Regular City Council Meeting
Crest Hill, IL
November 17, 2025
7:00 PM
Council Chambers
20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

1. **OPENING OF MEETING**

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL**

4. **CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS**

5. **PUBLIC COMMENT FOR AGENDA ITEMS ONLY:** ***(Limit 3 minutes per person)***

6. **CONSENT AGENDA:** ***(All items on the Consent Agenda are considered routine by one motion. These items will not be separately discussed unless an Alderperson so requests, in which event the item will be removed from the Consent Agenda and considered separately.)***

   A. Approve the Minutes from the Work Session Meeting Held on October 27, 2025

   B. Approve the Minutes from the Regular Meeting Held on November 3, 2025

   C. Approve the Minutes from the Special Work Session Meeting Held on November 4, 2025.

   D. Approval of Pay Request #34 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of $771,414.25

   E. Approval to Purchase a 2026 Hybrid Ford Utility Interceptor for the Police Department in the Amount of $49,043.00

   F. Approve a Resolution Approving a Template Right-of-Way Use Agreement for Fiber Optic Network

   G. Approve an Ordinance Amending Title 13 (Water and Sewer), to Add Chapter 13.19 (Cross Connections and Backflow Protection), Sections 13.19.010-13.19.170 the Crest Hill City Code

   H. Approval of a Change Order with USG Water for Well 4 in an Amount of $6,780.00

   I. Approval of Final Payment to Williams Brothers for the East Water Reclamation Facility Phosphorus Removal Upgrade Contract 2-2021 in the Amount of $100,988.53

J. Approval of the Tier 1 SCADA Project Upgrades for Wells 1, 4,7,8, 9/12, 10 and 11 Awarded to MJ Electric not to Exceed an Amount of $45,000.00

K. Approve the Listen Technologies IR Assistive Listening System (ALS) with ACP CreativIT in the amount of $10,400.

L. Authorize the purchase of Urban SDK Licenses for the comprehensive collection of Speed, Volume data, and Workflows for all City-owned streets within the corporate limits of Crest Hill for three (3) years for $16,290 annually.

M. Approval of the List of Bills Issued through November 30, 2025, in the Amount of $593,185.55

N. Approval of the Regular and Overtime Payroll from October 20, 2025, to November 2, 2025, in the Amount of $271,779.19

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

A. City Attorney:

B. City Administrator:

C. Approval to Purchase 3 Copiers for the Police, Finance and Clerk Departments in the Amount of $19,950.47

D. Public Works Department:

E. City Engineer:

F. Community Development:

G. Review of Concept Planned Unit Development (PUD) Plans for Proposed Seasons at Crest Hill Apartment Home Community

H. Police Department:

I. Mayor's Report:

J. City Clerk's Report:

K. City Treasurer's Report:

8. **UNFINISHED BUSINESS:**

9. **NEW BUSINESS:**

10. **COMITTEE/LIAISON REPORTS:**

11. **CITY COUNCIL COMMENTS:**

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

13. **ADJOURNMENT:**

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

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
October 27, 2025

The October 27, 2025, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

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

Also Present were: City Administrator Blaine Wing, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Community & Economic Development Director Daniel Ritter, City Attorney Mike Stiff.

Absent were: Police Chief Ed Clark, Interim Public Works Director Julius Hansen, Building Commissioner Don Seeman, Community Development Consultant Ron Mentzer, Interim Human Resource Manager Dave Strahl.

TOPIC: Feathered Fork Class H Liquor License
Due to audio failure, there was no recording of this item.

TOPIC: Discussion and Direction on The Feathered Fork (20631 Renwick Rd) Façade Grant
Due to audio failure, there was no recording of this item.

Mayor Soliman asked to deviate to agenda items number thirteen and fourteen.

TOPIC: 2400 Waterford Drive – Zoning Variation for Corner Fence
Community & Economic Development Director Dan Ritter explained that this request involved three variations for a corner fence at 2400 Waterford Drive. The property owners were requesting a 6-foot solid fence at the property line, while regulations would normally require a 4-foot fence with an open design set back five feet from the property line.

Director Ritter noted that this was a unique property that backs up to rear yards, not anyone else's front or side yard. There were no known visibility issues or traffic concerns. The Planning Commission had unanimously recommended approval.

The property owners are Ruben and Clara Miranda, but their daughter, Dayanara Miranda, explained they wanted to increase the fence height from four feet to six feet for noise reduction, security, privacy, and consistency with neighboring properties. They also mentioned their current fence was deteriorating.

Mayor Soliman asked for an informal vote to approve zoning variations for 2400 Waterford Drive to allow a 6-foot fence instead of a 4-foot fence.

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

TOPIC: 16825 Churnovic Lane, Amazon – City Code and Zoning Ordinance Variations

Community & Economic Development Director Dan Ritter explained that Amazon was seeking improvements for circulation purposes within their site. The request included two variances: one for driveway width and another for landscape modeling requirements. The changes would help control truck traffic flow throughout the site and add pedestrian improvements for employees. The Planning Commission had unanimously recommended approval.

Andrew Obrzut, representing Amazon, explained that they were adding another drive aisle lane to help circulation around the facility without trucks having to leave onto adjacent roadways. The driveway expansion would allow trucks to properly turn in and out of the facility. The pedestrian improvements would allow employees who park their vehicles to walk on sidewalks to the building, addressing a safety concern.

Alderwoman Gazal asked if Amazon could address complaints from residents about employees' driving behavior. The Amazon representative acknowledged the concern and agreed to look into it.

Mayor Soliman conducted an informal vote to approve city code and zoning ordinance variations for Amazon at 16825 Churnovic Lane.

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

TOPIC: Tacos Before Vatos Request(s)

The Council discussed requests from Tacos Before Vatos. City Administrator Blaine Wing explained that the business had reached out over the past two weeks, and meetings were held that included the Clerk's Office, Finance Department, and the Building Department. They had several requests and asked to be open as soon as possible but there are still some outstanding balances for the Places for Eating Tax and penalties.

Brianne Alcantar, the owner of Tacos Before Vatos, explained she was unaware that when closing a business temporarily, she needed to either put her tax account on standby or file zeros to show no income. She acknowledged this was her fault for not being better informed. She requested permission to reopen her business while setting up a payment plan for outstanding balances, noting she was part of a new senior program called "Meals on Wheels Dine Around Town."

Mayor Soliman asked Brianne if she had forwarded her mail since she stated that they did not receive any mail from us regarding these fines. Brianne stated that she did not have her mail forwarded while she was closed for renovations, but she never received any mail from the City stating there was anything owed, and she mentioned that her home address was on the application.

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Administrator Wing explained that Tacos Before Vatos had outstanding balances for the Places for Eating Tax, late fees, and penalties from adjudication totaling approximately $5,000.00.

Finance Director Glenn Gehrke clarified the timeline of violations, noting that there were several instances where the business had failed to appear at hearings.

Administrator Wing gave several options for the Council's consideration:

Option #1 - Cut the $5,000.00 in half and place them on a payment plan since they are requesting a $100.00 monthly payment plan.
Option #2 - The $5,000.00 would remain and they could work out a payment plan through the collection agency.
Option #3 - The $5,000.00 would remain and place them on a payment plan with the City.
Option #4 - The Council could decide to forgive the full $5,000.00.

After discussion, the Council agreed that if Brianne paid $422.65 in cash for the outstanding Places for Eating Tax and late fees, she could reopen immediately. The remaining $5,000.00 in penalties would remain and be handled through the collection agency. Brianne promised to responsibly pay the Places for Eating Tax on time every month going forward.

Mayor Soliman conducted an informal vote to allow Tacos Before Vatos to reopen upon payment of $422.65 in cash, with the remaining penalties to be handled through collections.

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

TOPIC: Provide Direction for Staff on the DRAFT PFAS Treatment Alternatives

Chris Ulm from Strand & Associates presented detailed findings on PFAS (per- and polyfluoroalkyl substances) treatment alternatives for Crest Hill's water supply system. He began by explaining the City's reliance on eight wells that were drawn from the Silurian dolomite aquifer, known for its vulnerability to contamination due to rapid recharge from surface water. This characteristic makes the aquifer particularly susceptible to impurities, including PFAS.

Chris reviewed recent regulations, highlighting that the EPA and the Illinois Environmental Protection Agency (IEPA) have established maximum contaminant levels (MCLs) for six specific PFAS compounds. These regulations mandate compliance by April 2029, with the City having already identified four of its wells exceeding these levels in historical sampling. The PFAS compounds are measured in parts per trillion, an extremely low concentration level that underscores the challenge of detecting and removing them.

