnish and Install New Window Unit approximately 2'-0" x 4'-0" int New Framed Opening (By Others).

C-02: Add Locks to Doors 141 & 142
* Furnish Keyable Locksets for Doors Labeled 141 and 142. To be Installed by Others.

P-19: Add Locks to Doors 307 & 308
* Furnish Keyable Locksets for Doors Labeled 307 and 308. To be Installed by Others.

P-15: Add WiFi Card Access to (14) Doors
* Furnish WiFi Card Access Readers for (14) Existing Doors

Note: See Attached RCO / Proposals

Original Contract:	$	769,380.00
Previous Change Orders:	$	163,814.00
Contract Total Prior to this CO:	$	933,194.00
New Change Order Amount:	$	26,727.00
New Contract Amount:	$	959,921.00

Approved:

Administrator Date

Shawn Thompson - Project Manager Date

Sub-Contractor Date

Dan Skiera - Superintendent Date

KERSEY
Construction Company
GENERAL CONTRACTOR

4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
info@dkersey.com

August 2, 2022

Mr. Dan Skiera
Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

RE: New City Center – Doors and Windows
COP#14 – Additional Door Glass

Dear Mr. Skiera,

Furnish and install two lites of ¼" clear tempered glass in borrowed lites sized 2'X4' and 3'X3'. We will also furnish and install two lites of 5/16 clear laminated glass with SGP security interlayer into doors 140A and 140B.

DeKalb Contract Glazing, Inc.		$ 1,410.00
D Kersey Construction (10% OH&P)		$ 141.00
	Subtotal	$ 1,551.00
	Performance & Payment Bond (1.2%)	$ 17.00
	Total	$ 1,568.00

Please see attached proposal from DeKalb Contract Glazing, Inc. Please note preparation of the doors and lite kits and/or glass stops is by others. Proposal assumes all glass to be installed on one trip to the jobsite. If this proposal is acceptable, please indicate your acceptance in writing and issue a formal change order at your earliest convenience.

Sincerely,

Brian D. Kersey

De Kalb Contract Glazing, Inc.

207 North 6th Street De Kalb, Illinois 60115
Phone 815-748-4948 Fax 815-748-5498

Change Order Proposal

Date: August 2, 2022 DCG Change #03 Rev 1

Project: Crest Hill City Hall

To: D. Kersey Construction Co.
4130 Timberlane Drive
Northbrook, IL 60062

Attention: Brain Kersey
Phone: 847-919-4980
Fax: 847-656-5002
E-Mail:

Prepared By: Chris Filicetti

Change request number 03 Revised Dated 8-2-22

De Kalb Contract Glazing, Inc. submits the following pricing for the above referenced change order request:

Furnish and install two lites of 1/4" clear tempered glass into your additional borrowed lite frames.

Furnish and install two lites of 5/16" clear laminated glass with SGP security interlayer into your doors 140A and 140B.

All glass to be installed in one trip to the jobsite.

Preparation of doors and lite kits or glass stops are by others. We can install the lite kits as long as the doors are properly prepared.

We cannot proceed with the above work until written approval is received from an authorized representative of your company.

All terms and conditions of the original contract apply.

This proposal is based solely on usual cost elements such as labor, material, and normal mark-ups and does not include amounts for additional changes in the sequence of the work, delays, disruptions, rescheduling, extended overhead, overtime, acceleration or impact costs.

Total Cost:	$1,410.00

This proposal is valid for a period of 30 days.

De Kalb Contract Glazing, Inc.
207 North 6th Street De Kalb, Illinois 60115
Phone 815-748-4948 Fax 815-748-5498

Change Order Proposal

Date: August 2, 2022 DCG Change #03 Rev 1

Thank you.

Chris Filicetti

Chris Filicetti, General Manager

4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
info@dkersey.com

September 7, 2022

Mr. Dan Skiera
Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

RE: New City Center – Doors and Windows
COP#15 – Hollow Metal Borrowed Lites

Dear Mr. Skiera,

Furnish and deliver to jobsite one (1) hollow metal borrowed lite sized 3' X 3' one (1) hollow metal borrowed lite sized 2'X4' for installation by others into a standard metal-framed gypsum board wall.

Anderson Lock Co.		$ 1,100.00
D Kersey Construction (10% OH&P)		$ 110.00
	Subtotal	$ 1,210.00
	Performance & Payment Bond (1.2%)	$ 15.00
	Total	$ 1,225.00

Please see attached proposal from Anderson Lock Co. If this proposal is acceptable, please indicate your acceptance in writing and issue a formal change order at your earliest convenience.

Sincerely,

Brian D. Kersey

From: **Gordon Itami** GordonI@andersonlock.com
Subject: J13535 - NEW BORROWED LITES
Date: September 7, 2022 at 2:39 PM
To: Brian Kersey brian@dkersey.com
Cc: Rebecca Matthiscyk RebeccaM@andersonlock.com

1	Steelcraft	Elevation Frame (F-C-F-CRS-16-PRIMED-SW) – 3X3
1	Steelcraft	Elevation Frame (F-C-F-CRS-16-PRIMED-SW) - 2X4

Total Cost - $1150.00 – Including Inbound Freight and Delivery to Site – Glass by others.
Lead Time – 5 to 7 working days

Best Regards,

GORDON S ITAMI
Project Manager | gordoni@andersonlock.com
Anderson Lock Company | andersonlock.com
Office: 847-885-3667 Ext. 298 | Direct: 847-375-4298

Door Division / 1590 Touhy, Elk Grove, IL 60007
Sales & Service / 850 E Oakton, Des Plaines, IL 60018

ANDERSON LOCK
Dedicated to Door Security Since 1960

From: Brian Kersey [mailto:brian@dkersey.com]
Sent: Thursday, July 28, 2022 8:50 AM
To: Skiera, Dan <dskiera@harbour-cm.com>
Cc: Thompson, Shawn <sthompson@harbour-cm.com>; DeKalb Cotract Glazing, Inc <cfilicetti@dekalbcontractglazing.com>; Gordon Itami <GordonI@andersonlock.com>
Subject: Re: Crest Hill Change Orders

Is 1/4 " clear tempered glass ok?

Brian Kersey
D Kersey Construction Co.
4130 Timberlane Dr.
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
312-919-5223 Cell
brian@dkersey.com
www.dkersey.com

On Jul 28, 2022, at 7:39 AM, Skiera, Dan <dskiera@harbour-cm.com> wrote:

Brian

Here is a photo of the door frame, the jambs are the same for both rooms. They are 133-317.

Thanks

Dan Skiera
Harbour Contractors, Inc. • Superintendent

23830 W. Main St.
Plainfield, IL 60544

• Fax: (815)254-5505 • Cell: (815) 482-4821
email. dskiera@harbour-cm.com

www.harbour.us

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Sent: Thursday, July 28, 2022 7:25:20 AM

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Subject: Re: Crest Hill Change Orders

What is the Jamb depth on the HM window frames? 1/4" clear tempered glass?

Brian Kersey
D Kersey Construction Co.
4130 Timberlane Dr.
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
312-919-5223 Cell
brian@dkersey.com
https://link.edgepilot.com/s/fa22ccad/22haXw_r_EKRqG0xdBiRBA?u=http://www.dkersey.com/

On Jul 28, 2022, at 6:28 AM, Skiera, Dan <dskiera@harbour-cm.com> wrote:

Brian

See answers below in red, thanks.

Dan Skiera | Superintendent

Harbour Contractors, Inc.
• Fax: (815)254-5505 • Cell: (815) 482-4821
email. dskiera@harbour-cm.com

From: Brian Kersey <brian@dkersey.com>
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Subject: Re: Crest Hill Change Orders

Dan,

I have copied DeKalb and Anderson Lock so they can add respond if they need additional information.

1. Can you get Dekalb to give me just the price for the added security glass for doors 140A-B.

I will ask, but I don't think it will change the price they already gave you. They have to make a trip out to install the lites and if they install 1 or 10, it is still one trip. I need just the pricing to install the two pieces of security glass for this room as these are the only two the city has decided to install at this time. We will give them the information for their future use if they decide to add the window lites to any other office door.

1. The added locks for doors 308-307-141-142

Please confirm that you want a deadbolt for these doors. I have not seen any updated hardware information. Did you send this directly to Anderson Lock? These will need to be a keyed from both sides as they are for public bathrooms.

1. Added window frames one sized 3'x3' and one 2'x4' with glazing.

What frames are these? Are they Hollow Metal or Aluminum? What is the depth? What kind of glazing do you need in them? You have not sent me any information prior to this email. These will be hollow metal with glazing.

1. Pricing for a single wi-fi lockset, there are 14 doors that need these.

Do you want pricing for one lockset or 14 locksets? If pricing is for one lockset then you are going to pay for additional shipping/handling that you wouldn't have to if you ordered 14. Please just give me pricing per lockset, we will inform the city of the shipping and handling if they choose to do this one at a time.

Please provide the information ASAP. I can't price without knowing what to price.

Thanks,

Brian

—
Brian Kersey
D Kersey Construction Co.
4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 - Office
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https://link.edgepilot.com/s/04f8e901/VfKcYAghDkms2PIphsEDQQ?u=http://www.dkersey.com/
brian@dkersey.com

On Jul 27, 2022, at 2:18 PM, Skiera, Dan <dskiera@harbour-cm.com> wrote:

Brian

Left you a voicemail, I need a couple things broken out for the added work here at Crest Hill,

1. Can you get Dekalb to give me just the price for the added security glass for doors 140A-B.
2. The added locks for doors 308-307-141-142
3. Added window frames one sized 3'x3' and one 2'x4' with glazing.
4. Pricing for a single wi-fi lockset, there are 14 doors that need these.

Please get this to me by tomorrow afternoon, we can get these change orders completed and get the parts ordered. Let me know if you have any questions.

Thanks

<HARBOURKNOT-Signatures_1c7845d1-7d17-431d-846c-a5123102dfab.gif>

https://link.edgepilot.com/s/0d5f2ece/XB_ot7Abq0OpuCnzlOruHg?u=http://www.harbour.us/

Dan Skiera
Harbour Contractors, Inc. •
Superintendent

23830 W. Main St.
Plainfield, IL 60544

• Fax: (815)254-5505 • Cell: (815) 482-4821
email. dskiera@harbour-cm.com

<SocialLink_Linkedin_32x32_550b52a7-a37d-45be-93b1-b9c89f509039.png> <SocialLink_Instagram_32x32_70ae50a8-32fc-41f0-8cdb-9e2638e6bdfb.png>

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newbl.pdf

KERSEY
Construction Company
GENERAL CONTRACTOR

4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
info@dkersey.com

September 7, 2022

Mr. Dan Skiera
Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

RE: New City Center – Doors and Windows
COP#16 – Additional Hardware

Dear Mr. Skiera,

Per your request, we submit the following proposal to furnish and deliver additional door hardware per the updated schedule provided by Assa Abloy in their email of August 9, 2022

Anderson Lock Co.	$ 21,500.00
D Kersey Construction (10% OH&P)	$ 2,150.00
Subtotal	$ 23,650.00
Performance & Payment Bond (1.2%)	$ 284.00
Total	$ 23,934.00

Please see attached proposal from Anderson Lock Co. Installation of hardware and any required door/frame modification required to install are by others. If this proposal is acceptable, please indicate your acceptance in writing and issue a formal change order at your earliest convenience.

Sincerely,

Brian D. Kersey

ANDERSON LOCK COMPANY BID PROPOSAL
CREST HILL CITY HALL AND POLICE STATION
REVISED HARDWARE FOR ACCESS CONTROL
PRICING VALID FOR ORDER BY 10/15/2022

Component Type: "Hardware"

Opening Number(s)	Total Qty	Catalog	Description	Description	Total Quote
354BPD, 352PD, 325, 140B, 140A, 139B, 139A, 138, 112	9	Sargent	72 IN120-82278 LNMD		
312, 206, 146, 143	4	Sargent	704 ETLB US26D		
312, 206, 146, 143	4	HES	9600-630	Surface Mounted Electric Strike	
312, 206, 146, 143	4	Assa Abloy E.S.	2005M3	Smart Pac III	
142	1	Sargent	1170-487 US26D RH	Classroom Function Deadlock	
141	1	Sargent	1170-487 US26D LH	Classroom Function Deadlock	

Component Type: "Hardware"

Component Type: "Freight"

Description
INBOUND FREIGHT & DELIVERY TO SITE

Component Type: "Freight"

Grand Totals **21500.00**

NO ESTIMATED LEAD TIMES TO BE PROVIDED. LEAD TIMES WILL BE SENT AFTER WRITTEN ACKNOWLEDGEMENTS FROM ASSA ABLOY.

ALL INSTALLATION THE RESPONSIBILITY OF OTHERS.

ALL MODIFICATIONS OF EXISTING DOORS AND FRAMES FOR NEW HARDWARE THE RESPONSIBILITY OF OTHERS.

CITY OF CREST HILL
CITY CENTER

Change Order

Date: 11/28/2022
Project: Crest Hill City Center

Contractor: D Kersey

Change Order #: 13

Description:

Hollow Metal Borrow Lites
* Furnish Only (1) HM Borrow Lite Sized 3' x 3' and (1) HM Borrow Lite 2' x 4'.

Wiringand Programming Labor
* 14.5 Hours of Labor for Return Trips for Security Wiring and Programming by Others Not Completed.

Note: See Attached RCO / Proposals

Original Contract:	$	769,380.00
Previous Change Orders:	$	201,603.00
Contract Total Prior to this CO:	$	970,983.00
New Change Order Amount:	$	5,484.00
New Contract Amount:	$	976,467.00

Approved:

Administrator Date

Shawn Thompson - Project Manager Date

Brian D. Kersey 11/30/2022

Sub-Contractor Date

Brian D. Kersey - Project Manager

KERSEY
Construction Company
GENERAL CONTRACTOR

4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
info@dkersey.com

September 7, 2022

Mr. Dan Skiera
Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

RE: New City Center – Doors and Windows
COP#15 – Hollow Metal Borrowed Lites

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D Kersey Construction (10% OH&P)		$ 110.00
	Subtotal	$ 1,210.00
	Performance & Payment Bond (1.2%)	$ 15.00
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IG

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Total Cost - $1150.00 – Including Inbound Freight and Delivery to Site – Glass by others.
Lead Time – 5 to 7 working days

Best Regards,

GORDON S ITAMI
Project Manager | gordoni@andersonlock.com
Anderson Lock Company | andersonlock.com
Office: 847-885-3667 Ext. 298 | Direct: 847-375-4298

Door Division / 1590 Touhy, Elk Grove, IL 60007
Sales & Service / 850 E Oakton, Des Plaines, IL 60018

ANDERSON LOCK
Dedicated to Door Security Since 1960
Certified WBENC

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847-919-4980 Office
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Plainfield, IL 60544

• Fax: (815)254-5505 • Cell: (815) 482-4821
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https://link.edgepilot.com/s/04f8e901/VfKcYAghDkms2PIphsEDQQ?u=http://www.dkersey.com/
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Thanks

<HARBOURKNOT-Signatures_1c7845d1-7d17-431d-846c-a5123102dfab.gif>

https://link.edgepilot.com/s/0d5f2ece/XB_ot7Abq0OpuCnzlOruHg?u=http://www.harbour.us/

Dan Skiera
Harbour Contractors, Inc. •
Superintendent

23830 W. Main St.
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email. dskiera@harbour-cm.com

<SocialLink_Linkedin_32x32_550b52a7-a37d-45be-93b1-b9c89f509039.png> <SocialLink_Instagram_32x32_70ae50a8-32fc-41f0-8cdb-9e2638e6bdfb.png>

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KERSEY
Construction Company
GENERAL CONTRACTOR

4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
info@dkersey.com

November 16, 2022

Mr. Dan Skiera
Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

RE: New City Center – Doors and Windows
COP#17 *REVISED* –Additional ADA Operator Troubleshooting

Dear Mr. Skiera,

Per your request, we submit the following proposal for 14.5 labor hours expended by Automatic Doors, Inc. on return trips when security wiring and programing by others were not completed as required.