To address this issue, five alternative approaches were evaluated. These included:

1. **Remove Affected Wells from Operation**: This would involve only using wells that meet regulatory standards and reducing reliance on those with elevated PFAS levels.

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2. **Install Treatment Systems for Affected Wells**: This approach would implement treatment technologies directly at the affected well sites. Among the treatment options considered, granular activated carbon was recommended due to its effectiveness in absorbing PFAS compounds.
3. **Provide Point-of-Use Treatment Systems for Residents**: This method would involve distributing treatment systems such as under-sink filters to reduce PFAS exposure at the point of consumption. However, this could pose logistical challenges, including ensuring compliance with testing each unit.
4. **Purchase Treated Water from a Neighboring Supply**: This option would require sourcing water from a nearby municipality, such as Joliet, capable of providing water that meets PFAS standards. It necessitates additional infrastructure changes and could be costly.
5. **Drill a New Deep Sandstone Well**: This would involve establishing a new well in a deeper aquifer that is less susceptible to surface contamination. However, the deep sandstone aquifer contains naturally occurring radium, necessitating additional treatment processes.

After discussing these alternatives in detail, Chris recommended immediate implementation of Alternative 1. This was considered the most cost-effective and quickest solution, allowing for operation of wells with lower PFAS levels more frequently while reserving the use of affected wells for peak demand periods only. By doing so, the City could minimize overall PFAS exposure.

Council members expressed their concerns about the costs and timeline for implementing these changes, particularly given the anticipated switch to Lake Michigan water by the year 2030. There was deliberation about using potential settlement funds to cover the costs associated with these solutions, notably any temporary treatment options considered under Alternative 2.

Mayor Soliman conducted an informal vote to approve alternative one.

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

The Council agreed to further explore pilot programs for treatment options at a future work session. This would allow them to assess the practicality and efficiency of potential treatment systems, such as those using granular activated carbon, in reducing PFAS levels.

TOPIC: Resolution Approving an Agreement for Chemical Feed System Upgrades by and Between the City of Crest Hill, Will County, Illinois, and Strand Associates for an amount of $33,900.00

City Engineer Ron Wiedeman explained that at the last Council meeting, they had approved the construction of chemical feed upgrades at the station. This resolution was for Strand to do the inspection and observation of this work, as current city staff would not have time to do it. The proposal was for $33,900.00.

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Mayor Soliman conducted an informal vote to approve the agreement with Strand & Associates for Chemical Fee System Upgrades in the amount of $33,900.00.

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

TOPIC: A Resolution Approving a Construction Engineering Agreement for East Receiving Station Reservoir Improvement by and Between the City of Crest Hill, Will County, Illinois, and Strand Associates, Inc. for an amount of $179,500.00

City Engineer Ron Wiedeman explained that items 6 and 7 were for the same project, with item 6 being for construction engineering and item 7 for geotechnical work. He noted that the City's 2.5-million-gallon tank did not make EPA funding for the current year but would be eligible for the next year. To stay within the construction timeframe, they needed to have these agreements in place to apply for bypass funding through the IEPA.

Mayor Soliman conducted an informal vote to approve a Construction Engineering Agreement with Strand Associates for East Receiving Station Reservoir Improvement in the amount of $179,500.00.

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

TOPIC: A Resolution approving a Construction Testing Agreement for East Receiving Station Reservoir Improvement by and Between the City of Crest Hill, Will County, Illinois, and Rubino Engineering, Inc. for an amount of $12,841.50

As City Engineer Ron Wiedeman had explained, this resolution was for the geotechnical work for the same East Receiving Station Reservoir Improvement project, to be performed by Rubino Engineering.

Mayor Soliman conducted an informal vote to approve a construction testing agreement with Rubino Engineering for the East Receiving Station Reservoir Improvement in the amount of $12,841.50.

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

TOPIC: Exhibit A-Approval of Change Order No. 1 to extend the 2024 Sanitary Sewer Televising and Cleaning Contract with Hoerr Construction, Inc from the Diversion Structure to West Wastewater Treatment Plant for a cost of $78,293.00

City Engineer Ron Wiedeman explained that the exhibit on page 92 showed the limits of what they were looking to video - from the diversion structure located just south of Caton Farm to the main trunk sewer all the way back to the west plant. The contractor who did the work last year was willing to hold their prices, which Engineer Wiedeman described as "fantastic prices." The only difference between the previous contract and this one was the addition of a clearing brush item because there were additional trees and brush areas that needed to be cleared to access the manholes for visual inspection.

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Mayor Soliman conducted an informal vote to approve Change Order No 1 to extend the 2024 Sanitary Sewer Televising and Cleaning Contract with Hoerr Construction, Inc. for $78,293.00.

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

TOPIC: Execution of a Professional Services Agreement with Christopher B. Burke Engineering, Ltd. to Perform Design Engineering Services for the 2026 Roadway Rehabilitation Improvement for the Locations Specified in this Memo for a Not to Exceed Amount of $69,790.00

Mayor Soliman commented that this topic was already discussed at the last meeting, and we will skip this item.

TOPIC: Discussion on Gaylord Rd Resurfacing and Grand Prairie Water Commission Transmission Main and Gaylord Rd Resurfacing

City Engineer Ron Wiedeman explained that for the Grand Prairie project, a new 60-inch transmission line would be installed from Renwick down Gaylord to Cedarwood to the City's corporate limits at the south end. The water main would be in the northbound lane, but Grand Prairie would only resurface what they disturb - just one lane. He proposed negotiating to have the entire street resurfaced when Grand Prairie completes their work, potentially saving costs for the City. The estimated cost for the City's portion would be approximately $1 million.

Engineer Wiedeman also mentioned that as part of this project, a short taper as you head southbound toward the west plant would be lengthened to make it less abrupt.

Alderman Cipiti asked if there was a possibility of addressing a congested area at the intersection of Theodore and Gaylord where Spring Creek crosses. Engineer Wiedeman responded that while the culvert would be replaced, widening the intersection might require studies and dealing with wetland issues, which would be beyond the scope of Grand Prairie's project. However, he agreed to discuss this with Grand Prairie.

Mayor Soliman conducted an informal vote to direct staff to work with Grand Prairie Water Commission for an IGA with the City' share of the work to resurface the roadway at Gaylord Road and Cedarwood Drive for an Estimated $1,100,000.00.

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

COMMITTEE/LIAISON UPDATES: (Communications Committee)

City Administrator Blaine Wing initiated a discussion about establishing a communications committee during the City Council meeting. He pointed out the absence of a formal communications plan and a dedicated staff member to manage communications for the City. Despite this, the City is currently focusing on enhancing several major communication tools, notably the website and the newsletter, which are essential for effective communication with residents and businesses.

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Administrator Wing highlighted that the City is working with certain tight deadlines from vendors involved in these communication updates. To manage these deadlines more effectively, he proposed forming a Communications Committee comprising two Council members. This committee's role would be to assist in providing timely feedback, ensuring that communication projects like the website and newsletter proceed smoothly.

Mayor Soliman specifically recommended the appointment of Alderperson Tina Oberlin and Alderman Nate Albert to serve on this committee. He clarified that the committee's primary responsibility would be to focus on the design elements of these communication mediums rather than being involved in content creation. This approach would allow the committee to contribute insights into the visual and navigational aspects of the City's communication tools, which are crucial for user engagement and accessibility.

The proposal opened a broader discussion among the Council members about the criteria for serving on city committees. Alderwoman Gazal raised concerns over past experiences with committee communications and queried whether there is an official policy or ordinance governing who can serve on such committees. City Attorney Mike Stiff provided clarity, mentioning that the Illinois Municipal Code grants City Councils the authority to establish their own rules for standing committees, indicating that municipalities have the discretion to determine the composition and membership criteria for these committees.

Some Council members expressed their views and concerns, with questions about how committee work fits within the broader scope of Council responsibilities. The conversation highlighted the importance of having a structured approach to communication within the City's operational framework, underscoring the need for a committee that could bridge gaps between staff efforts and council guidance effectively.

Mayor Soliman conducted an informal vote to create the Communications Committee.

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

TOPIC: Fortinet Firewall Licenses

City Administrator Blaine Wing explained that the City typically purchases firewall licenses for one year at a time, but a three-year term would save approximately $16,000.00. He noted that while only one year was budgeted, the Finance Director was comfortable with the three-year term since the savings were significant.

Mayor Soliman conducted an informal vote to approve the purchase of Fortinet Firewall licenses for a three-year term at a cost of $70,100.82.

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

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TOPIC: Third Amendment to Contract for Purchase of Real Estate (Former City Hall Property)

Community & Economic Development Director Dan Ritter explained that this was the third extension for the contract with QuikTrip for the former City Hall property. The delay was due to the Illinois Department of Transportation (IDOT) being extremely slow in their review process for access questions. QuikTrip had done everything asked of them, but they were still waiting on IDOT for a full review.

Alderwoman Gazal expressed frustration with the continued extensions, asking how many more they would grant. Director Ritter explained that the delay was not QuikTrip's fault but IDOT's, and any developer would face the same issues. Council members discussed the possibility of reaching out to state legislators to help move the process forward with IDOT.

Mayor Soliman conducted an informal vote to approve the third amendment to the contract for the purchase of the former City Hall Property with QuikTrip Corporation.

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

TOPIC: Approval of Well 8 Change Order

City Administrator Blaine Wing explained that this change order in the amount of $4,068.00 was for replacing an 8-inch diameter pipe that was not included in the original repair scope for Well 8. The existing pipe needed repair, but this was not known until other repairs were being done, which is why it was not included in the original scope.

Mayor Soliman conducted an informal vote to approve the change order for well eight in the amount of $4,068.00.

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

TOPIC: Approval of Well 10 Change Order

City Administrator Blaine Wing explained that this was similar to the Well 8 change order but involved a 6-inch pipe instead of an 8-inch pipe and included a flange inside the tank that needed repair. The cost was $8,136.00. He mentioned that once this repair was completed, Well 10 was estimated to be operational within a week.

Mayor Soliman conducted an informal vote to approve the change order for well ten in the amount of $8,136.00.

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

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PUBLIC COMMENTS:
No members of the public came forward to address the Council.

MAYOR UPDATES:
There were no Mayor updates.

COMMITTEE/LIAISON UPDATES:
Alderwoman Gazal reported that she had spoken with the Lockport Township Supervisor Alex about sponsorship for a City event. She mentioned that the supervisor typically dedicates $7,000.00 to each municipality, with $1,000 already used for a shredding event.

She needed something in writing to present to the board for the remaining funds. She also reported that township officials would participate in the parade with a decorated bus and invited elected officials who wanted to participate to let her know by the following Monday.

City Attorney Mike Stiff addressed Alderwoman Gazal's earlier question about committee membership, explaining that the Illinois Municipal Code allows City Councils to set their own rules for standing committees but does not designate who can serve them. Each municipality typically establishes its own guidelines.

CITY ADMINISTRATOR UPDATES:

City Administrator Blaine Wing provided several updates:

1. He reminded Council members to let Marybel know what time slot they preferred for photos on November 3rd, with slots available from 5:00 to 6:50 PM, followed by a group photo at 6:50 PM.
2. He had updated Civil Service Commission information after speaking with the attorney, noting that the commission is not a volunteer group, and he had copies of the fact sheet and petition for each Council member.
3. The City had begun testing the new LED lights, which would display Halloween colors until midnight. He noted that the vendor had done a good job, worked around people in the building, and cleaned up each night. The lights come with a 10-year service warranty and 15-year warranty on components.

City Attorney Mike Stiff advised that there was no need for the planned executive session as the investigation Administrator Wing was conducting was not yet ready to be discussed.

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

The meeting adjourned at 10:13 PM.

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Approved this____day of_____, 2025.
As presented_____
As amended_____

_____
CHRISTINE VERSHAY-HALL, CITY CLERK

_____
RAYMOND R. SOLIMAN, MAYOR

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MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
November 3, 2025

1. OPENING OF MEETING

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:04 p.m. in the Council Chambers, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

3. ROLL CALL

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

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

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

4A. Lockport Township High School Update

Angela, the Lockport Township High School District 205 Director of Development and Foundation, provided an annual update on the high school, which approximately 90% of Crest Hill residents attend. She began by expressing gratitude to the Council for their service and presented them with t-shirts and thank-you cards. On the cards, she included a quote by Coretta Scott King: "The greatness of a community is most accurately measured by the compassionate actions of its members." Angela elaborated on various initiatives and achievements at the school, beginning with a food drive scheduled for the coming Sunday aimed at addressing food insecurity among students. She highlighted a startling statistic: 33% of the students, or 1 in 3, come from low-income households, emphasizing the importance of the initiative.

Angela proudly announced that 423 students were honored as AP Scholars by the College Board, with additional accolades for two students who reached the status of National Merit Scholar Finalists, ranking them in the top 1.2% of students across the United States. The school boasts an extensive offering of 52 Advanced Placement classes, accommodating 2,639 students, and collaborates with Joliet Junior College to provide thirty-two dual credit courses. Notably, Lockport Township High School has been

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recognized as having the largest participation in dual credit programs among twenty-six area high schools working with Joliet Junior College.

In the upcoming academic year, the East Campus plans to implement an eighth class period, which will allow students greater flexibility to explore various subjects, including advanced placement, arts, and other fields of interest, aligning with their potential career paths. The school not only prepares students academically but also offers career readiness programs in areas like welding, auto mechanics, and internships. Angela, herself a member of the community by working at the high school and being a frequent visitor to Crest Hill, stressed the importance of this preparation, whether it is guiding students towards college or directly into a skilled trade.

Angela also shared that the high school's football team advanced to the second round of playoffs against Homewood Flossmoor. She extended an invitation to Council members to join the "Walk and Talks" held by Superintendent Dr. McBride on Wednesday mornings, which offer an opportunity to tour the school's facilities. Recent renovations to the Central Campus include roof repairs and planned window replacements, showcasing the ongoing improvements.

Mayor Soliman added personal notes of commendation by mentioning that he and his wife, as Gold Club members, attended a recent dinner and play at the school, expressing high praise for the students' performances.

Further validating the school's academic excellence, Alderwoman Gazal mentioned her daughter's participation in AP classes and the benefits she anticipates from the additional class period as her daughter pursues medical studies. Angela concluded her detailed presentation by welcoming any questions and expressing her happiness to be part of such a proactive and compassionate community.

5. PUBLIC COMMENT FOR AGENDA ITEMS ONLY

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

6. CONSENT AGENDA:

Mayor Soliman explained that this was the City’s first meeting using a consent agenda process after 65 years of a different approach. He noted there might be “growing pains” but asked for patience and cooperation. He explained that any Council member could request to remove items from the consent agenda for separate discussion.

Alderperson Oberlin requested to remove item 6H (Approval of the WCGL Holiday Reception 2025) from the consent agenda.

Alderman Jefferson requested to remove item 6I (Approve an Ordinance Authorizing the Sale and/or Disposal of Certain Personal Property) from the consent agenda.

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Alderwoman Gazal requested to remove item 6M (Approval of the List of Bills) from the consent agenda.

Mayor Soliman proceeded to read the consent agenda items:

6A. Approve the Minutes from the Regular Meeting Held on October 20, 2025

6B. Approve the Change Order Proposal with USG Water Solutions for the Well 8 Filter in the Amount of $4,068.00

6C. Approve the Change Order Proposal with USG Water Solutions for the Well 10 Filter in the Amount of $8,136.00

6D. Approve a Resolution Approving a Revision to the Construction Agreement for the 2024 Sanitary Sewer Televising and Cleaning Contract by and between the City of Crest Hill, Will County, Illinois and Hoerr Construction, Inc for a New Construction Cost of $168,053.00. ***Resolution #1352***

6E. Approve a Resolution Approving a Construction Testing Agreement for East Receiving Station Reservoir Improvement by and between the City of Crest Hill, Will County, Illinois, and Rubino Engineering, Inc. for an Amount of $12,841.50. ***Resolution #1353***

6F. Approve a Resolution Approving a Construction Engineering Agreement for East Receiving Station Reservoir Improvement by and between the City of Crest Hill, Will County, Illinois, and Strand Associates, Inc. for an Amount of $179,500.00. ***Resolution #1354***

6G. Approve a Resolution Approving a Construction Agreement for Chemical Feed System Upgrades by and between the City of Crest Hill, Will County, Illinois, and Strand Associates for an Amount of $33,900.00. ***Resolution #1355***

6H. Approval of the WCGL Holiday Reception 2025
(REMOVED for discussion)

6I. Approve an Ordinance Authorizing the Sale and /or Disposal of Certain Personal Property that is No Longer Necessary or Useful for the City's Public Purposes *(REMOVED for discussion)*

6J. Approve an Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 2400 Waterford Drive in Crest Hill, Illinois (Application of Ruben and Clara Miranda)

6K. Approval to Purchase Fortinet Firewall Licenses in the Amount of $70,100.82

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6L. Approve an Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances with Respect to Certain Real Property Located at 16825 Churnovic Lane, Crest Hill, Will County, Illinois - Application of Amazon.com, Inc. ***Ordinance #2036***

6M. Approval of the List of Bills Issued through November 4, 2025, in the Amount of $1,859,638.02 *(REMOVED for Discussion*)

6N. Regular and Overtime Payroll from October 6, 2025, to October 19, 2025, in the Amount of $276,655.69

Mayor Soliman asked for a motion to approve the consent agenda items excluding items **6H, 6I,** and **6M**.