Automatic Doors, Inc.		$ 3,825.00
D Kersey Construction (10% OH&P)		$ 383.00
	Subtotal	$ 4.208.00
	Performance & Payment Bond (1.2%)	$ 51.00
	Total	$ 4,259.00

Please see attached proposal from Automatic Doors, Inc. If this proposal is acceptable, please issue a formal change order at your earliest convenience.

Sincerely,

Brian D. Kersey

AUTOMATIC DOORS, INC.

113 Sangra Court • Streamwood, IL 60107
(630) 837-4496 • FAX (630) 837-4681

Automatic Door Operators - Sales & Service
Manual Doors-Sales & Service
We Accept Visa / MasterCard
Visit us on the Web www.automaticdoorsinc.com

PROPOSAL

ADI # 092555

TO: D Kersey Construction **JOB: Village of Crestwood**

ATTN: Dan

We are pleased to quote the following:

ADI shall furnish and install five (5) single 6" x 6" x 40" Clear or dark bronze anodized aluminum bollard posts with prep for push plate. Units will be wired up with radio controlled push plates and radio controlled transmitters. Units will be tuned in for proper operation. Equipment includes:

5 ea. - 6" x 6' x 40/42" Clear or Dark bronze bollard post
5 ea. - Radio controlled push plates with radio controlled transmitters and receivers

~~TOTAL PRICE DELIVERED AND INSTALLED……..$ 10,765.50 & Sales tax if applicable~~

*** Additional labor and travel for original job……..$ 3,825.50*

Price ($ 3,825.50) above includes cost for all necessary parts and extra labor involved

14.25 (Additional trips) extra hours with extra travel charges due to all wires and security terminations not complete needed to schedule return visits not complete as specified

Delivery: 4 – 8 weeks

We are W.B.E. Certified Thank you…

THE PROPOSAL IS MADE FOR PROMPT ACCEPTANCE AND ON THE TERMS AND CONDITIONS OF SALE AS SET FORTH ON THE BOTTOM OF THIS PAGE. UPON OUR RECEIPT OF THIS PROPOSAL DULY ACCEPTED BY YOU THIS FORM SHALL CONSTITUTE THE ENTIRE AGREEMENT BETWEEN US RELATING TO THE SUBJECT MATTER HEREON.
INTEREST AT LEGAL MAXIMUM WILL BE CHARGED ON PAST DUE BALANCES SUBJECT TO CREDIT APPROVAL
COMPANY
NAME_____
ACCEPTED
By_____TITLE_____
DATE
DATE_____REQUIRED_____

F.O.B.: Jobsite
TERMS: Net 30 days.
FREIGHT: Included
BY: Chris Hurley DATE: 9/8/22

PLEASE REFER CORRESPONDENCE RELATING TO THIS PROPOSAL TO AUTOMATIC DOORS, INC. AT THE ABOVE ADDRESS.

TERMS AND CONDITIONS OF SALE: The following terms and conditions shall constitute a part of each accepted order or contract between Buyer and Automatic Doors Inc. 1. PRICE: Stenographic and clerical errors in quotations are subject to correction. All quotations, unless otherwise stated, are for immediate action on all prices quoted therein are firm for 30 days from quotation date. 2. CREDIT: Accounts will be opened only with firms or individuals with approved credit. The Seller reserves the right to take necessary legal action to protect payments of this contract. 3. DEFERRED DELIVERY: All agreements are contingent upon strikes, accidents, and occurrences beyond our control. 4. CANCELLATION: Purchaser assumes financial liability for all expenses incurred to date of cancellation in the processing of this contract. Restocking charges will apply to orders canceled after equipment is ordered.

CITY OF CREST HILL
CITY CENTER

Change Order

Date: 3/14/2023
Project: Crest Hill City Center

Contractor: Flooring First

Change Order #: 4

Description:

C-06: ADA Reconfiguration and Utility / Clerk Rework
* Vinyl Wall Covering Only (Install by Others) for the (4) Window Locations in the Lobby typical of (3) standard and (1) ADA locations.

Note: See Attached RCO / Proposals

Original Contract:	$	216,905.36
Previous Change Orders:	$	10,914.43
Contract Total Prior to this CO:	$	227,819.79
New Change Order Amount:	$	1,258.12
New Contract Amount:	$	229,077.91

Approved:

Administrator Date

Shawn Thompson - Project Manager Date

Sub-Contractor Date

Dan Skiera - Superintendent Date

Thompson, Shawn

From: Jason Williams <floorjay8@gmail.com>
Sent: Wednesday, March 1, 2023 1:21 PM
To: Thompson, Shawn
Subject: Re: Vinyl Wall Tile Selection: 01-2115 Crest Hill City Center

Good Afternoon Shawn

Tarkett Latitude Vintage Oak LVP - 160 sf @ 4.99 = $798.40
Tarkett 959 Adhesive (1) 4 gallon pail is $255

There are no specified corners from Tarkett. We can order Schluter Vinpro -RO for outside wall corners. They come in three colors (Brushed Chrome, Brushed Nickel, and Brushed Antique Bronze). (8) 8' 2.5" pieces @ 25.59 per piece is $204.72.

Total price for all three items is: $1,258.12 tax exempt.

Thanks,

Jason

On Mar 1, 2023, at 10:40 AM, Thompson, Shawn <sthompson@harbour-cm.com> wrote:

Jason:

Appreciate it.

Thank you

Shawn Thompson | Project Manager

Harbour Contractors, Inc.
• Fax: (815)254-5505 • Cell: (331)201-3484
email. sthompson@harbour-cm.com

From: Jason Williams <floorjay8@gmail.com>
Sent: Wednesday, March 1, 2023 7:49 AM
To: Thompson, Shawn <sthompson@harbour-cm.com>
Subject: Re: Vinyl Wall Tile Selection: 01-2115 Crest Hill City Center

Hi Shawn,

Im working on this now and will have it to you shortly.

CITY OF CREST HILL
CITY CENTER

Change Order

Date: 3/14/2023
Project: Crest Hill City Center

Contractor: Techlife

Change Order #: 5-R1

Description:

Added WiFi and PoE Locksets / Readers Licenses and Service Plans
* Add (2) WiFi and / or PoE Lockset Access Control Software Licensing and Integration
* Configuration Services
* Access Control Software Service Extensions / Adds

Note: See Attached RCO / Proposals

Original Contract:	$	109,552.50
Previous Change Orders:	$	533,868.57
Contract Total Prior to this CO:	$	643,421.07
New Change Order Amount:	$	2,165.00
New Contract Amount:	$	645,586.07

Approved:

Administrator Date

Shawn Thompson - Project Manager Date

Sub-Contractor Date

Techlife
410 Warrenville Rd, Lower Level
Lisle, IL 60532
773-569-3929
billing@techlifemsp.com
techlifemsp.com

Estimate

ADDRESS

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

ESTIMATE # 1111
DATE 02/28/2023

ACTIVITY	QTY	RATE	AMOUNT
Access Control Software OO-ASSA-NL-L2 Fusion Software license to integrate ASSA ABLOY WiFi and PoE locks	2	515.00	1,030.00
Milestone Milestone XProtect Corporate Device License	1	345.00	345.00
Milestone Milestone XProtect Device License Warranty - 1 Year Warranty - Includes Care Plus and Care Premium - 24/7 Milestone support team access - XProtect upgrades - SLA backed response times	1	90.00	90.00
Configuration Services - Firmware updates - Custom programming - Functionality testing	1	700.00	700.00

TOTAL **$2,165.00**

Accepted By

Accepted Date

CITY OF CREST HILL
CITY CENTER

Change Order

Date: 3/14/2023
Project: Crest Hill City Center

Contractor: TIMM Electric, Inc.

Change Order #: 21

Description:

Added Conduits for Extra DC Feeds to OHD Door Contactors

* Furnish and Install 1/2" Conduits on the East and West Side of the Sally Port for the Added DC Feeds for the Contactors to connect properly to the Security System.

Note: See Attached RCO / Proposals

Original Contract:	$	1,241,855.00
Previous Change Orders:	$	657,505.00
Contract Total Prior to this CO:	$	1,899,360.00
New Change Order Amount:	$	410.00
New Contract Amount:	$	1,899,770.00

Approved:

Administrator Date

Shawn Thompson - Project Manager Date

Sub-Contractor Date

Invoice

TIMM Electric, Inc.

17832 MILLS ROAD
JOLIET, IL 60433

Phone #: (815) 723-4501
Fax #: (815) 723-7243

Invoice #:	19479
Date:	3/13/2023

Bill To

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

Police Dept.

P.O. Number	Terms

Remit to
TIMM Electric Inc.
P.O. Box 1349
New Lenox, IL 60451

Commercial * Residential * Industrial
Licensed * Bonded * Insured

Description
Furnish and install the materials and labor to provide conduit sleeves between boxes in Police Garage for low voltage contractor as directed. Total amount of this invoice is $410.00

Total **$410.00**

Service Charge of 1.5% per month which is equal to annual rate of 18% will be added to all accounts over 30 days.

KERSEY
Construction Company
GENERAL CONTRACTOR

4130 Timberlane Drive
Northbrook, IL 60062
847-919-4980 Office
847-656-5002 Fax
info@dkersey.com

March 10, 2023

Mr. Shawn Thompson
Harbour Contractors, Inc.
23830 W. Main Street
Plainfield, IL 60544

RE: New City Center – Doors and Windows
COP#22 – Full Vision Door Lite for Door 356 – Juvenile Lounge

Dear Mr. Thompson,

Per your request, we submit the following proposal to furnish and deliver one (1) National Guard L-GFL 100 SP-TB – 23 1/16" X 61 1/16" and one (1) National Guard 1/2 " Polycarbonate – 22 12/16" X 60 12/16" with GT118 Glazing Tape for 22" X 60" Visible opening to be installed by others.

Anderson Lock Co.		$ 1,385.00
10 OH&P		$ 139.00
1.2% Bond cost		$ 18.00
	TOTAL	$ 1,542.00

See attached proposal from Anderson Lock Co. If this proposal is acceptable, please issue a formal change order at your earliest convenience.

Sincerely,

Brian D. Kersey

City Council Agenda Memo

Crest Hill, IL

Meeting Date:	3/20/23
Submitter:	Mark Siefert, Director of Public Works
Department:	Public Works
Agenda Item:	Approve a change order with Vissering Construction for a deduct of $1,338,041.00.

Summary:

As a reminder to all, the City received three bids for the West STP Improvements project. The low bidder was Vissering Construction Company out of Streator, Illinois with a lump sum bid of $51,770,000. Unfortunately, Vissering's bid was higher than anticipated for a variety of reasons, most notably, the current inflationary conditions in the economy.

Since the bid opening, Strand Associates, Inc. (Strand) and City staff have worked diligently to identify potential project savings. To date, the following changes have been implemented as part of the awarding the project to Vissering Construction:

- Deductive Bid Alternative No. 1 was selected.
- Multiple alternative manufacturers were selected.

The total savings associated with the changes above totaled $1,130,000. As a result, the project was awarded to Vissering Construction for $50,640,000.

In addition to the changes above, City staff and Strand worked together to identify several more reductions in project scope to further reduce the overall project costs as discussed above. The original list of project cuts, which was provided to Vissering,. The dollar value identified for was $1,338,041.00.

In total the total project cost has now decreased to $49,301,959.00. Staff is asking for Council to approve Change Order 1 which is a deduct of $1,338,041.00.

Recommended Council Action:

Approve a change order with Vissering Construction for a deduct of $1,338,041.00.

Financial Impact:

Funding Source: IEPA Loan

Budgeted Amount:

Cost:

Attachments:

Strand Letter

Change Order #1

STRAND ASSOCIATES®
Excellence in Engineering
Since 1946

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

February 16, 2023

Mr. Mark Siefert, Director of Public Works
City of Crest Hill
2090 Oakland Avenue
Crest Hill, IL 60403

Re: West Sewage Treatment Plant Improvements
Change Order No. 1
City of Crest Hill, Illinois (City)

Dear Mark,

Three copies of the enclosed Change Order No. 1 have been delivered to Vissering Construction Company (Contractor) for review and signature before the next City Council meeting. If approved, please sign all three copies, return two copies to Strand Associates, Inc.® (Strand), and keep one copy for City records. All items in Change Order No. 1 are in the best interest of the City to be included. The following is a summary of the changes.

Items 1a through 1cc were identified as part of the Cost Proposal Request (CPR) No. 1 effort. Enclosed are Strand's original CPR to the Contractor, as well as the Revised CPR from the Contractor. The purpose of the CPR was to reduce the out-of-pocket cost burden to the City without changing the Illinois Environmental Protection Agency (IEPA) loan amount and without affecting the design intent and plant performance.

Additionally, the Substantial Completion date is being changed from 730 days from Notice to Proceed (NTP) to 1,278 days from NTP. The Final Completion date is being changed from 820 days from NTP to 1,460 days from the NTP. These time changes were originally intended to be changed during the addenda process but were not memorialized in the signed Agreement.

Total contingency provided in the IEPA Loan No. L17-2159 is $1,519,200. Change Order No. 1 deducts $1,338,041, increasing the contingency available to $2,857,241.

If you have any questions, please call 815-744-4200.

Sincerely,

STRAND ASSOCIATES, INC.®

Dominic Gattone

Dominic L. Gattone P.E.

Enclosures

DLG:amm\S:\JOL\3800--3899\3894\048\Construction\Change Orders\CO-001\CO-001 - letter.docx

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Since 1946

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

February 16, 2023

CHANGE ORDER NO. 1

PROJECT:	West Sewage Treatment Plant Improvements
OWNER:	City of Crest Hill, Illinois
CONTRACT:	1-2022
CONTRACTOR:	Vissering Construction Company

Description of Change

1a	1	Work described in the enclosed Contractor's Cost Proposal Request ([CPR]-001) Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing the allowance for disposal of the sand filter media solids.	(DEDUCT)	($77,000.00)
1b	2	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing the allowance for disposal of anaerobic digester, sludge thickener, and aeration tank sludge solids.	(DEDUCT)	($270,500.00)
1c	3	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removal of the Structure E70 bridge crane and appurtenances.	(DEDUCT)	($19,658.00)
1d	5	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing the allowance for the office furniture and laboratory equipment within Structure E70.	(DEDUCT)	($100,000.00)
1e	6	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing glass-lined ductile iron piping and replacing it with standard ductile iron piping, except as noted in the following (item 1f).	(DEDUCT)	($35,000.00)

1f	7	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for changing all yard ductile iron piping, except beneath structures, to polyvinyl chloride (PVC).	(DEDUCT)	($110,000.00)
1g	8	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing the primary clarifier effluent weir covers.	(DEDUCT)	($22,490.00)
1h	9	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for changing portions of the channel coverings in StructureS A10 and 16 from unpunched aluminum plank to aluminum grating.	(DEDUCT)	($8,020.00)
1i	10	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing all automatic samplers.	(DEDUCT)	($35,503.00)
1j	11	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing select walkways from the Aeration Tank.	(DEDUCT)	($30,617.00)
1k	12	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removal of the three 20-inch butterfly valves downstream of the Tertiary Filter Building filters.	(DEDUCT)	($39,500.00)
1l	13	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing the bypass pipe and associated valve in the Tertiary Filter Building.	(DEDUCT)	($50,000.00)
1m	14	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for reducing the slab thickness of both Final Clarifiers.	(DEDUCT)	($42,124.00)