Alderman Albert made a motion to approve the Consent Agenda. Seconded by Alderperson Oberlin. Roll Call: Ayes: Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal. Nayes: None. MOTION CARRIED.

City Clerk Christine Vershay-Hall provided the resolution and ordinance numbers:

- 6D: Resolution #1352
- 6E: Resolution 1353
- 6F: Resolution 1354
- 6G: Resolution 1355
- 6L: Ordinance 2036

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

6H. Approval of the WCGL Holiday Reception 2025. This was requested to be removed by Alderperson Oberlin for further discussion.

Alderperson Oberlin explained she had removed this item because there were details missing from the proposal. She noted that the deadline to sign up was Thursday, December 4th, which needed to be stated, and that in the past, the full-time City Administrator was also invited to attend, with the City covering those costs.

Mayor Soliman asked for a motion to approve the WCGL Holiday Reception 2025 with the added deadline and invite to the City Administrator.

Alderperson Oberlin made a motion for the approval of the WCGL Holiday Reception 2025 with an added deadline and invitation to the City Administrator. Seconded by Alderman Cipiti. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke. Nayes: None. MOTION CARRIED.

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6I. Approve an Ordinance Authorizing the Sale and/or Disposal of Certain Personal Property that is No Longer Necessary or Useful for the City's Public Purposes. This was requested to be removed from the consent agenda by Alderman Jefferson.

Alderman Jefferson requested clarification on this item, stating he recalled discussion about switching from Glock firearms to a newer version, but did not remember discussion about selling or disposing of them.

Police Chief Ed Clark explained that this was part of the previous discussion, where they would recoup money to help with the purchase of new firearms. He noted that funds from a general seizure from a task force, along with the sale of the old weapons, helped minimize the cost to the City. He added that the department had already disposed of shotguns through the surplus process.

Alderwoman Gazal asked how the weapons would be sold. Chief Clark explained that they would receive credit from Ray O'Herron Company which only sells to police officers.

Mayor Soliman asked for a motion to Approve an Ordinance Authorizing the Sale and/or Disposal of Certain Personal Property that is no longer necessary or useful for the City's public purposes.

Alderwoman Gazal made a motion to approve an ordinance authorizing the sale and/or disposal of certain personal property that is no longer necessary or useful for the City's public purposes. Seconded by Alderman Jefferson. Roll Call: Ayes: Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal. Nayes: None. MOTION CARRIED. ***Ordinance #2034***

6M. Approval of the List of Bills Issued through November 4, 2025, in the Amount of $1,859,638.02. This was requested to be removed from the consent agenda by Alderwoman Gazal.

Alderwoman Gazal raised two concerns about the list of bills:

1. A tree purchase for $2,920.00 - She explained that she had previously arranged with "The Fields" for a donated tree for the Christmas lighting ceremony. She was concerned that the City purchased a tree without Council discussion, especially when a donation had been arranged.
2. Sponsorship money handling - She expressed concern about leftover sponsorship money for events being redirected to the general fund rather than being kept for specific committees, which she indicated was a change from previous practice.

City Administrator Blaine Wing explained that the donated tree from The Fields was planted as planned, but at 6-6.5 feet tall, it was too small for the planned lighting ceremony, as the lighting switch is over six feet tall. He noted that the City had $15,000.00 remaining in the tree fund (separate from

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the 50/50 program), and under his spending authority of up to $20,000.00, he authorized the purchase of a larger tree from a vendor in West Chicago after confirming local sources didn't have appropriately sized trees.

Regarding the sponsorship funds, Finance Director Glenn Gehrke explained that donations go into the general fund and are tracked by activity code. He noted that last year's Winterfest received $13,000.00 in donations but spent just under $7,000.00, with the remainder staying in the general fund. He explained this was standard accounting practice rather than creating restricted funds for each event.

Alderwoman Gazal disagreed with this approach, stating that donations to specific events should remain dedicated to those events and carry over to future years. She suggested the Council needed to investigate this practice as it differed from her understanding of how event funds had been handled in the past.

Mayor Soliman suggested these concerns be addressed at a future work session with input from the auditors.

Mayor Soliman asked for a motion to approve the list of bills issued through November 4, 2025, in the amount of $1,859,638.02.

Alderman Albert made a motion to approve the list of bills issued through November 4, 2025, in the amount of $1,859,638.02. Seconded by Alderman Deserio. Roll Call: Ayes: Jefferson, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Nayes: Gazal. MOTION CARRIED.

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

A1. CITY ATTORNEY:
Approve Updates Made to Ordinance 2032 Amending Title 3 of the City of Crest Hill Code of Ordinances to Adopt a Municipal Cannabis Retailers' Occupational Tax.

City Attorney Mike Stiff explained the need for updates to Ordinance 2032 regarding the municipal cannabis retailers' occupation tax. He noted that the Department of Revenue had requested specific revisions to the ordinance by December 1st, despite having confirmed the January 1, 2026, effective date.

The changes requested included:

- Updating the definition of cannabis
- Removing language about the effective date being conditional on submission by October 1st.
    - Adding language directing the Clerk to send a certified copy of the ordinance.

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- Adding more specific language about the Department of Revenue collecting and enforcing the tax.

Attorney Stiff recommended passing a new ordinance with these changes rather than amending the existing one.

Mayor Soliman asked for a motion to approve the updates made to Ordinance 2032.

Alderman Albert made a motion to approve updates made to Ordinance 2032 amending title 3 of the City of Crest Hill Code of Ordinance to Adopt a Municipal Cannabis Retailers' Occupational Tax. Seconded by Alderperson Oberlin. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson. Nayes: None. MOTION CARRIED. ***Ordinance #2037***

B1. CITY ADMINISTRATOR:
Approval to Create the Communications Committee.

City Administrator Blaine Wing proposed creating a communications committee with two Council members providing feedback on websites, newsletters, press releases, and other communications items. He noted that deadlines were approaching for the website and upcoming newsletter, and that having Council feedback would be beneficial.

Mayor Soliman asked for a motion to create a Communications Committee with Alderman Nate Albert and Alderperson Tina Oberlin as committee members.

Alderman Deserio made a motion to create a Communications Committee with Alderman Nate Albert and Alderperson Tina Oberlin as committee members. Seconded by Alderwoman Gazal. Roll Call: Ayes: Cipiti, Kubal, Dyke, Deserio, Gazal. Nayes: Jefferson. Abstain: Albert, Oberlin. MOTION CARRIED.

In response to questions from Council members, Administrator Blaine Wing provided updates on several projects:

- Route 66 signage: Alderman Dyke asked for some signage. Director Dan Ritter indicated staff are working on options to present before the end of the year, noting that next year is the 100-year anniversary of Route 66.
- Streaming work sessions on YouTube: Alderman Cipiti asked for an update on streamlining the work sessions on YouTube. Administrator Wing commented that one of the four cameras failed during a recent power outage, so he is working with vendors on replacement or updates to enable live streaming.
- Alderwoman Gazal asked for an update on the windows at the Clerk's Office and the Building Department: Administrator Wing commented

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that the City has one quote and is seeking another replacement, noting that making holes in the existing windows voided the warranty.

- Alderman Jefferson asked for an update on the microphone equipment: Administrator Wing stated that he met with two vendors for quotes on updating microphones for officials, staff, and the public. He is also addressing ADA compliance issues by adding four hearing devices. He estimated 4-6 weeks for ordering components with completion by end of year or early next year.

C1. PUBLIC WORKS DEPARTMENT:
There were no agenda items.