1n	15	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for replacing select sidewalk with grass seed.	(DEDUCT)	($21,680.00)
1o	16	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing the CNT/DCT pipes, VMH-1, and associated valves.	(DEDUCT)	($58,042.00)
1p	18	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for changing the Structure E70 elevator with a platform lift.	(DEDUCT)	($76,413.00)
1q	19/20	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for changing the effluent pipe material to reinforced concrete pipe and for changing the testing requirements for that pipe.	(DEDUCT)	($140,000.00)
1r	21	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for reducing the walkway width of select portions of the Primary Clarifiers.	(DEDUCT)	($7,850.00)
1s	22	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing the South Digester walkway.	(DEDUCT)	($24,553.00)
1t	26	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing lighting and associated conduit in the Structure 75 Biosolids Storage Structure.	(DEDUCT)	($18,639.00)
1u	28	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for minimizing site piping demolition.	(DEDUCT)	($27,500.00)

1v	29	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing all glazed block finishes from Structure E70 and replacing with standard block.	(DEDUCT)	($22,979.00)
1w	31	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for changing the second-floor interior walls to metal-stud and drywall instead of block.	(DEDUCT)	(18,211.00)
1x	32	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for providing hydraulic lift assist covers instead of automatic-opening covers for the tertiary filters.	(DEDUCT)	($18,471.00)
1y	33	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for having the City provide internet service to Contractor on-site.	(DEDUCT)	($2,100.00)
1z	34	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for changing all sluice gate materials from 316 stainless steel (SS) to 304 SS.	(DEDUCT)	($4,600.00)
1aa	35	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removing select gates.	(DEDUCT)	($34,845.00)
1bb	37	Work described in the enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023) and enclosed Engineer's CPR-001 (dated December 15, 2022), including credit for removal of trees and brush.	(DEDUCT)	($8,500.00.00)
1cc	N/A	Contractor included a 1 percent DEDUCT for bonds and insurance, as shown in enclosed Contractor's CPR-001 Revision 1 (dated February 1, 2023)	(DEDUCT)	($13,247.93)
TOTAL VALUE OF THIS CHANGE ORDER:			(DEDUCT)	($1,338,041.00)

City of Crest Hill–Vissering Construction Company
Contract 1-2022, Change Order No. 1
Page 5
February 16, 2023

Contract Price Adjustment

Original Contract Price	$50,640,000.00
Previous Change Order Adjustments	$0.00
Adjustment in Contract Price this Change Order	($1,338,041.00)
Current Contract Price including this Change Order	$49,301,959.00

Contract Substantial Completion Date Adjustment

Original Contract Substantial Completion Date	December 1, 2024
Contract Substantial Completion Date Adjustments due to previous Change Orders	0 days
Contract Substantial Completion Date Adjustments due to this Change Order	548 days
Current Substantial Contract Completion Dates including all Change Orders	June 1, 2026

Contract Final Completion Date Adjustment

Original Contract Final Completion Date	March 1, 2025
Contract Final Completion Date Adjustments due to previous Change Orders	0 days
Contract Final Completion Date Adjustments due to this Change Order	640 days
Current Final Contract Completion Dates including all Change Orders	December 1, 2026

This document shall become a supplement to the Contract and all provisions will apply hereto.

RECOMMENDED

Dommie L. Gattone — 2-23-2023
ENGINEER–Strand Associates, Inc.® — Date

APPROVED

T J Wolff — 2/17/23
CONTRACTOR–Vissering Construction Company — Date

APPROVED

OWNER–City of Crest Hill, Illinois — Date

Agenda Memo

Crest Hill, IL

Meeting Date:	3/20/2023
Submitter:	Mark Siefert, Director of Public Works
Department:	Public Works
Agenda Item:	Approval of Pay Request #8 from Williams Brother Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of $83,398.97.

Summary:

Strand and Staff have reviewed the attached pay request from Williams Brothers Construction Inc (WBCI) for the East Plant Phosphorus Project and are asking council to approve it along with the invoice in the list of bills. Staff will then submit the pay request to the IEPA. Once the City, receives the disbursement check from the IEPA the City will release the check to WBCI.

Recommended Council Action:

Approval of Pay Request #8 from Williams Brother Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of $83,398.97

Financial Impact: n/a

Funding Source:

Budgeted Amount:

Cost:

Attachments:

Pay Request #8

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

March 14, 2023

Mr. Mark Siefert, Director of Public Works
City of Crest Hill
1610 Plainfield Road
Crest Hill, IL 60403

Re: Crest Hill East Water Reclamation Facility Phosphorus Removal Upgrades
City of Crest Hill, Illinois (City)

Dear Mr. Siefert:

Enclosed is Pay Application No. 8, along with a Certified Payroll for the City's East Water Reclamation Facility Phosphorus Removal Upgrades project. A summary of the Contract status is shown on each enclosed Application for Payment.

Williams Brothers Construction, Inc. (Contractor) is requesting a total of $83,398.97 for the work performed between February 1 and 28, 2023. Please refer to its breakdowns of values in the enclosed pay application. This value includes material and equipment storage, general overhead and profit, and continuing construction of the anaerobic selector tank adjacent to the oxidation ditch. Strand Associates, Inc.® has reviewed the pay application submitted by the Contractor and recommends the Application for Payment Request in the amount of $83,398.97.

The current total Contract amount is $4,930,000, and there have been no change orders to date. Total work completed through February 28, 2023, is $1,883,895.82. A total of $188,389.58 is being held in retainage, in accordance with the Contract Documents.

Sincerely,

STRAND ASSOCIATES, INC.®

Michael G. Ott, P.E.

Enclosures

MGO:sjl\S:\JOL\3800--3899\3894\038\Construction\Pay Requests\Pay Apps\8\Crest Hill Payment Recommendation to Owner.docx

SUMMARY SHEET

APPLICATION FOR PAYMENT

OWNER: City of Crest Hill, Illinois

PROJECT: East WRF Phosphorus Removal Upgrades

CONTRACTOR: Williams Brothers Construction Inc.

CONTRACT: 1-2022

FOR PERIOD ENDING: 2/28/2023

PAYMENT APPLICATION DATE: 2/28/2023

PAYMENT APPLICATION NO.: 8

CONTRACT AMOUNT	
ORIGINAL CONTRACT AMOUNT	$4,930,000
PLUS: ADDITIONS TO CONTRACT	$0
LESS: DEDUCTIONS FROM CONTRACT	$4,930,000
ADJUSTED CONTRACT AMOUNT TO DATE	$4,930,000

WORK PERFORMED	
COST OF WORK COMPLETED	$1,883,895.82
PLUS MATERIALS STORED (ATTACH SCHEDULE)	$
NET AMOUNT EARNED TO DATE	$1,883,895.82
LESS AMOUNT OF RETAINAGE	$188,389.58
SUBTOTAL	$1,695,506.24
LESS PREVIOUS PAYMENTS	$(1,612,107.27)
AMOUNT DUE THIS APPLICATION	$83,398.97

CONTRACTOR's Certification:

The undersigned CONTRACTOR certifies, to the best of its knowledge, the following: (1) All previous progress payments received from OWNER on account of Work done under the Contract have been applied on account to discharge CONTRACTOR's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment; (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to OWNER at time of payment free and clear of all Liens, security interests, and encumbrances (except such as are covered by a bond acceptable to OWNER indemnifying OWNER against any such Liens, security interest, or encumbrances); and (3) All Work covered by this Application for Payment is in accordance with the Contract Documents and not defective.

☑ Required lien waivers attached.

Dated 3/6/2023

Williams Brothers Construction, Inc.
CONTRACTOR

By _____
(Authorized Signature)

By Jacob Lee
(Print Name)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated 3/8, 2023

STRAND ASSOCIATES, INC.®

By _____
(Authorized Signature)

By MICHAEL OTT
(Print Name)

APPLICATION FOR PAYMENT NO. 8

WBCI Invoice No 2 23 553 8

TO OWNER: City of Crest Hill
1610 Plainfield Road
Crest Hill , Illinois 60403

FROM CONTRACTOR: Williams Brothers Construction Inc. ; PO Box 1366; Peoria, IL 61654
From: Jacob Lee Ph 309.688.0416; Fax 309.688.0891

Engineer: Strand Associates, Inc., 910 West Wingra Drive, Madison WI 53715
Att'n: Tim Juskiewicz Ph 608.251.4843 Fax: 608.251.8655

CONTRACT FOR: General
PROJECT: East Water Reclamation Facility Phosphorus Removal Upgrades
OWNER's Contract No. ENGINEER's Project No.
For Work accomplished through the date of: **February 28, 2023**

Continuation Sheet is attached.

1. Original Contract Price :		4,930,000.00
2. Net Change by Change Orders and Written Amendments (+ or -)		0.00
3. Current contract Price (1 plus 2):		4,930,000.00
4. Total completed and stored to date:		1,883,895.82
5. Retainage (per agreement):		
a. 10%	(188,389.58)	
b. 10 % of Stored Material		
Total Retainage (Line 5a + 5b)		(188,389.58)
6. Total completed and stored to date less retainage (4 minus 5):		1,695,506.24
7. Less previous Application for Payments: (Line 6 from prior Certificate)		(1,612,107.27)
8. DUE THIS APPLICATION (6 MINUS 7) :		**83,398.97**

CONTRACTOR'S Certification:

The undersigned CONTRACTOR certifies that (1) all previous progress payments received from OWNER on account of Work done under the Contract referred to above have been applied to discharge in full all obligations of CONTRACTOR incurred in connection with Work covered by prior Applications for Payments numbered 1 through 7 inclusive; (2) title to all Work, materials and equipment incorporated in said Work or otherwise listed in or covered by this Application for Payment will pass to OWNER at time of payment free and clear of all liens, claims, security interests and encumbrances (except such as are covered by Bond acceptable to OWNER indemnifying OWNER against any such lien, claim, security interest or encumbrance); and (3) all Work covered by this application for Payment is in accordance with the Contract Documents and not defective as that term is defined in the Contract Documents.

Dated February 28, 2023 PER. TO: February 28, 2023 By: _____
CONTRACTOR By: Jacqueline Smith, Treasurer

☐ Required lien waivers attached.

Payment of the above AMOUNT DUE THIS APPLICATION is recommended

Dated: _____

STRAND ASSOCIATES, INC.

BY: _____

CONTINUATION SHEET

Application No. 8 PER. TO: February 28, 2023

APPL. DATE: February 28, 2023 ARCHITECT'S PROJECT NO.:

	ITEM NO	DESCRIPTION		SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	<-------WORK COMPLETED-------> PREV APPL	THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
6	*Div. #1*	***General Conditions***			0.00					38.21%		
7		Bond and Insurance		Williams Brothers Const. Inc.	200,000.00	200,000.00			200,000.00	100%	0.00	20,000.00
8		Submittal Exchange		Williams Brothers Const. Inc.	6,000.00	6,000.00			6,000.00	100%	0.00	600.00
9		Mobilization		Williams Brothers Const. Inc.	200,000.00	100,000.00			100,000.00	50%	100,000.00	10,000.00
10		Demobilization		Williams Brothers Const. Inc.	20,000.00	0.00			0.00	0%	20,000.00	0.00
11		General Overhead and Profit		Williams Brothers Const. Inc.	411,800.49	146,078.64	12,354.01		158,432.65	38%	253,367.84	15,843.27
12	*Div. #2*	***Existing Conditions***										
13		***Sheet 16***										
14		Demolition	L	Williams Brothers Const. Inc.	36,985.00	0.00			0.00	0%	36,985.00	0.00
15		***Sheet 25***										
16		Demolition	L	Williams Brothers Const. Inc.	34,190.00	0.00			0.00	0%	34,190.00	0.00
17		***Sheet 28***										
18		Demolition	L	Williams Brothers Const. Inc.	1,970.00	0.00			0.00	0%	1,970.00	0.00
19		***Sheet 29***										
20		Demolition	L	Williams Brothers Const. Inc.	10,975.00	0.00			0.00	0%	10,975.00	0.00
21		**Sheet 05-D1.01**										
22		Site Demo	L	Williams Brothers Const. Inc.	7,927.00	792.70			792.70	10%	7,134.30	79.27
23	*Div. #3*	***Concrete***										
24		**Oxidation Ditch Str. 4000**										
25		Rebar	M	Harris	34,941.47	32,978.57			32,978.57	94%	1,962.90	3,297.86
26		Rebar	L	Mid-State	18,928.95	14,290.82			14,290.82	75%	4,638.13	1,429.08
27		Walls	M	Ozinga/Narvick	16,302.40	16,302.40			16,302.40	100%	0.00	1,630.24
28		Walls	L	Williams Brothers Const. Inc.	134,708.00	134,708.00			134,708.00	100%	0.00	13,470.80
29		Base Slabs	M	Ozinga	11,036.55	11,036.55			11,036.55	100%	0.00	1,103.66
30		Base Slabs	L	Williams Brothers Const. Inc.	22,017.00	22,017.00			22,017.00	100%	0.00	2,201.70
31		Suspended Slab on Grade	M	Ozinga	1,835.40	0.00			0.00	0%	1,835.40	0.00
32		Suspended Slab on Grade	L	Williams Brothers Const. Inc.	21,626.00	0.00			0.00	0%	21,626.00	0.00
33		**Chemical Phosphorus Str. 8000**										
34		Rebar	M	Harris	5,662.93	5,662.93			5,662.93	100%	0.00	566.29
35		Rebar	L	Mid-State	3,067.79	2,613.56			2,613.56	85%	454.23	261.36
36		Walls	M	Ozinga	1,952.70	1,952.70			1,952.70	100%	0.00	195.27
37		Walls	L	Williams Brothers Const. Inc.	16,628.50	16,628.50			16,628.50	100%	0.00	1,662.85
38		Base Slabs	M	Ozinga	2,310.35	2,310.35			2,310.35	100%	0.00	231.04
39		Base Slabs	L	Williams Brothers Const. Inc.	5,533.25	5,533.25			5,533.25	100%	0.00	553.33
40		Slab on Grade-Stairs	M	Ozinga	67.85	0.00			0.00	0%	67.85	0.00
41		Slab on Grade-Stairs	L	Williams Brothers Const. Inc.	377.25	0.00			0.00	0%	377.25	0.00
42		Suspended Slab on Grade	M	Ozinga	119.60	0.00			0.00	0%	119.60	0.00
43		Suspended Slab on Grade	L	Williams Brothers Const. Inc.	1,529.75	0.00			0.00	0%	1,529.75	0.00
44		**Sludge Tank**										
45		Rebar	M	Harris	11,783.05	401.40			401.40	3%	11,381.65	40.14
46		Rebar	L	Mid-State	6,383.26	0.00			0.00	0%	6,383.26	0.00
47		Walls	M	Ozinga	7,748.70	0.00			0.00	0%	7,748.70	0.00
48		Walls	L	Williams Brothers Const. Inc.	36,254.00	0.00			0.00	0%	36,254.00	0.00
49		Base Slabs	M	Ozinga	7,530.20	0.00			0.00	0%	7,530.20	0.00
50		Base Slabs	L	Williams Brothers Const. Inc.	21,629.75	0.00			0.00	0%	21,629.75	0.00
51	*Div. #5*	***Metals***										
52		Misc. Metals	M	Pleasant Mount Welding, Inc.	11,930.00	8,653.00			8,653.00	73%	3,277.00	865.30
53		Misc. Metals	L	Williams Brothers Const. Inc.	1,360.00	0.00			0.00	0%	1,360.00	0.00
54		Aluminum Handrails	M	Golden Railings	9,750.00	9,750.00			9,750.00	100%	0.00	975.00
55		Aluminum Handrails	L	Williams Brothers Const. Inc.	15,840.00	0.00			0.00	0%	15,840.00	0.00
56	*Div. #6*	***Woods and Plastics***										
57		Fiberglass Fabrications & Grating	M	Mona Composites	15,460.00	1,110.00			1,110.00	7%	14,350.00	111.00
58		Fiberglass Fabrications	L	Williams Brothers Const. Inc.	8,800.00	0.00			0.00	0%	8,800.00	0.00
59		FRP Chemical Tank	M	Plas-Tanks Industries	45,067.00	0.00			0.00	0%	45,067.00	0.00
60		FRP Chemical Tank	L	G.A. Rich & Sons	4,500.00	0.00			0.00	0%	4,500.00	0.00