D1. CITY ENGINEER:
City Engineer Ron Wiedeman provided updates on four active projects, all scheduled to be completed or winterized by Thanksgiving:

- Oakland Avenue: The new water main has been installed, and all services have been completed. The contractor is currently in the process of cleaning up the site and patching the road. The aprons, primarily on the west side of Oakland, will remain stone for the winter season due to the limited time available to finish them before adverse weather conditions set in.

- Inner Circle: The water main for this project is now in place. Services will begin within the next couple of weeks, and the plan is to patch the area in preparation for resurfacing, which will take place in the spring.

- Hillcrest: This project is anticipated to be entirely completed this year.

- Theodore: Work is set to commence tomorrow, starting at Broadway and moving west along Theodore before addressing Broadway itself. This phase of the project is expected to conclude approximately three weeks from now. Additionally, there is a retaining wall on Theodore, with one section completed already. The second section may be finished this year, contingent on the pace of progress by Sheridan in their current work phase.

City Engineer Ron Wiedeman emphasized that these projects are part of a larger effort to address infrastructure needs and improve local amenities. The timeline is designed to ensure minimal disruption to residents, aiming to wrap up or stabilize each project before the harsher winter weather arrives.

E1. COMMUNITY DEVELOPMENT:
Approve a Resolution Approving and Authorizing the Execution of a "Third Amendment to the Contract for Purchase of Real Estate" dated July 15, 2024, by and between the City of Crest Hill and Quik Trip Corporation for the Purchase of Property Located at 1610 Plainfield Road, Crest Hill, Illinois.

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Economic & Community Development Director Dan Ritter presented two items during the City Council meeting. The first item concerned an amendment to the property purchase agreement for QuikTrip Corporation. This involved the "Third Amendment to the Contract for Purchase of Real Estate," originally dated July 15, 2024. The amendment was for the purchase of property located at 1610 Plainfield Road, Crest Hill, Illinois. Representing QuikTrip Corporation at the meeting was Ali, their real estate project manager.

Ali affirmed QuikTrip's strong commitment to the project despite some delays and highlighted the ongoing efforts in consulting with IDOT to ensure the project's progression. He mentioned that while feedback from IDOT can be slow, QuikTrip remains proactive in its communication, emphasizing that he consistently follows up to maintain momentum on the project. The Council acknowledged these challenges but expressed optimism about moving forward.

Alderman Cipiti explained that he would be voting against this, and he was maintaining his stance against the development at this specific location.

Mayor Soliman asked for a motion.

Alderman Jefferson made a motion to approve a resolution approving and authorizing the execution of a "Third Amendment to the Contract for Purchase of Real Estate" dated July 15, 2024, by and between the City of Crest Hill and QuikTrip Corporation for the Purchase of Property Located at 1610 Plainfield Road, Crest Hill, Illinois. Seconded by Alderman Deserio. Roll Call: Ayes: Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin. Nayes: Cipiti. MOTION CARRIED. ***Resolution #1356***

E2. COMMUNITY DEVELOPMENT:
Approval of a Resolution Approving a Façade Grant Request from JH Hospitality Group for Property Located at 20631 Renwick Road.

Economic & Community Development Director Dan Ritter requested a motion to approve a resolution approving a façade grant request from JH Hospitality Group for property located at 20631 Renwick Road, not to exceed an amount of $2,631.90, which is 50% of the lowest bid for the Feathered Fork Restaurant signage.

Mayor Soliman asked for a motion.

Alderwoman Gazal made a motion to approve a resolution approving a façade grant request from JH Hospitality Group for property located at 20631 Renwick Road. Seconded by Alderman Albert. Roll Call: Ayes: Kubal, Dyke, Deserio, Jeffreson, Gazal, Oberlin, Cipiti, Albert. Nayes: None. MOTION CARRIED. **Resolution #1357**

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Director Ritter thanked Alderman Dyke and Alderperson Oberlin for attending the Will County CED Economic Development training with him.

Director Ritter also announced that Crest Hill is an official member of the Joliet Regional Chamber of Commerce.

Director Ritter gave updates on our website:

- Our website now has available sites/properties back up on the website. If you are looking for or talking to developers or someone is looking for property, they can utilize our website.
- Our incentive information has been updated with the business and development section of the web page. He mentioned he wants the website to be more user friendly for our developers, especially when creating the new website.

Alderwoman Gazal asked for an update on the Shell Gas Station on Route 53 and Caton Farm Road. Director Ritter commented that it was going to be open on November 10th or 11th. There were still a couple of things they had to do, one being with the Fire Marshall.

Alderman Cipiti asked what is going on with the new discount store at the old Walgreens store on Plainfield Road? Director Ritter commented that there are things that need resolved with the Building Department. Alderman Cipiti asked if something could be done with all the litter and shopping carts around the building. Director Ritter commented that they are working with them and could be put on a temporary occupancy while they finish some of the stuff they need done regarding cleaning up to code and property maintenance issues and they do have stuff on the outside and inside needing done.

F1. POLICE DEPARTMENT:
Police Chief Ed Clark had no agenda items but noted that he was aware of the speed car battery issue.

G1. MAYOR'S REPORT:
Mayor Soliman had nothing to report.

H1. CITY CLERK'S REPORT:
City Clerk Christine Vershay-Hall reported on the successful shredding event held on October 25th in partnership with Lockport Township government. She thanked Alderperson Oberlin, Mayor Soliman and his wife Vicky, Alderwoman Gazal, and Lockport Township Supervisor Alex Zapien for their participation. She noted that last year they shredded approximately 3,000 pounds in 3 hours, while this year they shredded 5,000 pounds in just 2 hours.

I1. CITY TREASURER'S REPORT:
City Treasurer Jamie Malloy had nothing to report.

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8. UNFINISHED BUSINESS:
There was no unfinished business.

9. NEW BUSINESS:
There was no new business.

10. COMMITTEE/LIAISON REPORTS:
Alderwoman Gazal reminded everyone about the upcoming Winter Fest on December 6, 2025, mentioning that there would be fun and exciting things happening at the event.

11. CITY COUNCIL COMMENTS:
Alderperson Oberlin acknowledged the upcoming Veterans Day holiday and thanked all veterans for their service, as well as the families who supported them.

Alderman Dyke agreed, adding that people should thank veterans year-round, not just on Veterans Day.

12. PUBLIC COMMENT:
No one approached the podium for public comment.

13. EXECUTIVE SESSION:
No executive session was needed.

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

Alderman Dyke made a motion to adjourn at 8:14 P.M. Seconded by Alderman Jefferson. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson. Nayes: None. MOTION CARRIED.

Approved this____day of_____, 2025.
As presented_____
As amended_____

_____
CHRISTINE VERSHAY-HALL, CITY CLERK

_____
RAYMOND R. SOLIMAN, MAYOR

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MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
November 4, 2025

The November 4, 2025, City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

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

Also Present were: Administrator Blaine Wing.

Absent were: City Engineer Ron Wiedeman, Finance Director Glenn Gehrke, Interim Employee Relations Dave Strahl, Interim Public Works Director Julius Hanesen, Police Chief Ed Clark, Building Commissioner Don Seeman, Community & Economic Developer Dan Ritter, City Attorney Mike Stiff.

TOPIC: EXECUTIVE SESSION 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.

(#1) Motion by Alderwoman Gazal seconded by Alderman Deserio, to go into an executive session on Personnel 5 ILCS 120/2(c)(1).
On roll call, the vote was:
AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

Executive Session 7:04 p.m.

(#2) Motion by Alderperson Oberlin seconded by Alderman Cipiti to reconvene from the executive session on Personnel 5 ILCS 120/2(c)(1).
On roll call, the vote was:
AYES: Ald. Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti.
NAYES: None.
ABSENT: None.
There being eight (8) affirmative votes, the MOTION CARRIED.

Reconvene 8:56 p.m.

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PUBLIC COMMENTS:
There were no public comments.

MAYOR'S UPDATES:
No Mayor updates.

COMMITTEE/LIAISON UPDATES:
No Committee/Liaison updates.

CITY ADMINISTRATOR UPDATES:
No City Administrator updates.

The meeting was adjourned at 8:57 p.m.