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61	*Div. #9*	***Finishes***										
62		**Oxidation Ditch Str. 4000**										
63	099100	Painting	M	RP Coatings	200.00	0.00			0.00	0%	200.00	0.00
64	099100	Painting	L	RP Coatings	2,000.00	0.00			0.00	0%	2,000.00	0.00
65		**CP Removal Building**										
66	099635	Chemical Resistant Coating	M	RP Coatings	5,000.00	0.00			0.00	0%	5,000.00	0.00
67	099635	Chemical Resistant Coating	L	RP Coatings	10,600.00	0.00			0.00	0%	10,600.00	0.00
68		**Sludge Pump Building Str. 23000**										
69	099100	Painting	M	RP Coatings	760.00	0.00			0.00	0%	760.00	0.00
70	099100	Painting	L	RP Coatings	6,000.00	0.00			0.00	0%	6,000.00	0.00
71		**Sludge Storage Tank #4**										
72	099100	Painting	M	RP Coatings	300.00	0.00			0.00	0%	300.00	0.00
73	099100	Painting	L	RP Coatings	3,000.00	0.00			0.00	0%	3,000.00	0.00
74		**Diversion Structure Manhole**										
75	098821	Manhole Lining	M	RP Coatings	5,000.00	0.00			0.00	0%	5,000.00	0.00
76	098821	Manhole Lining	L	RP Coatings	10,000.00	0.00			0.00	0%	10,000.00	0.00
77	*Div. #10*	***Information Specialties***										
78		Fire Extinguishers	M	Williams Brothers Const. Inc.	120.00	0.00			0.00	0%	120.00	0.00
79		Fire Extinguishers	L	Williams Brothers Const. Inc.	30.00	0.00			0.00	0%	30.00	0.00
80		Plastic & Metal Signs	M	Zendavor	811.27	684.95			684.95	84%	126.32	68.50
81		Plastic & Metal Signs	L	Williams Brothers Const. Inc.	90.00	0.00			0.00	0%	90.00	0.00
82	*Div. #13*	***Special Construction***										
83		Prefab Chemical Phosphorus Removal Building	M	Metropolitan Pump Company	378,263.00	0.00			0.00	0%	378,263.00	0.00
84		Prefab Chemical Phosphorus Removal Building	L	Williams Brothers Const. Inc.	10,500.00	0.00			0.00	0%	10,500.00	0.00
85	*Div. #26*	***Electrical***										
86		Collection System Diversion Structure Control Panel		Energenecs	31,940.00	0.00			0.00	0%	31,940.00	0.00
87		Instruments (ISO Flowmeterand Vega Puls Radar)		Energenecs	12,195.00	0.00			0.00	0%	12,195.00	0.00
88		SCADA Integration Programming		Energenecs	11,035.00	0.00			0.00	0%	11,035.00	0.00
89		O&M, Start Up, Training		Energenecs	6,130.00	0.00			0.00	0%	6,130.00	0.00
90		Project Initiation		Concentric Integration	2,450.00	247.50			247.50	10%	2,202.50	24.75
91		Project Management		Concentric Integration	40,380.00	22,493.75	1,707.50		24,201.25	60%	16,178.75	2,420.13
92		Control Panel Design		Concentric Integration	38,300.00	0.00			0.00	0%	38,300.00	0.00
93		PLC, OIT & SCADA Programming		Concentric Integration	40,210.00	0.00			0.00	0%	40,210.00	0.00
94		O&M Drawings		Concentric Integration	4,320.00	0.00			0.00	0%	4,320.00	0.00
95		Enhancement Time		Concentric Integration	37,270.00	0.00			0.00	0%	37,270.00	0.00
96		Control and Instrumentation		Concentric Integration							0.00	0.00
97		Motor Control Centers/VFDs		Concentric Integration	74,127.00	0.00			0.00	0%	74,127.00	0.00
98		Equipment		Concentric Integration							0.00	0.00
99		Control Panels		Concentric Integration	23,144.00	0.00			0.00	0%	23,144.00	0.00
100		Instrumentation		Concentric Integration	13,399.00	0.00			0.00	0%	13,399.00	0.00
101		**Oxidation Ditch Str. 4000**										
102		Electrical	M	Elliot Electric	15,000.00	0.00			0.00	0%	15,000.00	0.00
103		Electrical Demo	L	Elliot Electric	2,500.00	500.00			500.00	20%	2,000.00	50.00
104		Electrical Install	L	Elliot Electric	22,000.00	0.00			0.00	0%	22,000.00	0.00
105		Start Up	L	Elliot Electric	500.00	0.00			0.00	0%	500.00	0.00
106		**Chemical Phosphorus Str. 8000**										
107		Electrical	M	Elliot Electric	8,000.00	0.00			0.00	0%	8,000.00	0.00
108		Electrical Install	L	Elliot Electric	9,000.00	0.00			0.00	0%	9,000.00	0.00
109		Start Up	L	Elliot Electric	1,000.00	0.00			0.00	0%	1,000.00	0.00
110		**Sludge Pump Building Str. 23000**										
111		Electrical	M	Elliot Electric	2,000.00	0.00			0.00	0%	2,000.00	0.00
112		Electrical Demo	L	Elliot Electric	500.00	0.00			0.00	0%	500.00	0.00
113		Electrical Install	L	Elliot Electric	3,500.00	0.00			0.00	0%	3,500.00	0.00
114		Start Up	L	Elliot Electric	500.00	0.00			0.00	0%	500.00	0.00

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115		**Sludge Storage Tank Str. 25000**										
116		Electrical	M	Elliot Electric	2,000.00	0.00			0.00	0%	2,000.00	0.00
117		Electrical Install	L	Elliot Electric	5,500.00	0.00			0.00	0%	5,500.00	0.00
118		Electrical Labor	L	Elliot Electric	500.00	0.00			0.00	0%	500.00	0.00
119		**Structure 98**										
120		Electrical	M	Elliot Electric	15,000.00	0.00			0.00	0%	15,000.00	0.00
121		Electrical Install	L	Elliot Electric	24,000.00	0.00			0.00	0%	24,000.00	0.00
122		Start Up	L	Elliot Electric	1,000.00	0.00			0.00	0%	1,000.00	0.00
123		Generator	M	Elliot Electric	19,760.00	0.00			0.00	0%	19,760.00	0.00
124		Generator	L	Elliot Electric	12,500.00	0.00			0.00	0%	12,500.00	0.00
125		Site-Handholes	M	Elliot Electric	1,000.00	0.00			0.00	0%	1,000.00	0.00
126		Site-Handholes	L	Elliot Electric	2,000.00	0.00			0.00	0%	2,000.00	0.00
127		Site-Poles/Feeders	M	Elliot Electric	14,000.00	1,500.00			1,500.00	11%	12,500.00	150.00
128		Site-Poles/Feeders	L	Elliot Electric	23,000.00	1,500.00			1,500.00	7%	21,500.00	150.00
129		Lighting Protection	M	Elliot Electric	11,180.00	0.00			0.00	0%	11,180.00	0.00
130		Lighting Protection	L	Elliot Electric	12,500.00	500.00			500.00	4%	12,000.00	50.00
131		Lighting	M	Elliot Electric	6,500.00	0.00			0.00	0%	6,500.00	0.00
132		Lighting	L	Elliot Electric	10,000.00	0.00			0.00	0%	10,000.00	0.00
133		Fire Alarm	M	Elliot Electric	500.00	0.00			0.00	0%	500.00	0.00
134		Fire Alarm	L	Elliot Electric	3,500.00	0.00			0.00	0%	3,500.00	0.00
135		Arc Flash System	M	Elliot Electric	2,500.00	0.00			0.00	0%	2,500.00	0.00
136		Arc Flash Labels	L	Elliot Electric	500.00	0.00			0.00	0%	500.00	0.00
137		Supervision	L	Elliot Electric	46,000.00	10,500.00			10,500.00	23%	35,500.00	1,050.00
138		Misc Job Expenses	M	Elliot Electric	13,460.00	0.00			0.00	0%	13,460.00	0.00
139		Office	L	Elliot Electric	10,000.00	2,250.00			2,250.00	23%	7,750.00	225.00
140	***Div. #31***	***Earthwork***										
141		Mobilization, Demobilization and Supervisor	L	Concord Excavating	11,000.00	8,430.00			8,430.00	77%	2,570.00	843.00
142		Silt Fence	L	Concord Excavating	3,000.00	3,000.00			3,000.00	100%	0.00	300.00
143		Site Grading	L	Concord Excavating	43,000.00	6,000.00			6,000.00	14%	37,000.00	600.00
144		Oxidation Ditch Excavation	L	Concord Excavating	22,000.00	22,000.00			22,000.00	100%	0.00	2,200.00
145		Oxidation Ditch Backfill	L	Concord Excavating	27,000.00	22,950.00			22,950.00	85%	4,050.00	2,295.00
146		Storage Tank Excavation	L	Concord Excavating	21,000.00	0.00			0.00	0%	21,000.00	0.00
147		Storage Tank Backfill	L	Concord Excavating	5,000.00	0.00			0.00	0%	5,000.00	0.00
148		Chemcial Tank Excavation	L	Concord Excavating	8,000.00	8,000.00			8,000.00	100%	0.00	800.00
149		Chemcial Tank Backfill	L	Concord Excavating	5,000.00	0.00			0.00	0%	5,000.00	0.00
150		Spoils Offsite	L	Concord Excavating	26,000.00	20,000.00			20,000.00	77%	6,000.00	2,000.00
151	***Div. #32***	***Exterior Improvements***										
152		Paving	M	Glander Paving	19,000.00	0.00			0.00	0%	19,000.00	0.00
153		Paving	L	Glander Paving	31,000.00	0.00			0.00	0%	31,000.00	0.00
154		Sidewalks	M	Ozinga	2,976.00	0.00			0.00	0%	2,976.00	0.00
155		Sidewalks	L	Williams Brothers Const. Inc.	4,013.00	0.00			0.00	0%	4,013.00	0.00
156		Seeding	M/L	Williams Brothers Const. Inc.	1,200.00	0.00			0.00	0%	1,200.00	0.00
157	***Div. #33***	***Utilities***										
158		Glass-Lied Steel Sludge Storage Tank	M	Cady Aquastore	321,000.00	0.00			0.00	0%	321,000.00	0.00
159		Glass-Lied Steel Sludge Storage Tank	L	Cady Aquastore	132,000.00	0.00			0.00	0%	132,000.00	0.00
160		Start-Up & Owner Training	L	Cady Aquastore	2,000.00	0.00			0.00	0%	2,000.00	0.00
161		Bypass Pumping	L	Williams Brothers Const. Inc.	20,000.00	0.00			0.00	0%	20,000.00	0.00
162		Overhead and Profit		G.A Rich & Sons, Inc	126,100.00	42,874.00	5,044.00		47,918.00	38%	78,182.00	4,791.80
163		Mobilization		G.A Rich & Sons, Inc	30,000.00	12,000.00			12,000.00	40%	18,000.00	1,200.00
164		Site Proc Piping PRC	L	G.A Rich & Sons, Inc	18,000.00	0.00			0.00	0%	18,000.00	0.00
165		Site Proc Piping PRC	M	G.A Rich & Sons, Inc	1,200.00	0.00	1,200.00		1,200.00	100%	0.00	120.00
166		Cutting & Capping	L	G.A Rich & Sons, Inc	15,000.00	0.00			0.00	0%	15,000.00	0.00
167		Cutting & Capping	M	G.A Rich & Sons, Inc	7,000.00	0.00			0.00	0%	7,000.00	0.00
168		Site Process Piping Storm	L	G.A Rich & Sons, Inc	12,000.00	0.00			0.00	0%	12,000.00	0.00
169		Site Process Piping Storm	M	G.A Rich & Sons, Inc	3,900.00	0.00			0.00	0%	3,900.00	0.00
170		Site Valve & Material Man Hole 1&2	L	G.A Rich & Sons, Inc	13,000.00	650.00	5,850.00		6,500.00	50%	6,500.00	650.00
171		Site Valve & Material Man Hole 1&2	M	G.A Rich & Sons, Inc	11,300.00	0.00	7,910.00		7,910.00	70%	3,390.00	791.00
172		Site DIP NPW	L	G.A Rich & Sons, Inc	7,500.00	5,625.00			5,625.00	75%	1,875.00	562.50
173		Site DIP NPW	M	G.A Rich & Sons, Inc	2,000.00	2,000.00			2,000.00	100%	0.00	200.00

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174		Site DIP Domestic	L	G.A Rich & Sons, Inc	7,500.00	0.00			0.00	0%	7,500.00	0.00
175		Site DIP Domestic	M	G.A Rich & Sons, Inc	1,000.00	0.00			0.00	0%	1,000.00	0.00
176		Site DIP Plant Inf	L	G.A Rich & Sons, Inc	15,000.00	0.00	11,250.00		11,250.00	75%	3,750.00	1,125.00
177		Site DIP Plant Inf	M	G.A Rich & Sons, Inc	10,000.00	0.00	10,000.00		10,000.00	100%	0.00	1,000.00
178		Site DIP RAS	L	G.A Rich & Sons, Inc	20,000.00	0.00	18,000.00		18,000.00	90%	2,000.00	1,800.00
179		Site DIP RAS	M	G.A Rich & Sons, Inc	20,000.00	15,000.00	5,000.00		20,000.00	100%	0.00	2,000.00
180		Site DIP TDSL	L	G.A Rich & Sons, Inc	40,000.00	2,000.00			2,000.00	5%	38,000.00	200.00
181		Site DIP TDSL	M	G.A Rich & Sons, Inc	30,000.00	30,000.00			30,000.00	100%	0.00	3,000.00
182		Site DIP SMD	L	G.A Rich & Sons, Inc	35,000.00	1,750.00			1,750.00	5%	33,250.00	175.00
183		Site DIP SMD	M	G.A Rich & Sons, Inc	25,000.00	12,000.00			12,000.00	48%	13,000.00	1,200.00
184		Site DIP SMS	L	G.A Rich & Sons, Inc	35,000.00	0.00			0.00	0%	35,000.00	0.00
185		Site DIP SMS	M	G.A Rich & Sons, Inc	25,000.00	12,000.00			12,000.00	48%	13,000.00	1,200.00
186		Site DIP Drain Lines	L	G.A Rich & Sons, Inc	50,000.00	2,500.00			2,500.00	5%	47,500.00	250.00
187		Site DIP Drain Lines	M	G.A Rich & Sons, Inc	25,000.00	10,000.00			10,000.00	40%	15,000.00	1,000.00
188	***Div. #40***	***Process Interconnections***										
189		**Oxidation Ditch bldg 4000**										
190		Sluice Gate 20" Opening	M	RW Gate	17,990.00	9,350.00			9,350.00	52%	8,640.00	935.00
191		Sluice Gate 20" Opening	L	Williams Brothers Const. Inc.	3,500.00	0.00			0.00	0%	3,500.00	0.00
192		Start-Up & Owner Training	L	RW Gate	840.00	0.00			0.00	0%	840.00	0.00
193		Sluice Gate 16" Opening	M	RW Gate	16,590.00	16,590.00			16,590.00	100%	0.00	1,659.00
194		Sluice Gate 16" Opening	L	Williams Brothers Const. Inc.	3,500.00	0.00			0.00	0%	3,500.00	0.00
195		Start-Up & Owner Training	L	RW Gate	840.00	0.00			0.00	0%	840.00	0.00
196		Weir Gate	M	RW Gate	13,530.00	13,530.00			13,530.00	100%	0.00	1,353.00
197		Weir Gate	L	Williams Brothers Const. Inc.	3,500.00	0.00			0.00	0%	3,500.00	0.00
198		Start-Up & Owner Training	L	RW Gate	840.00	0.00			0.00	0%	840.00	0.00
199		Process Valves	L	G.A Rich & Sons, Inc	15,000.00	1,500.00			1,500.00	10%	13,500.00	150.00
200		Process Valves	M	G.A Rich & Sons, Inc	50,000.00	30,000.00			30,000.00	60%	20,000.00	3,000.00

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ARCHITECT'S PROJECT NO.:

	ITEM NO.	DESCRIPTION		SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	<-----WORK COMPLETED-----> PREV APPL.	THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
201		**Diversion Structure**										
202		Sluice Gate	M	RW Gate	18,300.00	18,300.00			18,300.00	100%	0.00	1,830.00
203		Sluice Gate	L	Williams Brothers Const. Inc.	3,500.00	0.00			0.00	0%	3,500.00	0.00
204		Start-Up & Owner Training	L	RW Gate	840.00	0.00			0.00	0%	840.00	0.00
205		Slide Gate	M	RW Gate	18,080.00	18,080.00			18,080.00	100%	0.00	1,808.00
206		Slide Gate	L	Williams Brothers Const. Inc.	3,500.00	0.00			0.00	0%	3,500.00	0.00
207		Start-Up & Owner Training	L	RW Gate	840.00	0.00			0.00	0%	840.00	0.00
208		Portable Operator	M	RW Gate	4,400.00	4,400.00			4,400.00	100%	0.00	440.00
209		Valves	M	LAI	206,502.54	175,502.54	13,800.00		189,302.54	92%	17,200.00	18,930.25
210		Valves	L	G.A Rich & Sons, Inc	11,000.00	0.00	550.00		550.00	5%	10,450.00	55.00
211		**Chemical Building Str. 8000**										
212		Process Valves	L	G.A Rich & Sons, Inc	13,500.00	0.00			0.00	0%	13,500.00	0.00
213		Process Valves	M	G.A Rich & Sons, Inc	10,300.00	0.00			0.00	0%	10,300.00	0.00
214		**Sludge Pump Building Str. 23000**										
215		Process Valves	L	G.A Rich & Sons, Inc	39,000.00	0.00			0.00	0%	39,000.00	0.00
216		Process Valves	M	G.A Rich & Sons, Inc	70,000.00	50,000.00			50,000.00	71%	20,000.00	5,000.00
217		**Sludge Storage Tank Str. 25000**										
218		Process Valves	L	G.A Rich & Sons, Inc	38,000.00	0.00			0.00	0%	38,000.00	0.00
219		Process Valves	M	G.A Rich & Sons, Inc	111,000.00	80,000.00			80,000.00	72%	31,000.00	8,000.00
220	***Div. #41***	***Material Processing and Handling Equipment***										
221		Davit Crane	M	Xylem	15,782.31	15,782.31			15,782.31	100%	0.00	1,578.23
222		Davit Crane	L	Williams Brothers Const. Inc.	1,320.00	0.00			0.00	0%	1,320.00	0.00
223	***Div. #43***	***Process Gas and Liquid Handling, Purification, and Storage Equipment***										
224		Sludge Loading Pump	M	Boerger	86,795.00	86,795.00			86,795.00	100%	0.00	8,679.50
225		Sludge Loading Pump	L	G.A Rich & Sons, Inc	2,200.00	0.00			0.00	0%	2,200.00	0.00
226		Start-Up & Owner Training	M	Boerger	2,000.00	0.00			0.00	0%	2,000.00	0.00
227	***Div. #46***	***Water and Wastewater Equipment***										
228		Chemical Phosphorus Removal Equipment	M	Drydon	64,500.00	64,500.00			64,500.00	100%	0.00	6,450.00
229		Chemical Phosphorus Removal Equipment	L	G.A Rich & Sons, Inc	7,000.00	0.00			0.00	0%	7,000.00	0.00
230		Start-Up & Owner Training		Drydon	1,000.00	0.00			0.00	0%	1,000.00	0.00
231		Project Inspection and Coordination		Perterson and Matz	30,000.00	15,000.00			15,000.00	50%	15,000.00	1,500.00
232		Sludge Storage Mixing Systems	M	Evoqua	55,800.00	55,800.00			55,800.00	100%	0.00	5,580.00
233		Sludge Storage Mixing Systems	L	G.A Rich & Sons, Inc	4,000.00	0.00			0.00	0%	4,000.00	0.00
234		Start-Up & Owner Training		Evoqua	6,200.00	0.00			0.00	0%	6,200.00	0.00
235		Internal Recycle Pump	M	Xylem	34,794.89	34,794.89			34,794.89	100%	0.00	3,479.49
236		Internal Recycle Pump	L	G.A Rich & Sons, Inc	2,800.00	0.00			0.00	0%	2,800.00	0.00
237		Start-Up & Owner Training		Xylem	2,139.00	0.00			0.00	0%	2,139.00	0.00
238		Submersible Mixers	M	Xylem	84,876.34	78,391.54			78,391.54	92%	6,484.80	7,839.15
239		Submersible Mixers	L	G.A Rich & Sons, Inc	3,000.00	0.00			0.00	0%	3,000.00	0.00
240		Start-Up & Owner Training		Xylem	2,840.00	0.00			0.00	0%	2,840.00	0.00
241		Anchor Bolts	M	Xylem	1,538.46	1,538.46			1,538.46	100%	0.00	153.85
242		Freight		Xylem	6,029.00	0.00			0.00	0%	6,029.00	0.00
243												
244		***Unit Prices***										
245	312300	1 Unsuitable Foundation Material for Structures		550 CY x $70	38,500.00	0.00			0.00	0%	38,500.00	0.00
246	312300	2 Unsuitable Foundation Material for Utility Trenches		20 CY x $70	1,400.00	0.00			0.00	0%	1,400.00	0.00
247	312300	3 Removal of Non-CCDD Material		20 Tons x $50	1,000.00	0.00			0.00	0%	1,000.00	0.00
248	312316.26	4 Rock Excavation for Structures and Roads		30 CY x $120	3,600.00	3,600.00			3,600.00	100%	0.00	360.00
249	312316.26	5 Rock Excavation for Utility and Trenches		40 CY x $120	4,800.00	0.00			0.00	0%	4,800.00	0.00
250												
251												
252												
253												
254		Totals			4,930,000.00	1,791,230.30	92,665.51	0.00	1,883,895.82	38.21%	3,046,104.18	188,389.58

ONTINUATION SHEET

Application No. 8 PER. TO: February 28, 2023
APPL. DATE: February 28, 2023 ARCHITECT'S PROJECT NO.:

	ITEM NO.		DESCRIPTION	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	<-------WORK COMPLETED-------> PREV APPL.	THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
255			**Change Orders**									
256										0%	0.00	0.00
257										0%	0.00	0.00
258										0%	0.00	0.00
259										0%	0.00	0.00
260										0%	0.00	0.00
261										0%	0.00	0.00
262											0%	0.00
263				Total Change Orders	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
264				TOTAL REVISED CONTRACT AMO	4,930,000.00	1,791,230.30	92,665.51	0.00	1,883,895.82	0.38	3,046,104.18	188,389.58

CONTINUATION SHEET

Application No. 8
APPL. DATE: February 28, 2023

PER. TO: February 28, 2023
ARCHITECT'S PROJECT NO.:

	ITEM NO.	DESCRIPTION	SUPPLIER/ SUBCONTRACTOR	SCHEDULED VALUE	<------WORK COMPLETED------> PREV APPL.	THIS PERIOD	MATERIALS STORED	TOTAL COMPL & STORED	% Complete	BALANCE TO FINISH	RETAINAGE
265											
266		***Summary by Subcontract***									
267			Boerger LLC	88,795.00	86,795.00	0.00	0.00	86,795.00	98%	2,000.00	8,679.50
268			Cady Aquastore	455,000.00	0.00	0.00	0.00	0.00	0%	455,000.00	0.00
269			Concord Excavating	171,000.00	90,380.00	0.00	0.00	90,380.00	53%	80,620.00	9,038.00
270			Concentric Integration	273,600.00	22,741.25	1,707.50	0.00	24,448.75	9%	249,151.25	2,444.88
271			Drydon Equipment Inc.	65,500.00	64,500.00	0.00	0.00	64,500.00	98%	1,000.00	6,450.00
272			Ellitott Electric, Inc	301,400.00	16,750.00	0.00	0.00	16,750.00	6%	284,650.00	1,675.00
273			Energenecs	61,300.00	0.00	0.00	0.00	0.00	0%	61,300.00	0.00
274			Evoqua Water Technologies	62,000.00	55,800.00	0.00	0.00	55,800.00	90%	6,200.00	5,580.00
275			Glander Paving Co.	50,000.00	0.00	0.00	0.00	0.00	0%	50,000.00	0.00
276			Golden Railing	9,750.00	9,750.00	0.00	0.00	9,750.00	100%	0.00	975.00
277			Harris Rebar	52,387.45	39,042.90	0.00	0.00	39,042.90	75%	13,344.55	3,904.29
278			LAI, Ltd.	206,502.54	175,502.54	13,800.00	0.00	189,302.54	92%	17,200.00	18,930.25
279			Metropolitan Pump Co.	378,263.00	0.00	0.00	0.00	0.00	0%	378,263.00	0.00
280			Mid-State Steel Co, Inc	28,380.00	16,904.37	0.00	0.00	16,904.37	60%	11,475.63	1,690.44
281			Mona Composite	15,460.00	1,110.00	0.00	0.00	1,110.00	7%	14,350.00	111.00
282			Ozinga Bros, Inc/Narvick	51,879.75	31,602.00	0.00	0.00	31,602.00	61%	20,277.75	3,160.20
283			Peterson & Matz, Inc	30,000.00	15,000.00	0.00	0.00	15,000.00	50%	15,000.00	1,500.00
284			Plas-Tanks Industries Inc.	45,067.00	0.00	0.00	0.00	0.00	0%	45,067.00	0.00
285			Pleasant Mount Welding, Inc	11,930.00	8,653.00	0.00	0.00	8,653.00	73%	3,277.00	865.30
286			G.A. Rich & Sons, Inc.	966,800.00	309,899.00	64,804.00	0.00	374,703.00	39%	592,097.00	37,470.30
287			RP Coatings	42,860.00	0.00	0.00	0.00	0.00	0%	42,860.00	0.00
288			RW Gate Company	93,090.00	80,250.00	0.00	0.00	80,250.00	86%	12,840.00	8,025.00
289			Xylem Water Solutions	148,000.00	130,507.20	0.00	0.00	130,507.20	88%	17,492.80	13,050.72
290			Zendaver Signs	811.27	684.95	0.00	0.00	684.95	84%	126.32	68.50
291			Williams Brothers Construction	1,320,223.99	635,358.09	12,354.01	0.00	647,712.10	49%	672,511.89	64,771.21
292		Totals		4,930,000.00	1,791,230.30	92,665.51	0.00	1,883,895.82	38.21%	3,046,104.18	188,389.58

Partial WAIVER OF LIEN

Application No. 8

STATE OF ILLINOIS}
} ss.
PEORIA COUNTY }

February 28, 2023

TO ALL WHOM IT MAY CONCERN:

WHEREAS, we the undersigned, WILLIAMS BROTHERS CONSTRUCTION INC. have been employed by City of Crest Hill to furnish labor and/or material for the building known as:

East Water Reclamation Facility Phosphorus Removal Upgrades

Situated on Lot: 2250 North Broadway Street
Crest Hill, IL 60403

in the City of Crest Hill, County of Will and State of Illinois.

NOW, THEREFORE, KNOW YE, That the undersigned, for and in consideration of Eighty Three Thousand Three Hundred Ninety Eight and 97/100 $83,398.97 Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged, do we hereby waive and release any and all lien or claim or right of lien on said above described building and premises under "An Act to Revise the Law in Relation to Mechanic's Liens," approved May 18, 1903, in force July 1, 1903 together with all amendments thereto and all the lien laws of the State of Illinois on account of labor or materials, or both, furnished by the undersigned to or on account of the said City of Crest Hill for said building through February 28, 2023

GIVEN under our hands and sealed this day and year first above written.

WILLIAMS BROTHERS CONSTRUCTION INC. (SEAL)

By: _____ (SEAL)
Jacqueline Smith, Treasurer

Subscribed and sworn to before me this date

_____
Notary Public

"OFFICIAL SEAL"
JACOB K. LEE
Notary Public, State of Illinois
My Commission Expires 06-15-2025

Invoice

LAI, LLC
5400 Newport Drive, Suite 10
Rolling Meadows, IL 60008
Tel: 847.392.0990 Fax: 847.392.1095
Since 1958 *accounting@lai-ltd.com*

Date	Invoice #
2/18/2023	22-18966-2

Bill To

Williams Brothers Construction, Inc.
PO Box 1366
Peoria, IL 61654

Ship To

Williams Brothers Construction
% East Sewage Treatment Plant
2250 N. Broadway
Crest Hill, IL 60403

PO Number	Terms
3163-553	Net 30

Shipped	Via	F.O.B.	LAI SO #
2/7/2023	Delivered	Factory	22-1114-2

Quantity	Item Code	Description	Price Each	Amount
1	Valve	PN 9719786 - PEF,4,F1,CI,NBR,CR,AIS-1301C0*GB-6A-N,SB16 4" Flanged Plug Valve w/ SS Fasteners	13,800.00	13,800.00
1	Vlv-Act Combo	Complete with Rotork IQTM500, 460V/3Ph, FM Actuator, CPT/Folomatic		

Total $13,800.00

ACH/Wire Payments:
Wells Fargo Bank NA
Account #4941124067
ACH ABA Routing #121000248
Wire Routing #121000248

3% Processing Fee for any Credit Card Charge over $1

Agenda Memo

Crest Hill, IL

Meeting Date:	March 20, 2023
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	City Center Moving Quotes Approval

Summary: Staff has been working over the past few months on a plan to move files and various other items from the old City Hall/Police Department building to the new City Center Complex in the most efficient manner possible.

Staff has gone out and solicited moving estimates from three different moving companies. Attached is a more detailed moving plan along with the different scenarios that where considered. The scenarios highlighted in yellow are the scope of work that staff suggests moving forward with and the estimates attached are for Two Men and a Truck to perform the work highlighted in yellow.

Recommended Council Action:

Execution of the attached estimated work proposals from Two Men and Truck to provide moving services for the City Center Move for a not to exceed amount of $19,900.00. While their quote averages out to $16,380, approval of a not to exceed amount of $19,900 is recommended to cover unanticipated work or additional time needed to complete the move.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: $20,000 (2024 budget)

Cost: 19,900.00

Attachments:

City Hall Center Moving Plan Revised

EST 2B AND EST 3 CREST HILL POLICE DEPT PACKING OWN BINS TMT MOVING ONLY 121922.PDF

EST 5A CREST HILL CITY HALL DROPPING BINDS AND MOVING ONLY 121922.PDF

Est 5A and 5C CREST HILL POLICE DEPT PACKING BINS TMT MOVING ONLY 121922.PDF

City Hall Center Moving Plan

Police Department:

1. PD staff will pack and move all evidence items in the Main Vault, CPAT and long-term evidence rooms- No help from movers.
2. File Cabinets total of 47-three options
    a. PD staff moves file cabinets-rents or buys file cabinet dolly
    b. PD staff loads into bids file cabinet contents and moving company move bins and empty file cabinets. Bids provided by movers. Approximately 250 bins needed for the 47 file cabinets contents.
    c. Moving company packs bins, moves empty file cabinets and unpacks bids. Bids provided by movers.
3. Moving company moves bikes, blood drying cabinet, electric wheelchair and other bulk items (shedder, ticket draws (5 total).
4. PD staff moves ammunition and firearms
5. Office and other items outside of what has been discussed above-two options
    a. PD staff load bins provided by moving company and moving company moves to new city hall to designed locations.
    b. Moving company packs and unpacks and moves bins provided by movers
    c. Of the 300 estimated bins needed for this work. It is estimated that there are 50 boxes already packed and 250 bins needed.
6. The city IT consultant will be moving all phones, personal computers and copiers.
7. PD Department will be moved separately then City Hall offices. Approximately 3-4 weeks prior.
8. The actual move will be during working hours on a Monday-Friday. No weekends hours

City Hall Offices of Clerk, Finance, Building and Administration:

1. No furniture being moved. Only one-file cabinet (4 draw) in building department and a few miscellaneous items (shedder and plotter).
2. Copy machine will be moved by company city is renting from.
3. The city IT consultant will be moving all phones, personal computers and copiers.
4. The actual move will be during working hours on a Monday-Friday. No weekends hours
5. Office and other items outside of what has been discussed above-two options
    a. City Staff loads bins provided by moving company and moving company moves the bins to locations designated at the new city hall.
    b. Moving company packs bins and moves the bins to locations designated at the new city hall. City staff will unpack bins
    c. Of the 746 estimated bins needed for this work. It is estimated that there are 250 boxes already packed and 500 bins needed.