Approved this_____day of_____, 2025
As presented_____
As amended_____

_____
CHRISTINE VERSHAY-HALL, CITY CLERK

_____
RAYMOND R. SOLIMAN, MAYOR

DRAFT

Crest Hill
CITY OF NEIGHBORS

Agenda Memo

Crest Hill, IL

Date:	11/10/2025
Submitter:	Julius Hansen, Interim Director of Public Works
Department:	Public Works
Agenda Item:	Approval of Pay Request #34 from Vissering Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of $771,414.25

Summary:

Strand Engineering and Staff have reviewed the attached pay requests from Vissering Construction Inc for the West Plant Expansion Project and are asking the council to approve these along with the invoice in the list of bills. Vissering's pay request #34 is $771,414.25 for work performed between October 1 and October 31, 2025. Once the City receives the disbursement check from the IEPA the City will release the check to Vissering.

Recommended Council Action:

Approval of Pay Request #34 from Vissering Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of $771,414.25.

Financial Impact:

See attached memo and application for payment from Strand Engineering

Attachments:

Memo and application for payment from Strand Engineering Pay Request #34

STRAND ASSOCIATES®
Excellence in Engineering

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

November 10, 2025

Mr. Julius Hansen, Interim Director of Public Works
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

Re: Crest Hill West Sewage Treatment Plant Improvements
Contract 1-2022
City of Crest Hill, Illinois (City)

Dear Mr. Hansen:

Enclosed are Pay Application No. 34, waivers of lien, certified payroll, American Iron and Steel documentation, and apprenticeship reporting forms for the City's West Sewage Treatment Plant Improvements project. A summary of the Contract status is shown on the enclosed Application for Payment.

For Pay Application No. 34, Vissering Construction Company (Contractor) is requesting a total of $771,414.25 for the work performed between October 1 and 31, 2025. Please refer to its breakdown of values in the enclosed pay application. Specifically, this value includes a variety of items such as general conditions; overhead and profit; grating, plating, and plank; extensive site piping work including natural gas, pump station influent, primary effluent, digested sludge, scum, primary sludge, and manholes; Structure 10 ductile iron piping, Structure 15 plumbing, Structure 30 ductile iron piping and stainless steel air piping installation; Structure D50 stainless steel air piping installation; submersible mixer installation; site electrical and duct bank routing and building interior conduit and wire installation. Strand Associates, Inc.® has reviewed the pay application submitted by Contractor and recommends the Application for Payment request in the amount of $771,414.25.

The current total Contract amount is $49,587,366.00. There have been nine change orders to date. Total work completed through October 31, 2025, is $41,645,605.08. A total of $2,479,368.30 is being held in retainage, in accordance with the Contract Documents.

Sincerely,

STRAND ASSOCIATES, INC.®

Francesco S. Messina

Francesco S. Messina

Enclosures

SUMMARY SHEET
(Use with AP2 or AP3)

APPLICATION FOR PAYMENT

ATTN: JULIUS HANSEN, INTERIM PUBLIC WORKS DIRECTOR
OWNER: 20600 CITY CENTER BLVD, CREST HILL, IL 60403
CONTRACTOR: VISSERING CONSTRUCTION COMPANY

PROJECT: W. SEWAGE TREATMENT PLANT IMPROVEMENTS
CONTRACT: 1-2022 (11108.00)

10.31.2025

PAYMENT APPLICATION NO.: 34

CONTRACT AMOUNT	
ORIGINAL CONTRACT AMOUNT	$50,640,000.00
PLUS: ADDITIONS TO CONTRACT	$388,981.00
LESS: DEDUCTIONS FROM CONTRACT	$1,441,615.00
ADJUSTED CONTRACT AMOUNT TO DATE	$49,587,366.00
WORK PERFORMED	
COST OF WORK COMPLETED	$41,645,605.08
PLUS MATERIALS STORED (ATTACH SCHEDULE)	$0.00
NET AMOUNT EARNED TO DATE	$41,645,605.08
LESS AMOUNT OF RETAINAGE	$2,479,368.30
SUBTOTAL	$39,166,236.78
LESS PREVIOUS PAYMENTS	$38,394,822.53
AMOUNT DUE THIS APPLICATION	**$771,414.25**

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 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

VISSERING CONSTRUCTION COMPANY
CONTRACTOR

BY: TJ Marzetta
(Authorized Signature)

BY: Tony Marzetta, Project Manager
(Print Name)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

DATED: Nov. 10, 2025

STRAND ASSOCIATES, INC ®

BY: Francesco S. Messina
(Authorized Signature)

BY: Francesco S. Messina
(Print Name)

Contractor's Application for Payment No. 34

	Application Period: 10.01.25 - 10.31.25	Application Date: 10.31.2025
To (Owner) CITY OF CREST HILL, IL; ATTN: J.HANSEN 20600 CITY CENTER BLVD, CREST HILL, IL 60403	From (Contractor): VISSERING CONSTRUCTION COMPANY	Via (Engineer): STRAND ASSOCIATES
Project: W. SEWAGE TREATMENT PLANT IMPROVEMENTS	Contract: GENERAL CONSTRUCTION	
Owner's Contract No.:	Contractor's Project No.: 11108.00	Engineer's Project No.: 1-2022

Application For Payment

Change Order Summary

Approved Change Orders		
Number	Additions	Deductions
1	$45,297.00	($1,383,338.00)
2	$19,757.00	
3	$9,362.00	($16,295.00)
4	$45,205.00	($1,807.00)
5	$26,445.00	($16,673.00)
6	$56,463.00	($20,035.00)
7 &8	$55,757.00	
9	$130,695.00	($3,467.00)
TOTALS	$388,981.00	($1,441,615.00)
NET CHANGE BY CHANGE ORDERS	($1,052,634.00)	

1. ORIGINAL CONTRACT PRICE		$ 50,640,000.00
2. Net change by Change Orders		$ (1,052,634.00)
3. Current Contract Price (Line 1 ± 2)		$ 49,587,366.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate)		$ 41,645,605.08
5. RETAINAGE:		
a. 5% X	$ 49,587,366.00 Work Completed	$ 2,479,368.30
b. 10% X	Stored Material	$ -
c. Total Retainage (Line 5a + Line 5b)		$ 2,479,368.30
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c)		$ 39,166,236.78
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application)		$ 38,394,822.53
8. AMOUNT DUE THIS APPLICATION		$ 771,414.25
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above)		$ 10,421,129.22

Contractor's Certification

The undersigned Contractor certifies that to the best of its knowledge: (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 Work covered by prior Applications for Payment; (2) title of 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 is not defective.

By: _____ Date: 11/4/2025

Tony Marzella, Project Manager

Payment of: $ _____

(Line 8 or other - attach explanation of the other amount)

is recommended by: _____ _____

(Engineer) (Date)

Payment of: $ _____

(Line 8 or other - attach explanation of the other amount)

is approved by: _____ _____

(Owner) (Date)

Approved by: _____ _____

Funding Agency (if applicable) (Date)

Endorsed by the Construction Specifications Institute.
EJCDC C-620 Contractor's Application for Payment
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Agenda Memo

Crest Hill, IL

Meeting Date:	11-17-2025
Submitter:	Police Chief Edward Clark
Department:	Police Department
Agenda Item:	Request to purchase a 2026 Hybrid Ford Utility Interceptor

Summary: Mayor and Council,

In the 2025–26 budget, we allocated funds in the Capital Replacement Fund to replace one vehicle. The purchase window for this vehicle is closing, and I would like to move forward with the purchase in the amount of **$49,043.00.**

This replacement vehicle is designated for the **Investigations Division**, as the current vehicle, a 2014 Ford Taurus Sedan (129,149 mileage), is due to be replaced under our vehicle replacement program. In speaking with our mechanic professionals, we would like to use the squad for training and errands. We do have several vehicles that staff will be coming to you to surplus. This item was discussed at the November 10th work session, and I am following Council's direction to order the gas hybrid vehicle. I am formally asking for permission to order this vehicle.

Recommended Council Action: Approve Purchase per the budget

Financial Impact: $ 49,043

Funding Source: Capital Replacement Fund

Budgeted Amount: $65,000

Cost: $49,043

Attachments: 2026 Ford Utility Contract

SPC
SUBURBAN PURCHASING
COOPERATIVE

2026 Ford Utility Interceptor Contract #204

$44,954.00

Currie Motors Fleet

Nice People to do Business With!