Items City still needs to do:

a. Determine items at the old city hall that will be used at other city facilities outside of the new city hall. These items will be marked.
b. Determine items that will be actioned off or thrown away. These items will need to be marked.

7420 Duvan Dr
Tinley Park, IL 60477
Phone: (708) 460-6685

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ILLCC 9932 MC

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www.twomenandatruck.com

Estimate of Charges

Thank you for choosing **TWO MEN AND A TRUCK®** for your moving needs. The information below includes the details of the estimate based on the information collected. Please let me know if any changes occur that could impact the estimate provided.

Customer Information:

Name:	Wiedeman, Ronald	**Customer Type:**	Business
Primary Phone:	(815) 656-0086 (Mobile)	**Business:**	City of Crest Hill City Hall
Second Phone:	(815) 741-5122 (Work)		
Primary Email:	jake.whitt@twomen.com		

Estimate #:	0289-025806468
Preferred Move Date:	12/20/2022
Zone:	Local
Service Type:	Move
Estimator:	Whitt, Jake

Move Locations:

Move From	Move To
City Hall 1610 Plainfield Road Crest Hill, IL 60403	Police Department 20700 City Center Blvd Crest Hill, IL 60441
Notes:	**Notes:**

Special Conditions:

Move Items:

Total No. of Items: 302 — **Estimated Weight: 16408.00 lbs.** — **Building Type: General Office**

Move From 1610 Plainfield Road, Crest Hill, IL 60403

Room	Item Description	Qty	Extras	Note
B-Office-6 Move From: Floor 1 Move To: Floor 1	Other	47	$0.00	FILE CABINET: MUST BE EMPTIED
	Other	1	$0.00	BLOOD DRYING CABINET - RELEASE OF LIABILITY MUST BE SIGNED PRIOR TO MOVING. TWO MEN AND A TRUCK WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE CAUSED TO THE BLOOD DRYING CABINET
	Other	1	$0.00	ALL FIREARMS AND AMMUNITION MUST BE MOVED BY THE CUSTOMER. TWO MEN AND A TRUCK CANNOT PROVIDE MOVING SERVICES FOR THESE ITEMS.
	Other	1	$0.00	BIKES
	Other	1	$0.00	ELECTRIC WHEELCHAIR - REQUIRES SIGNED ROL PRIOR TO MOVING

Estimated Boxes & Supplies:

Cost Estimate Breakdown:

Service/Item	Estimate
Number of Trucks	2.00
Number of Movers	4.00

	Service	Hours	Qty.	Rate
	Move			
Est.	1 Truck	9.00 to 11.00	1	$74.55
Est.	4 Men / 1 Truck	9.00 to 11.00	1	$420.45

Services		$4,455.00 to $5,445.00
Extras		$750.00
Storage Bin	$750.00	
Total		$5,205.00 to $6,195.00

No one likes surprises at the end of their move, so please review this information carefully. This estimate is based upon the information you've provided us, which is detailed above. Please contact our office if there's anything we've missed or overlooked, as any changes to the amount of goods we move may impact your final cost.

Mover's Signature: _____ Date: 01-16-2023

Customer's Signature:_____ Date:_____

[X] Customer was provided IL.C.C. required consumer brochure

	Other	1	$0.00	MISC BULKY ITEMS (5 ESTIMATED)
	Total Weight (lbs.): 11158.00			

Room	Item Description	Qty	Extras	Note
B-Boxes Move From: Floor 1 Move To: Floor 1	Storage Bin	250	$750.00	Bins for Contents of File Cabinets (Rented at $0.50 a bin per day) (Estimating 6 days)
	Total Weight (lbs.): 5250.00			

7420 Duvan Dr
Tinley Park, IL 60477
Phone: (708) 460-6685

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Estimate of Charges

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Customer Information:

Name:	Wiedeman, Ronald	**Customer Type:**	Business
Primary Phone:	(815) 656-0086 (Mobile)	**Business:**	City of Crest Hill City Hall
Second Phone:	(815) 741-5122 (Work)		
Primary Email:	jake.whitt@twomen.com		

Estimate #:	0289-025806327
Preferred Move Date:	3/23/2023
Zone:	Local
Service Type:	Move
Estimator:	Whitt, Jake

Move Locations:

Move From	Move To
City Hall 1610 Plainfield Road Crest Hill, IL 60403	City Hall 20690 City Center Blvd Crest Hill, IL 60441
Notes:	**Notes:**

Special Conditions:

Move Items:

Total No. of Items: 752 **Estimated Weight: 17675.00 lbs.** **Building Type: General Office**

Move From	1610 Plainfield Road Crest Hill, IL 60403			
Room	**Item Description**	**Qty**	**Extras**	**Note**
B-Office-2 Move From: Floor 1 Move To: Floor 1	File, 4 dr. Lateral	1	$0.00	IN BUILDING DEPARTMENT
	Other	1	$0.00	MISC ITEMS (SHEDDER, PLOTTER, ETC)
	Total Weight (lbs.): 1925.00			
Room	**Item Description**	**Qty**	**Extras**	**Note**
B-Boxes-2 Move From: Floor 1 Move To: Floor 1	Box - Medium	250	$0.00	BOXES ALREADY PACKED
	Box - Medium	500	$1,500.00	Bins for Contents of File Cabinets (Rented at $0.50 a bin per day) (Estimating 6 days)
	Total Weight (lbs.): 15750.00			

Estimated Boxes & Supplies:

Cost Estimate Breakdown:

Service/Item	Estimate
Number of Trucks	2.00
Number of Movers	6.00

	Service	Hours	Qty.	Rate
	Move			
Est.	6 Men / 2 Trucks	9.00 to 11.00	1	$645.00

Services		$5,805.00 to $7,095.00
Extras		$1,500.00
Box - Medium	$1,500.00	
Total		$7,305.00 to $8,595.00

No one likes surprises at the end of their move, so please review this information carefully. This estimate is based upon the information you've provided us, which is detailed above. Please contact our office if there's anything we've missed or overlooked, as any changes to the amount of goods we move may impact your final cost.

Mover's Signature: _____ Date: 01-05-2023

Customer's Signature:_____ Date:_____

[X] Customer was provided IL.C.C. required consumer brochure

7420 Duvan Dr
Tinley Park, IL 60477
Phone: (708) 460-6685

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Customer Information:

Name:	Wiedeman, Ronald	**Customer Type:**	Business
Primary Phone:	(815) 656-0086 (Mobile)	**Business:**	City of Crest Hill City Hall
Second Phone:	(815) 741-5122 (Work)		
Primary Email:	jake.whitt@twomen.com		

Estimate #:	0289-026352509
Preferred Move Date:	5/4/2023
Zone:	Local
Service Type:	Move
Estimator:	Whitt, Jake

Move Locations:

Move From	Move To
City Hall 1610 Plainfield Road Crest Hill, IL 60403	Police Department 20700 City Center Blvd Crest Hill, IL 60441
Notes:	**Notes:**

Special Conditions:

Move Items:

Total No. of Items: 300 **Estimated Weight: 6300.00 lbs.** **Building Type: General Office**

Move From	1610 Plainfield Road Crest Hill, IL 60403			
Room	**Item Description**	**Qty**	**Extras**	**Note**
B-Boxes-2 Move From: Floor 1 Move To: Floor 1	Storage Bin	250	$750.00	Bins for Contents of File Cabinets (Rented at $0.50 a bin per day) (Estimating 6 days)
	Box - Medium	50	$0.00	50 Boxes will be already packed and ready for moving
	Total Weight (lbs.): 6300.00			

Estimated Boxes & Supplies:

Cost Estimate Breakdown:

Service/Item	**Estimate**
Number of Trucks	2.00
Number of Movers	4.00

	Service	Hours	Qty.	Rate
	Move			
Est.	1 Truck	3.00 to 5.00	1	$63.14
Est.	4 Men / 1 Truck	3.00 to 5.00	1	$431.86

Services		$1,485.00 to $2,475.00
Extras		$750.00
Storage Bin	$750.00	
Total		$2,235.00 to $3,225.00

No one likes surprises at the end of their move, so please review this information carefully. This estimate is based upon the information you've provided us, which is detailed above. Please contact our office if there's anything we've missed or overlooked, as any changes to the amount of goods we move may impact your final cost.

Mover's Signature: _____ Date: 03-14-2023

Customer's Signature:_____ Date:_____

[X] Customer was provided IL.C.C. required consumer brochure

Agenda Memo

Crest Hill, IL

Meeting Date:	March 20, 2023
Submitter:	Mayor Raymond R. Soliman
Department:	Mayor's Office
Agenda Item:	Proclamation-175th Anniversary of the I&M Canal Illinois & Michigan Canal National Heritage Area

Summary:

Cyndi from the Canal Corridor Association will be in attendance at the March 20, 2023 city council meeting to accept the I&M Canal Proclamation of the 175th Anniversary.

Recommended Council Action:

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

Proclamation

175th Anniversary of the I&M Canal
Illinois & Michigan Canal National Heritage Area

The I&M Canal opened in 1848 to connect the American heartland to New York Harbor in the east, and to New Orleans in the south, by water; thereby extending the Great Lakes to the Mississippi River. This water highway became an important transportation corridor, enhancing commerce trading. It brought people and capital to Illinois, and was instrumental in the development of the towns along its waterway.

WHEREAS; The I&M Canal, upon completion, linked the Illinois River with Lake Michigan; finalizing an all-water route from New York to New Orleans and establishing a water highway to the west, and;

WHEREAS; The 96-mile I&M Canal ushered in a new era in trade and travel, and set the stage for Illinois to become our nation's most populous inland empire and home to the nation's greatest inland port, and;

WHEREAS; The I&M Canal gave birth to the growth of the Illinois cities of Chicago, Lemont, Crest Hill, Lockport, Seneca, Channahon, Utica, Joliet, Ottawa, Morris, LaSalle-Peru, and;

WHEREAS; The Illinois & Michigan Canal was designated as an National Historic Landmark in 1963 and our Nation's First National Heritage Area in 1984; and the Canal Corridor Association designated the coordinating entity for the Illinois & Michigan Canal National Heritage Area in 2006 and the City of Crest Hill is within its boundaries designated by the US Congress;

WHEREAS; Today visitors, residents, and school children can visit the Illinois & Michigan Canal National Heritage Area from Chicago to Peru and enjoy the historic, cultural, and natural resources, including its many trails, prairies, historic canal towns, museums, attractions, and festivals, such as experiencing a ride on a mule-pulled canal boat;

NOW THEREFORE, I, Raymond R. Soliman, by virtue of the authority vested in me as the Mayor of the City of Crest Hill, do hereby proclaim April 2023 to April 2024 as the

YEAR OF THE I&M CANAL

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Corporate Seal of the City of Crest Hill this 20th day of March, 2023.

CITY OF CREST HILL SEAL WILL COUNTY

Raymond R. Soliman, Mayor

City Council Agenda Memo

Crest Hill, IL

Meeting Date:	March 20, 2023
Submitter:	Lisa Banovetz, Director of Finance / Glen Conklin, Treasurer
Department:	Treasurer's Office
Agenda Item:	Approval of the List of Bills through March 21, 2023 in the amount of $1,022,072.38

Summary: Attached is the List of Bills through March 21, 2023 in the amount of $1,022,072.38

Recommended Council Action: Approval of the List of Bills through March 21, 2023 in the amount of $1,022,072.38

Financial Impact:

Funding Source: Expenditures will be paid from the respective fund from which the expenditure originated.

Budgeted Amount:

Cost:

Attachments: Approval of the List of Bills through March 21, 2023 in the amount of $1,022,072.38.pdf

Report Criteria:
Detail report type printed
[Report].Check Issue Date = 02/25/2023,03/01/2023,03/21/2023

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
20	J.L. Adler Ro	February 202	ROOFING CITY CENTE	02/28/2023	101,488.50	101,488.50	19987	03/21/2023	223	13007311
Total 20:					101,488.50	101,488.50				
46	Republic Ser	0721-007432	CITY CENTER GARBA	01/31/2023	455.00	455.00	20022	03/21/2023	223	13007311
Total 46:					455.00	455.00				
67	American Pu	797995-2023	APWA MEMBERSHIP	01/02/2023	229.00	229.00	19953	03/21/2023	223	01075400
Total 67:					229.00	229.00				
82	Aramark	6030129165	UNIFORMS FOR STRE	03/03/2023	230.36	230.36	19954	03/21/2023	223	01035300
		6030130057	MATS FOR CITY HALL/	03/07/2023	258.21	258.21	19954	03/21/2023	223	01045300
		6030130063	UNIFORMS FOR WATE	03/07/2023	61.53	61.53	19954	03/21/2023	223	07065300
		6030130063	UNIFORMS FOR EAST	03/07/2023	61.54	61.54	19954	03/21/2023	223	07085300
		6030130064	UNIFORMS FOR WEST	03/07/2023	30.07	30.07	19954	03/21/2023	223	07085300
		6030131588	UNIFORMS FOR STRE	03/10/2023	309.68	309.68	19954	03/21/2023	223	01035300
		6030132772	MATS FOR PUBLIC WO	03/14/2023	30.72	30.72	19954	03/21/2023	223	01045300
		6030132780	UNIFORMS FOR EAST	03/14/2023	27.08	27.08	19954	03/21/2023	223	07085300
		6030132780	UNIFORMS FOR WATE	03/14/2023	27.08	27.08	19954	03/21/2023	223	07065300
		6030132784	UNIFORMS FOR WEST	03/14/2023	30.07	30.07	19954	03/21/2023	223	07085300
Total 82:					1,066.34	1,066.34				
171	Brent Hasser	February 202	CONSULTING SERVIC	03/01/2023	2,500.00	2,500.00	19956	03/21/2023	223	01105300
Total 171:					2,500.00	2,500.00				
187	Christopher	181405	CITY CENTER ROADW	03/02/2023	9,545.83	9,545.83	19959	03/21/2023	223	13007311
		181406	ADA TRANSITION PLA	03/02/2023	5,183.24	5,183.24	19959	03/21/2023	223	01035330
Total 187:					14,729.07	14,729.07				
195	Concentric In	0243437	CONCENTRIC INTEGR	02/20/2023	46.25	46.25	19967	03/21/2023	223	07085301
Total 195:					46.25	46.25				
197	C & T Constr	2147	WEST PLANT CLARIFI	03/01/2023	10,705.00	10,705.00	19957	03/21/2023	223	07085365
Total 197:					10,705.00	10,705.00				
212	Cargill Incorp	2908070304	SALT DELIVERY	03/14/2023	8,146.60	8,146.60	19958	03/21/2023	223	05005400
Total 212:					8,146.60	8,146.60				
291	City of Joliet	956306	FLEET FUEL- POLICE	03/08/2023	3,833.30	3,833.30	19961	03/21/2023	223	01075410
		956306	FLEET FUEL- FACILITI	03/08/2023	47.50	47.50	19961	03/21/2023	223	01075410
		956306	FLEET FUEL- BUILDIN	03/08/2023	83.79	83.79	19961	03/21/2023	223	01075410
		956306	FLEET FUEL- PUBLIC	03/08/2023	1,950.78	1,950.78	19961	03/21/2023	223	01075410
Total 291:					5,915.37	5,915.37				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
316	Columbia Pip	4083838	SCHEDULE 80	03/02/2023	350.02	350.02	19962	03/21/2023	223	07065361
Total 316:					350.02	350.02				
320	ComEd 1494	February 202	MONTHLY STATEMENT	02/24/2023	19.24	19.24	19963	03/21/2023	223	07065353
Total 320:					19.24	19.24				
323	ComEd 6121	February 202	MONTHLY STATEMENT	02/24/2023	23.23	23.23	19965	03/21/2023	223	07075353
Total 323:					23.23	23.23				
324	ComEd 7379	February 202	MONTHLY STATEMENT	02/24/2023	23.23	23.23	19966	03/21/2023	223	07065353
Total 324:					23.23	23.23				
327	ComEd 2148	March 2023	MONTHLY STATEMENT	03/02/2023	249.85	249.85	19964	03/21/2023	223	07075353
Total 327:					249.85	249.85				
451	Constellation	6466383650	ELECTRICITY FOR WE	02/27/2023	1,190.18	1,190.18	19972	03/21/2023	223	07065353
Total 451:					1,190.18	1,190.18				
453	Constellation	6466383080	ELECTRIC FOR WEST	02/27/2023	4,850.65	4,850.65	19970	03/21/2023	223	07085353
Total 453:					4,850.65	4,850.65				
454	Constellation	6467747970	ELECTRIC FOR WELL	03/01/2023	1,664.19	1,664.19	19968	03/21/2023	223	07065353
Total 454:					1,664.19	1,664.19				
457	Constellation	6467752530	ELECTRIC FOR WELL	02/28/2023	1,322.61	1,322.61	19969	03/21/2023	223	07065353
Total 457:					1,322.61	1,322.61				
459	Constellation	6466383090	WELL 8 ELECTRIC	02/27/2023	1,362.25	1,362.25	19971	03/21/2023	223	07065353
Total 459:					1,362.25	1,362.25				
549	Fleet Safety	80551	UNIT # 102 REPLACEM	03/02/2023	860.00	860.00	19975	03/21/2023	223	01075400
		80551	UNIT # 102 REPLACEM	03/02/2023	6.92	6.92	19975	03/21/2023	223	01075400
Total 549:					866.92	866.92				
591	Geotech Inc	51764	PROFFESSIONAL SUR	03/08/2023	3,280.00	3,280.00	19977	03/21/2023	223	01035330
Total 591:					3,280.00	3,280.00				
610	Grainger	9619122840	HIP WADERS/BRANDO	02/23/2023	173.70	173.70	19979	03/21/2023	223	01035344
		9624756277	GARBAGE BAGS	03/01/2023	25.95	25.95	19979	03/21/2023	223	01045400
Total 610:					199.65	199.65				
640	Hawkins Inc	6408435	DRINKING WATER CH	02/22/2023	2,475.25	2,475.25	19981	03/21/2023	223	07065421

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 640:					2,475.25	2,475.25				
644	Core & Main	S412006	RADIO READ INSTALL	02/23/2023	18,000.00	18,000.00	19973	03/21/2023	223	07095470
Total 644:					18,000.00	18,000.00				
664	Highland Plu	6479	EAST BUILDING PLUM	03/14/2023	2,010.44	2,010.44	19982	03/21/2023	223	07085366
Total 664:					2,010.44	2,010.44				
670	Hitchcock De	29843	WELCOME SIGN-FINA	02/28/2023	1,865.00	1,865.00	19983	03/21/2023	223	01035330
		29844	CITY CENTER WAYFIN	02/28/2023	1,197.50	1,197.50	19983	03/21/2023	223	01035330
Total 670:					3,062.50	3,062.50				
723	Impact Netw	2775175	COPY PAPER 8.5X11	11/14/2022	1,090.00	1,090.00	19986	03/21/2023	223	01105400
Total 723:					1,090.00	1,090.00				
729	Illinois Associ	0255300	ILACP MEMBERSHIP D	11/09/2022	190.00	190.00	19985	03/21/2023	223	01025341
Total 729:					190.00	190.00				
737	ILEAS	0063297	ILEAS 2023 DUES	11/16/2022	300.00	300.00	19984	03/21/2023	223	01025300
Total 737:					300.00	300.00				
826	JP Morgan C	03A0124499	WATER	01/11/2023	65.95	65.95	351	02/25/2023	123	01105300
		03A8480005	BOTTLED WATER	02/02/2023	171.86	171.86	351	02/25/2023	123	01025310
		03B0124499	WATER	02/10/2023	177.87	177.87	351	02/25/2023	123	01105300
		Comcast 025	COMCAST BUSINESS	01/12/2023	207.70	207.70	351	02/25/2023	123	07065350
		Comcast 025	COMCAST BUSINESS	02/01/2023	160.79	160.79	351	02/25/2023	123	07065350
		Comcast 055	COMCAST BUSINESS	02/09/2023	220.69	220.69	351	02/25/2023	123	07065350
		Comcast 059	COMCAST BUSINESS	01/12/2023	156.17	156.17	351	02/25/2023	123	07065350
		Comcast 059	COMCAST BUSINESS	02/11/2023	160.79	160.79	351	02/25/2023	123	07065350
		Comcast 059	COMCAST BUSINESS	01/11/2023	156.17	156.17	351	02/25/2023	123	07065350
		Comcast 060	COMCAST BUSINESS	02/05/2023	160.79	160.79	351	02/25/2023	123	07065350
		Comcast 060	COMCAST BUSINESS	02/21/2023	160.57	160.57	351	02/25/2023	123	07065350
		Comcast 064	COMCAST BUSINESS	02/01/2023	158.97	158.97	351	02/25/2023	123	07065350
		Comcast 168	COMCAST BUSINESS	01/13/2023	160.57	160.57	351	02/25/2023	123	07065350
		DoubleTree F	TRAVEL EXPENSES	02/09/2023	109.76	109.76	351	02/25/2023	123	01025342
		FedEx Janua	FEDEX CHARGE	01/19/2023	25.09	25.09	351	02/25/2023	123	01105322
		GFOA Janua	RENEWAL FEE FOR A	01/30/2023	65.00	65.00	351	02/25/2023	123	01065301
		IACP Januar	IACP.NET	01/13/2023	875.00	875.00	351	02/25/2023	123	01025341
		JD Brown Fe	POSTAGE	02/02/2023	37.80	37.80	351	02/25/2023	123	01027500
		MAPP Febru	MAPP TRAINING - B. K	02/07/2023	5.00	5.00	351	02/25/2023	123	01035341
		Microsoft Feb	ONLINE SERVICES	02/05/2023	60.50	60.50	351	02/25/2023	123	01065301
		North Americ	NORTH AMERICAN PO	01/25/2023	50.00	50.00	351	02/25/2023	123	01025341
		Potsolve Jan	POTS REPLACEMENT	01/16/2023	206.10	206.10	351	02/25/2023	123	01065350
		Spectrum Vol	FAX SERVICE	02/01/2023	34.09	34.09	351	02/25/2023	123	01015350
Total 826:					3,587.23	3,587.23				
849	Kirwan Mech	i73898	EAST PLANT HEATER	01/14/2023	1,932.00	1,932.00	19989	03/21/2023	223	07085366
		i73983	EAST PLANT HEATER	03/13/2023	1,504.45	1,504.45	19989	03/21/2023	223	07085366
		i74083	WELL 10 HEAT	03/13/2023	722.00	722.00	19989	03/21/2023	223	07065361

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		i74117	WELL 10 HEAT	01/14/2023	1,419.00	1,419.00	19989	03/21/2023	223	07065361
		i74371	EAST PLANT HEATER	03/13/2023	774.00	774.00	19989	03/21/2023	223	07085366
Total 849:					6,351.45	6,351.45				
914	Low Voltage	February 202	AV EQUIPMENT CITY	02/28/2023	11,400.00	11,400.00	19992	03/21/2023	223	13007311
Total 914:					11,400.00	11,400.00				
917	LumberZach	2-21-23	WEST PLANT TREEE R	02/21/2023	7,750.00	7,750.00	19993	03/21/2023	223	35007512
Total 917:					7,750.00	7,750.00				
961	Menards	48244	CITY CENTER SUPPLI	01/18/2023	83.65	83.65	19997	03/21/2023	223	13007311
		48290	CITY CENTER SUPPLI	01/19/2023	9.53	9.53	19997	03/21/2023	223	13007311
		48475	CITY CENTER SUPPLI	01/24/2023	22.93	22.93	19997	03/21/2023	223	13007311
		48552	CITY CENTER SUPPLI	01/26/2023	279.92	279.92	19997	03/21/2023	223	13007311
		48597	CITY CENTER SUPPLI	01/27/2023	10.98	10.98	19997	03/21/2023	223	13007311
		49807	WELL MAINT ITEMS	02/28/2023	27.98	27.98	19997	03/21/2023	223	07065361
		49887	EAST PLANT SUPPLIE	03/02/2023	168.76	168.76	19997	03/21/2023	223	07085366
		49901	REDUCING BUSHINGS	03/02/2023	6.44	6.44	19997	03/21/2023	223	07065361
		49924	GFCI TESTER	03/03/2023	17.99	17.99	19997	03/21/2023	223	01035400
		49929	FLEET DISTILLED WAT	03/03/2023	163.67	163.67	19997	03/21/2023	223	01075400
		49929	STREET - CROSS PEE	03/03/2023	92.96	92.96	19997	03/21/2023	223	01035400
Total 961:					884.81	884.81				
965	M.E. Simpso	40099	LARGE METER TESTI	02/28/2023	1,930.00	1,930.00	19994	03/21/2023	223	07065300
Total 965:					1,930.00	1,930.00				
986	Allegra Joliet	124879	100 TOW NOTICES	03/12/2023	77.42	77.42	19951	03/21/2023	223	01025321
Total 986:					77.42	77.42				
991	MOE Fringe	April 2023	04-2023 LOCAL 150	03/01/2023	2,558.00	2,558.00	349	03/01/2023	223	01024200
		April 2023	04-2023 LOCAL 150	03/01/2023	8,118.80	8,118.80	349	03/01/2023	223	01034200
		April 2023	04-2023 LOCAL 150	03/01/2023	1,677.00	1,677.00	349	03/01/2023	223	01044200
		April 2023	04-2023 LOCAL 150	03/01/2023	5,116.00	5,116.00	349	03/01/2023	223	01074200
		April 2023	04-2023 LOCAL 150	03/01/2023	2,046.40	2,046.40	349	03/01/2023	223	01114200
		April 2023	04-2023 LOCAL 150	03/01/2023	419.50	419.50	349	03/01/2023	223	01124200
		April 2023	04-2023 LOCAL 150	03/01/2023	1,678.00	1,678.00	349	03/01/2023	223	01164200
		April 2023	04-2023 LOCAL 150	03/01/2023	4,747.10	4,747.10	349	03/01/2023	223	07064200
		April 2023	04-2023 LOCAL 150	03/01/2023	2,868.50	2,868.50	349	03/01/2023	223	07074200
		April 2023	04-2023 LOCAL 150	03/01/2023	4,491.40	4,491.40	349	03/01/2023	223	07084200
		April 2023	04-2023 LOCAL 150	03/01/2023	5,238.30	5,238.30	349	03/01/2023	223	07094200
Total 991:					38,959.00	38,959.00				
995	Monroe Truc	340460	UNIT #118 BRINE SYST	02/08/2023	766.35	766.35	20001	03/21/2023	223	01075400
Total 995:					766.35	766.35				
1016	Municipal Ele	069616	RADAR CERTIFICATIO	03/01/2023	648.00	648.00	20002	03/21/2023	223	01025400
Total 1016:					648.00	648.00				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
1017	Municipal Sy	MS 2023-91	MOVE/ABC FEBRUARY	02/28/2023	650.00	650.00	20004	03/21/2023	223	01065301
		MS 2023-91	MOVE/ABC FEBRUARY	02/28/2023	650.00	650.00	20004	03/21/2023	223	01065301
Total 1017:					1,300.00	1,300.00				
1053	National Fire	January 2023	NFPA MEMBERSHIP R	01/03/2023	175.00	175.00	20005	03/21/2023	223	01167501
Total 1053:					175.00	175.00				
1060	Nicor 56-57-8	February 202	MONTHLY STATEMENT	03/06/2023	164.19	164.19	20012	03/21/2023	223	07065350
Total 1060:					164.19	164.19				
1061	Nicor 43-23-2	February 202	MONTHLY NICOR STAT	03/03/2023	2,935.14	2,935.14	20011	03/21/2023	223	01105350
Total 1061:					2,935.14	2,935.14				
1062	Nicor 89-13-6	February 202	MONTHLY STATEMENT	03/06/2023	211.43	211.43	20013	03/21/2023	223	07065350
Total 1062:					211.43	211.43				
1063	Nicor 24-66-3	February 202	MONTHLY STATEMENT	03/06/2023	50.10	50.10	20010	03/21/2023	223	07075350
Total 1063:					50.10	50.10				
1065	Nicor 95-25-4	February 202	MONTHLY STATEMENT	03/03/2023	168.67	168.67	20015	03/21/2023	223	07065350
Total 1065:					168.67	168.67				
1066	Nicor 08-01-5	February 202	MONTHLY STATEMENT	03/03/2023	515.53	515.53	20006	03/21/2023	223	07065350
Total 1066:					515.53	515.53				
1067	Nicor 89-80-1	February 202	MONTHLY STATEMENT	03/03/2023	2,148.91	2,148.91	20014	03/21/2023	223	07085350
Total 1067:					2,148.91	2,148.91				
1102	Ottosen DiNo	153307	LABOR / PERSONNEL	02/28/2023	2,517.90	2,517.90	20018	03/21/2023	223	01105302
Total 1102:					2,517.90	2,517.90				
1148	Physicians I	4310131	PREEMPLOYMENT/DR	03/03/2023	1,105.00	1,105.00	20019	03/21/2023	223	01105300
Total 1148:					1,105.00	1,105.00				
1195	Quill LLC	31201121	SHREDDER OIL	03/06/2023	81.05	81.05	20021	03/21/2023	223	01075410
		31211524	EXPANDING FILE POC	03/07/2023	5.06	5.06	20021	03/21/2023	223	01025401
		31211524	16GB USB	03/07/2023	32.04	32.04	20021	03/21/2023	223	01025400
		31221052	GLUE STICK	03/06/2023	2.38	2.38	20021	03/21/2023	223	01025401
		31221052	LABELS	03/06/2023	54.66	54.66	20021	03/21/2023	223	01025401
Total 1195:					175.19	175.19				
1228	Rhomar Indu	103284	FLEET CHLORIDE NEU	02/20/2023	3,074.08	3,074.08	20023	03/21/2023	223	01075410
Total 1228:					3,074.08	3,074.08				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
1237	Robinson En	23020372	CTH RICH FOODS-PRE	02/27/2023	408.25	408.25	20024	03/21/2023	223	01105300
		23020373	ARF MONITORING	02/27/2023	144.75	144.75	20024	03/21/2023	223	01035330
		23020374	WASTEWATER PRETR	02/27/2023	5,878.75	5,878.75	20024	03/21/2023	223	07075330
		23020505	CTH CATON FARM & B	03/01/2023	275.00	275.00	20024	03/21/2023	223	01165300
		23020506	CTH 75 ACRE PARCEL	03/01/2023	1,526.00	1,526.00	20024	03/21/2023	223	01165300
		23020507	CTH INDECK-36 ACRE	03/01/2023	364.50	364.50	20024	03/21/2023	223	01105300
		23020508	GIS SERVICES	03/01/2023	7,852.00	7,852.00	20024	03/21/2023	223	07075301
		23020509	CTH INTERIM PLANNE	03/01/2023	13,274.25	13,274.25	20024	03/21/2023	223	01165300
		23020510	CTH WEBER ROAD TIF	03/01/2023	1,243.75	1,243.75	20024	03/21/2023	223	01165300
Total 1237:					30,967.25	30,967.25				
1249	Rush Truck C	3031577872	VACTOR TRUCK ACCI	03/06/2023	117.37	117.37	20026	03/21/2023	223	01075400
Total 1249:					117.37	117.37				
1281	Secretary of	March 2023-	VEHICLE REGISTRATI	03/01/2023	151.00	151.00	20029	03/21/2023	223	01025310
		March 2023-	VEHICLE REGISTRATI	03/01/2023	151.00	151.00	20029	03/21/2023	223	01025310
Total 1281:					302.00	302.00				
1282	Secretary of	March 2023	VEHICLE REGISTRATI	03/09/2023	20.00	20.00	20028	03/21/2023	223	01025310
Total 1282:					20.00	20.00				
1295	Shaw Media	0223100852	CREST HILL PAGE	02/28/2023	230.00	230.00	20030	03/21/2023	223	01105321
		0223100852	CREST HILL PAGE	02/28/2023	230.00	230.00	20030	03/21/2023	223	01105321
		0223100852	WATER MAIN LINING	02/28/2023	3,008.30	3,008.30	20030	03/21/2023	223	12007602
		0223100852	PRE DEMO SURVEY	02/28/2023	102.50	102.50	20030	03/21/2023	223	01105321
		0223100852	WEBER-DIVISION TIF	02/28/2023	1,087.34	1,087.34	20030	03/21/2023	223	01105321
		0223100852	VEGETATION CUTTIN	02/28/2023	74.66	74.66	20030	03/21/2023	223	01105321
		0223100852	BLDG REVIEWS/INSPE	02/28/2023	90.32	90.32	20030	03/21/2023	223	01105321
Total 1295:					4,823.12	4,823.12				
1336	Spesia & Tayl	821147	GENERAL CORPORAT	02/23/2023	13,800.00	13,800.00	20033	03/21/2023	223	01105302
		821148	1724 N. BROADWAY E	02/23/2023	1,640.00	1,640.00	20033	03/21/2023	223	01105302
		821149	THOMPSON BARBER	02/23/2023	400.00	400.00	20033	03/21/2023	223	01105302
		821150	LAKE MICHIGAN ALLO	02/23/2023	5,400.00	5,400.00	20033	03/21/2023	223	07065332
		821151	TRAFFIC/ORDINANCE	02/23/2023	400.00	400.00	20033	03/21/2023	223	01105302
Total 1336:					21,640.00	21,640.00				
1348	South Subur	January 2023	GROUP MEMBERSHIP	01/01/2023	175.00	175.00	20031	03/21/2023	223	07065341
Total 1348:					175.00	175.00				
1351	Stage Right	22400	CITY COUNCIL MEETI	03/09/2023	200.00	200.00	20034	03/21/2023	223	01105300
		22400	CITY COUNCIL MEETI	03/09/2023	200.00	200.00	20034	03/21/2023	223	01105300
		22400	CITY COUNCIL MEETI	03/09/2023	200.00	200.00	20034	03/21/2023	223	01105300
		22400	MAINTENANCE & MEE	03/09/2023	100.00	100.00	20034	03/21/2023	223	01105300
Total 1351:					700.00	700.00				
1353	Stanard & As	SA00005260	STRCUCTURED ORAL	12/19/2023	4,367.88	4,367.88	20035	03/21/2023	223	01025341