Good Thru 11/15/25
Order Cut-Off 12/25

2026 Ford Utility Interceptor

$44,954.00

Standard Features

MECHANICAL ●**3.3L V-6 TI-VCT Motor Gasoline –Standard** ●AWD Drivetrain Transmission – 10-speed automatic, police calibrated ●Brakes – Police calibrated high-performance ● 4- Wheel heavy-duty disc w/heavy-duty front and rear calipers
●Brake Rotors – large mass for high thermal capacity and calipers with large swept area. ●Electric Power-Assist Steering (EPAS) – Heavy-Duty ●DC/DC converter – 220-Amp ●Cooling System – Heavy-duty, Engine oil cooler and transmission oil cooler ●Engine Idle Hour Meter ●Powertrain mounts – Heavy-Duty ●Class III Trailer Hitch Receiver and (2) recovery hooks ● Class III Trailer Tow Lighting Package ●Wheels— Heavy-duty steel, vented with center cap— Full size spare tire w/TPMS ●50-State Emissions System ● H8 AGM Battery ● **Engine Idle Control** ●Manual Police Pursuit Mode

EXTERIOR ●Antenna, Roof-mounted ●Cladding – Lower body-side cladding ●Door Handles – Black
● Exhaust, True Dual ● **Daytime Running Lamps – Configurable ON/OFF through instrument cluster** ●Door-Lock Cylinders (Front Driver / Passenger / Lift-gate) ●Glass – 2nd Row, Rear Quarter and Lift-gate Privacy Glass ● Grille – Black ●Headlamps – Automatic, LED Low-and-High-Beam ●Lift-gate – Manual 1-Piece – Fixed Glass w/Door-Lock Cylinder● Mirrors – **Black Caps Power Electric Remote Heated Manual Folding with Integrated Spotter** ●Spare – Full size 18" Tire w/TPMS ●Spoiler – Painted Black● Lift-gate Handle ●Tail lamps – LED ●Tires – 255/60R18 A/S BSW ●Wheel-Lip Molding – Black ●Wheels – 18" x 8.0 painted black steel with polished stainless steel hub cover ●Windshield – Acoustic Laminated ●**Rear Tail Light Housing**

INTERIOR/COMFORT ●Cargo Hooks in cargo area ●Climate Control – Dual-Zone Electronic Automatic Temperature Control ●Door-Locks— Power ● Fixed Pedals (Driver Dead Pedal)● Floor – Heavy-Duty Thermoplastic Elastomer ●Glove Box – Locking/non-illuminated ●Grab Handles ●Heated Sanitization Solution ●**Lift gate Release Switch located in overhead console (45 second timeout feature)**●Lighting— Overhead Console— Red/White Task Lighting in Overhead Console— 3rd row overhead map light ●Mirror – Day/night Rear View
●Particulate Air Filter● Power points – (1) First Row ●Rear-door closeout panels ●Rear-window Defrost ●Scuff Plates – Front & Rear ●Seats— 1st Row Police Grade Cloth Trim, Dual Front Buckets with reduced bolsters — 1st Row – Driver 6-way lower track (fore/aft. Up/down, tilt with manual recline, 2-way manual lumbar) — 1st Row – passenger 2-way manual track (fore/aft. with manual recline) — Built-in steel intrusion plates in both driver/passenger seatbacks — 2nd Row Vinyl, 35/30/35 Split Bench Seat (manual fold-flat, no tumble) ●Speed (Cruise) Control ●Speedometer –

Calibrated (includes digital readout) ●Steering Wheel – Manual / Tilt / Telescoping, Speed Controls and 4 user – configurable latching switches Sun visors, color-keyed, non-illuminated ●Universal Top Tray – Center of I/P for mounting aftermarket equipment ●Windows, Power, 1-touch Up/Down Front Driver/Passenger-Side with disable feature● **Power Passenger Seat ● Courtesy Lights Disabled ● Rear Dome Light ●Aux. Rear A/C**

SAFETY/SECURITY ●Advance Trac® w/RSC® ●Airbags, dual-stage driver & front-passenger, side seat, passenger-side knee, Roll Curtain Airbags and Safety Canopy®●Anti-Lock Brakes (ABS) with Traction Control ● Brakes – Police calibrated high-performance regenerative braking system ●Belt-Minder® (Front Driver / Passenger)●Child-Safety Locks ●Individual Tire Pressure Monitoring System (TPMS)●LATCH (Lower Anchors and Tethers for Children) system on rear outboard seat locations ●**Rearview Camera viewable on 8"Center Stack** ● S e at Belts, Pretensioner /Energy-Management System w/adjustable height in 1st Row ●SOS Post-Crash Alert System™● Perimeter Alert ● **Remote Keyless Fob ●BLIS ●Cross Traffic Brake Assist ●Pre-Collision Mitigation System ●Reverse Sensing System**

Police Up-fit Friendly ●Consistent 11-inch space between driver and passenger seats for aftermarket consoles (9-inch center console mounting plate)●Console mounting plate ●Dash pass-thru opening for aftermarket wiring ●Headliner- easy to service ●Two (2) 50 amp battery ground circuits – power distribution junction block (repositioned behind 2nd row seat floorboard). ● **Grill Wiring ●100 Watt siren/Speaker Prep Kit**

Functional ●Audio— AM/FM / MP3 Capable / Clock / 4-speakers— SYNC® interface — Includes hands-free voice command support — USB Port — (1) — 8" Color LCD Screen Center- Stack "Smart Display"● Easy Fuel® Capless Fuel-Filler ●Fleet Telematics Modem to support Ford Pro™ Telematics ●Front door tether straps (driver/passenger)●Power pigtail harness ●Simple Fleet Key; 4-keys●Two-way radio pre-wire ●Two (2) 50 amp battery power circuits – power distribution junction block (behind 2nd row passenger seat floorboard)●Wipers – Front Speed- Sensitive Intermittent; Rear Dual Speed Wiper ●Up fitter Interface System ●PAITRO output tied to lift gate release switch ●3 Year 36,000 Mile Warranty-5 Year 100,000 mile Powertrain Warranty ●**Delivery under 75 miles**

Models

☑	K8A	2026 Utility Interceptor- **3.3L V-6 TI-VCT Motor**	44,954.00

OPTIONS-Mechanical/Functional

☑	99W-3.3L V-6 Direct Injected Hybrid System	2661.00
☐	99C-3.0L Eco boost-**NA w/ 65U**	2,679.00
☐	76D-Deflector Plate (engine and transmission shield)	320.00
☐	41H-Block Heater	179.00
☐	18X-100 Watt Siren Speaker (includes bracket and pig tail)	329.00
☐	60R-Noise Suppression	94.00
☑	67U-Ultimate Wiring Kit	602.00
☑	67V-Connector Kit	188.00
☐	85D-Front Console Mounting Plate Delete (NA with 67H, 67U, 85R)	NC
☐	85R-Rear Mounting Plate (NA with 65U, 85D)	56.00
☐	67H Ready For the Road Package-OEM Lighting and Wiring Package	3,807.00
☑	18D-Global Lock/Unlock- **Deletes 45 second Lift Gate Lock Release**	N/C

Options-Exterior

☐	16P Rear Bumper Step Pad	94.00
☑	65L 18" Wheel Covers	65.00
☐	Keyed Alike CODE_____	47.00
☐	942-Daytime Running Light-Cannot be Reprogrammed	47.00
☐	68G- Rear Door Locks Inoperable	N/C
☐	52P-Hidden Door Lock Plunger Includes 68G	150.00
☐	43A-Rear Auxiliary Lights	376.00
☐	96T-Rear Spoiler Traffic Light-Compatible with Interior Upgrade Package	1,410.00
☐	51P-Drivers Side Spot Light Prep	132.00
☐	51S-Dual Spot Lights-Unity	743.00
☐	51T-Drivers Spot Light-Whelen	394.00
☐	51V-Dual Spot Lights-Whelen	828.00
☐	51W-Dual Spot Prep	282.00
☐	51R-Drivers Side Unity Spot Light-**PLEASE SELECT IF DESIRED**	N/C
☐	63B-Side Marker Lights	461.00
☐	63L-Quarter Glass Lights	546.00
☐	66A-Front Headlamp Package	846.00
☐	66B-Tail Lamp Package	405.00
☐	66C-Rear Light Package	432.00
☐	16D-Badge Delete	N/C
☐	21L Front Auxiliary Light	546.00

Options-Interior

☐	47E 12.1" Integrated Computer Screen	3,478.00
☐	63V Cargo Vault (Lockable Small Compartment)	253.00
☑	65U Interior Upgrade Package-Includes Civilian-Style Console /Carpet-**NA w/99C**	573.00
☐	92R Solar Tint 2nd Row (Deletes Privacy Glass)	85.00
☐	92G Solar Tint 2nd Row and Cargo Area (Deletes Privacy Glass)	112.00
☐	87M 4" Rear Camera (1/4 size Picture in Picture in Upper Left Quadrant of Display)	N/C