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1353:					4,367.88	4,367.88				
1366	Stewart Spre	3296	TRANSFER OF LIQUID	03/15/2023	1,804.00	1,804.00	20036	03/21/2023	223	07085373
Total 1366:					1,804.00	1,804.00				
1392	SWAHM	March 2023	SWAHM 03-2023	03/01/2023	96,225.57	96,225.57	350	03/01/2023	223	01002438
Total 1392:					96,225.57	96,225.57				
1411	Terminal Sup	52822	FLEET ELECTRICAL S	02/20/2023	528.22	528.22	20038	03/21/2023	223	01075400
		52822	FLEET ELECTRICAL S	02/20/2023	25.76	25.76	20038	03/21/2023	223	01075400
Total 1411:					553.98	553.98				
1425	Third Millenni	28784	PAST DUE NOTICES R	02/27/2023	351.12	351.12	20039	03/21/2023	223	07095321
Total 1425:					351.12	351.12				
1430	Timm Electric	19428	ELECTRICAL CITY CE	02/21/2023	10,977.25	10,977.25	20040	03/21/2023	223	13007311
Total 1430:					10,977.25	10,977.25				
1432	Ron Tirapelli	146714	UNIT #941 COMPUTER	01/19/2023	169.99	169.99	20025	03/21/2023	223	01075400
		633231	FLEET - POLICE WIND	01/05/2023	80.75	80.75	20025	03/21/2023	223	01075400
Total 1432:					250.74	250.74				
1502	Underground	059517	HYDRANTS	03/13/2023	7,950.00	7,950.00	20041	03/21/2023	223	07065470
Total 1502:					7,950.00	7,950.00				
1503	Uni-Max Man	4432	JANITORAL SERVICES	03/15/2023	3,700.00	3,700.00	20042	03/21/2023	223	01045300
Total 1503:					3,700.00	3,700.00				
1521	USABlueBoo	277663	VALVE BOX CLEANER	02/22/2023	784.07	784.07	20043	03/21/2023	223	07065430
		281866	TOILET DYE TABS	02/27/2023	244.65	244.65	20043	03/21/2023	223	07065361
Total 1521:					1,028.72	1,028.72				
1548	Verizon Wirel	9928395507	MONTHLY STATEMENT	02/23/2023	1,097.70	1,097.70	20044	03/21/2023	223	01105350
Total 1548:					1,097.70	1,097.70				
1549	Verizon Wirel	9929043058	MONTHLY STATEMENT	03/01/2023	1,762.36	1,762.36	20045	03/21/2023	223	07065350
Total 1549:					1,762.36	1,762.36				
1605	Will County R	February 202	MUNICIPAL LIENS/REL	02/28/2023	123.00	123.00	20048	03/21/2023	223	01115325
Total 1605:					123.00	123.00				
1610	Williams Brot	1 23 553 7	WBCI PAY APP #7	01/31/2023	97,396.57	97,396.57	20049	03/21/2023	223	35007631
		2 23 553 8	WBCI PAY APP 8	02/28/2023	83,398.97	83,398.97	20049	03/21/2023	223	35007631

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1610:					180,795.54	180,795.54				
1629	Work Zone S	58812	PAVEMENT MARKING	02/23/2023	608.00	608.00	20051	03/21/2023	223	05005300
Total 1629:					608.00	608.00				
1652	Giant Mainte	4564	BLAST, PRIME, AND PA	11/14/2022	19,710.00	19,710.00	19978	03/21/2023	223	07065300
Total 1652:					19,710.00	19,710.00				
1681	Techlife	12363	TECHLIFE-INVOICE 12	03/15/2023	2,837.00	2,837.00	20037	03/21/2023	223	01065301
Total 1681:					2,837.00	2,837.00				
1694	Nicor 13-03-7	February 202	MONTHLY STATEMENT	03/03/2023	1,504.83	1,504.83	20007	03/21/2023	223	01035351
Total 1694:					1,504.83	1,504.83				
1744	Cosgrove Co	February 202	CARPENTRY CITY CE	02/21/2023	48,574.78	48,574.78	19974	03/21/2023	223	13007311
Total 1744:					48,574.78	48,574.78				
1746	Western First	73874	CITY CENTER AED HE	12/16/2023	10,424.89	10,424.89	20047	03/21/2023	223	13007311
		ORD5-00884	REPLENISH FIRST AID	03/08/2023	112.35	112.35	20047	03/21/2023	223	07075402
		ORD5-00884	REPLENISH FIRST AID	03/08/2023	188.72	188.72	20047	03/21/2023	223	01035300
		ORD5-00884	CITY CENTER AED WA	03/08/2023	398.30	398.30	20047	03/21/2023	223	01105300
Total 1746:					11,124.26	11,124.26				
1749	AEP Energy	1/25/23 - 2/2	STREET LIGHTS - 1 TH	03/02/2023	13,672.24	13,672.24	19949	03/21/2023	223	01035351
		11/21/22 - 12/	STREET LIGHTS - 1 TH	01/31/2023	13,882.64	13,882.64	19949	03/21/2023	223	01035351
		12/22/22 - 1/	STREET LIGHTS - 1 TH	02/01/2023	13,762.92	13,762.92	19949	03/21/2023	223	01035351
Total 1749:					41,317.80	41,317.80				
1757	Omega Plum	February 202	PLUMBING CITY CENT	02/20/2023	61,168.35	61,168.35	20017	03/21/2023	223	13007311
Total 1757:					61,168.35	61,168.35				
1798	Blue Collar S	02012023	ED CLEMENS	02/01/2023	71.99	71.99	19955	03/21/2023	223	01035344
		02012023	PAUL MARTINO	02/01/2023	346.49	346.49	19955	03/21/2023	223	01035344
		02012023	DAN KUBAN	02/01/2023	215.98	215.98	19955	03/21/2023	223	01035344
		030323	NICK HARBUT	03/03/2023	166.47	166.47	19955	03/21/2023	223	07085344
		120722	JOHN KEMP CLOTHIN	12/07/2022	242.96	242.96	19955	03/21/2023	223	07065344
		120722	ED CLEMENS	12/07/2022	79.36	79.36	19955	03/21/2023	223	01035344
		120722	NICK HARBUT	12/07/2022	44.99	44.99	19955	03/21/2023	223	07085344
Total 1798:					1,168.24	1,168.24				
1851	Metropolitan	February 202	CITY CENTER FIRE SU	02/28/2023	11,399.99	11,399.99	19998	03/21/2023	223	13007311
Total 1851:					11,399.99	11,399.99				
1862	Kathleen Vali	345	SIGN LANGUAGE INTE	03/01/2023	130.00	130.00	19988	03/21/2023	223	01015300

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1862:					130.00	130.00				
1873	Mahoney Silv	62280	TIF DISTRICT	03/08/2023	2,520.00	2,520.00	19995	03/21/2023	223	01105302
Total 1873:					2,520.00	2,520.00				
1879	Nicor 24-47-6	February 202	NICOR MONTHLY STAT	03/09/2023	859.94	859.94	20009	03/21/2023	223	01105350
Total 1879:					859.94	859.94				
1880	Nicor 17-28-8	February 202	NICOR MONTHLY STAT	03/09/2023	946.26	946.26	20008	03/21/2023	223	01105350
Total 1880:					946.26	946.26				
1895	Harbour Cont	10259	CONSTRUCTION CON	03/07/2023	22,255.00	22,255.00	19980	03/21/2023	223	13007311
Total 1895:					22,255.00	22,255.00				
1903	Ryan LLC	805256	PROPOSED TIF DISTRI	03/07/2023	2,281.25	2,281.25	20027	03/21/2023	223	01165300
Total 1903:					2,281.25	2,281.25				
1916	Citadel	21461	LOCKS AND SECURIT	02/02/2023	1,943.22	1,943.22	19960	03/21/2023	223	13007311
		21475	LOCKS AND SECURIT	02/07/2023	490.15	490.15	19960	03/21/2023	223	13007311
		21504	LOCKS AND SECURIT	02/14/2023	1,884.00	1,884.00	19960	03/21/2023	223	13007311
Total 1916:					4,317.37	4,317.37				
1917	Nu Veterans	February 202	FLOORING AND TILE C	02/28/2023	21,375.00	21,375.00	20016	03/21/2023	223	13007311
Total 1917:					21,375.00	21,375.00				
1934	Lakeside Co	February 202	LAKESIDE CONSULTA	03/01/2023	3,371.00	3,371.00	19990	03/21/2023	223	01165300
Total 1934:					3,371.00	3,371.00				
1950	Pure Water P	1422895	WATER FOR PW	03/08/2023	65.00	65.00	20020	03/21/2023	223	01035343
Total 1950:					65.00	65.00				
1953	Amazon Capi	1C1P-H6KP-	MONITORS	03/12/2023	203.84	203.84	19952	03/21/2023	223	01065301
		1FCR-VN3X-	11X17 COPY PAPER	03/07/2023	72.94	72.94	19952	03/21/2023	223	01035401
		1JYL-RYJN-6	PAUL M SAFETY GEAR	03/13/2023	44.00	44.00	19952	03/21/2023	223	01035344
		1LWN-KTRH-	FLEET SHOP AIR FITTI	03/07/2023	191.70	191.70	19952	03/21/2023	223	01075400
		1M6F-XFHK-	REDACTION TAPE FO	03/02/2023	15.51	15.51	19952	03/21/2023	223	01115401
		1M6F-XFHK-	MINI ENVELOPES OR	03/02/2023	11.99	11.99	19952	03/21/2023	223	01115401
		1M6F-XFHK-	8 1/2 X 11 MANILA FOL	03/02/2023	23.56	23.56	19952	03/21/2023	223	01125401
		1M6F-XFHK-	RUBBER FINGER TIPS	03/02/2023	9.60	9.60	19952	03/21/2023	223	01115401
		1MWT-Q9W	DEWALT BATTERIES	02/14/2023	170.67	170.67	19952	03/21/2023	223	01035400
		1TV1-97JM-9	PUMP COFFEE CREA	03/01/2023	59.72	59.72	19952	03/21/2023	223	01105401
		1YVL-6377-1	FLEET MOWER WARNI	03/06/2023	284.37	284.37	19952	03/21/2023	223	01075400
Total 1953:					1,087.90	1,087.90				
1956	Midwest Com	127957	FITNESS EQUIPMENT	01/31/2023	17,499.00	17,499.00	20000	03/21/2023	223	13007311

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1956:					17,499.00	17,499.00				
1967	Michael Hutc	February 202	ARCHITECTURAL WO	02/28/2023	42,266.00	42,266.00	19999	03/21/2023	223	13007311
Total 1967:					42,266.00	42,266.00				
1977	AIS, Inc	79024	IT HARDWARE FOR CI	01/09/2023	6,031.00	6,031.00	19950	03/21/2023	223	13007311
		79782	DATA SERVICES	03/07/2023	15,000.00	15,000.00	19950	03/21/2023	223	01065301
		79783	DATA SERVICES	03/07/2023	2,020.00	2,020.00	19950	03/21/2023	223	01065301
Total 1977:					23,051.00	23,051.00				
1982	Flock Safety	INV-10460	FLOCK CAMERA CONT	02/23/2023	25,000.00	25,000.00	19976	03/21/2023	223	01065301
Total 1982:					25,000.00	25,000.00				
1985	SpectrumVoI	IN674340	MONTHLY STATEMENT	03/15/2023	34.09	34.09	20032	03/21/2023	223	01105350
Total 1985:					34.09	34.09				
1990	Weathershiel	February 202	CITY CENTER JOINT S	02/23/2023	1,676.75	1,676.75	20046	03/21/2023	223	13007311
Total 1990:					1,676.75	1,676.75				
1999	Local 150 Ap	L150.3	ROBERT CIALONI CDL	03/02/2023	3,500.00	3,500.00	19991	03/21/2023	223	01035341
Total 1999:					3,500.00	3,500.00				
2000	Municipal Em	IN1843201	BALLISTIC HELMET, H	03/09/2023	1,688.60	1,688.60	20003	03/21/2023	223	01025344
Total 2000:					1,688.60	1,688.60				
2001	Will-South C	February 202	SOIL AND WATER INV	02/28/2023	4,260.00	4,260.00	20050	03/21/2023	223	35007512
Total 2001:					4,260.00	4,260.00				
2002	Marissa Stirn	March 2023	MILEAGE REIMBURSE	03/15/2023	35.63	35.63	19996	03/21/2023	223	01105342
Total 2002:					35.63	35.63				
Grand Totals:					1,022,072.38	1,022,072.38				

Report Criteria:
Detail report type printed
[Report].Check Issue Date = 02/25/2023,03/01/2023,03/21/2023