☐	16C Carpet Floor Covering	141.00
☐	FW Ebony Cloth Seating	65.00
☐	90D Ballistic Door Panels (Level III +)-Driver Front Door Only	1495.00
☐	90E Ballistic Door Panels (Level III+)- Driver and Passenger Front Doors Only	2979.00
☐	90F Ballistic Door Panels (Level IV+)- Driver Front Door Only	2274.00
☐	90G Ballistic Door Panels (Level IV +)- Driver and Passenger Front Doors Only	4541.00

Exterior Colors

☐	E4-Vermillion Red	
☐	YZ-Oxford White	
☐	LK-Dark Blue	
☐	LM-Royal Blue	
☐	M7-Carbonized Gray	
☐	TN-Silver Grey Metallic-Replaces Silver	
☐	UJ-Sterling Gray	
☑	UM-Agate Black	
☐	F1-Police Green	

Miscellaneous Options

☐	4-Corner LED Amber Strobes	1,595.00
☐	Rustproofing (Does Not Include Undercoating)	395.00
☐	Delivery Over 75 Miles	250.00
☑	Certificate of Origin (Customer to Complete Licensing)	N/C
☐	License and Title- Municipal Municipal Police	203.00
☐	Passenger Title and Plates	351.00

Title Name: City of Crest Hill

Title Address: 20600 City Center BLVD

Title City: Crest Hill

Title Zip Code: 60403

License Plate Desired: _____

Contact Name: Brian Semplinski

Phone Number: 7792274416

PO Number: _____

FIN Code: QI312

Tax Exempt Number: E9992-5680-07

Total Dollar Amount: $49,043.00

Delivery Address: 2090 Oakland Ave.

Crest Hill IL. 60403

Additional Information / Notes:

Authorized Signature: _____

Date: _____

IMPORTANT ORDERING INFORMATION

Orders require a signed original Purchase Order and Tax-Exempt Letter.

Stock Units Available

Submit documents to:

Currie Motors Commercial Center
10125 W Laraway
Frankfort, IL 60423

Main Phone: (815)464-9200

Contacts:

Tom Sullivan
Email: tsullivan@curriemotors.com

Phone: (815) 464-9200

Nic Cortellini
Email: ncortellini@curriemotors.com

Phone: (815) 464-9200

Note: Production is based upon plant scheduling and commodity restrictions and is subject to cancellation.
Payment is due at the time of delivery.

Agenda Memo

Crest Hill, IL

Meeting Date:	November 17, 2025
Submitter:	Blaine Wing, City Administrator
Department:	Administration
Agenda Item:	Fiber Master Service Agreement

Summary: The City has started getting requests from fiber companies to install fiber through the City to residents and businesses. If the City does nothing, these companies will use the State laws to simply place their fiberoptic cable where they want it. However, being proactive, the City can place some reasonable restrictions as well as make some requests. As such, I engaged a specialist firm to assist the City and worked with our City staff and Attorneys to address this impending wave of requests.

The first step is getting our ordinance updated and creating a template master service agreement, which would be negotiated with the fiber vendors when they request to be in the City.

Recommended Council Action: To approve the master service agreement template and direct the City Attorney to finalize the corresponding ordinance.

Financial Impact:

Funding Source: No

Budgeted Amount: No

Cost: No

RESOLUTION NO. _____

A RESOLUTION APPROVING A TEMPLATE RIGHT OF WAY USE AGREEMENT FOR FIBER OPTIC NETWORK

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

WHEREAS, the City Council of Crest Hill, Will County, Illinois also has the authority to adopt policies which pertain to its government and affairs, and which will protect the public health, safety, and welfare; and

WHEREAS, the Corporate Authorities has previously enacted Chapter 12.28 governing construction of utility facilities in the Crest Hill Right-Of-Way; and

WHEREAS, the City of Crest Hill has received inquiries from fiber utility companies regarding the installation of fiber optic network utilities in the City of Crest Hill; and

WHEREAS, the City Attorney has developed and drafted a Template Right-Of-Way Use Agreement for Fiber Optic Network, which the Corporate Authorities have determined is to be used in negotiating agreements with fiber utilities desirous of installing fiber optic networks in the City's Right-Of-Way, a copy of which Template Use Agreement is attached hereto and incorporated herein as Exhibit A.

WHEREAS, The Corporate Authorities have reviewed Exhibit A and have determined that it should be approved and used by the City Staff in negotiating agreements with fiber utilities, and the any final agreement will be brough to the City Council for final approval.

NOW, THEREFORE, be it Resolved by the City Council of the City of Crest Hill, Will County, Illinois, pursuant to its statutory authority, as follows:

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

SECTION 2: TEMPLATE AGREEMENT APPROVED; The Corporate Authorities hereby approve Exhibit A and direct City Staff to use it as a starting point for any negotiation with a fiber utility seeking to install fiber in the Crest Hill Right-Of-Way.

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

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

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and approval, as provided by law.

[*Intentionally Blank*]

PASSED THIS 17TH DAY OF NOVEMBER, 2025.

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

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 17TH DAY OF NOVEMBER, 2025.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

EXHIBIT A
RIGHT OF WAY USE AGREEMENT FOR FIBER OPTIC NETWORK

RIGHT OF WAY USE AGREEMENT
FOR FIBER OPTIC NETWORK
BY AND BETWEEN
THE
CITY OF CREST HILL
AND
[FIBER COMPANY]

This Right of Way Use Agreement (hereinafter, the "Agreement") is made between the City of Crest Hill, an Illinois municipal corporation (including the lawful successor, transferee, designee, or assignee thereof, hereinafter, the "City") and [FIBER COMPANY], [a/an] [STATE] [ENTITY] (including its operational affiliates, hereinafter, "Grantee"), this ____ day of _____ 20__ (the "Effective Date"). City and Grantee are sometimes individually referred to herein as a "Party" and collectively as the "Parties".

STATEMENT OF INTENT

WHEREAS, the City intends, by adoption of this agreement, to bring about further development and operation of a City-wide Fiber Optic Network to provide BIAS. Such development can contribute significantly to the communication needs and desires of the residents and citizens of the City and the public in general. Further, the City may achieve better utilization and improvement of public services and enhanced economic development with the development and operation of a City-wide Fiber Optic Network.

WHEREAS, the Parties desire to enter into this Agreement to provide for such rights and obligations, all upon the terms and conditions as are more specifically set forth herein.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties hereto agree as follows:

SECTION 1: Definition of Terms.

For purposes of this Agreement, all capitalized terms, phrases, words, and abbreviations used herein shall have the meanings as are ascribed to them in this Section 1. All other capitalized terms, phrases, words and abbreviations not defined in this Section 1 shall have their meanings in common usage.

"Access Area" means the corporation boundaries of the City as depicted on the attached Exhibit A and as amended, from time to time, pursuant to Section 4 of this Agreement to reflect annexations and new/planned developments within the City.

"BIAS" means broadband internet access service, which is a service by wire or radio, whether offered on a mass-market retail, enterprise, or wholesale basis, that provides the capability to transmit data to and receive data from all or substantially all internet endpoints, including any capabilities that are incidental to and enable the operation of the service, but excluding dial-up internet access service and any service that the FCC determines, from time to

time, to be functionally equivalent. Not withstanding in this Agreement to the contrary, nothing will preclude Grantee from providing fiber-based services to the City of Crest Hill or any businesses located within the Access Area.

"FCC" means the Federal Communications Commission of the United States of America.

"Fiber Optic Network" means Grantee's facilities and equipment that comprise the network, consisting of a set of signal generation, reception and control equipment and fiber routes that are collectively designed to provide BIAS to multiple Subscribers within the Access Area, but such term does not include (i) a facility that serves Subscribers without using any Public Ways, (ii) a facility of a common carrier which is subject, in whole or in part, to the provisions of Title II of the Communications Act, as amended, except that such a facility shall be considered a Fiber Optic Network to the extent such facility is also used in the transmission of BIAS directly to Subscribers; or (iii) any facilities of any electric utility used solely for operating its electric utility systems.

"Person" means any natural person or any association, firm, partnership, joint venture, corporation, or other legally recognized entity, whether for-profit or not-for profit, but shall not mean the City.

"Public Way" shall mean the surface of, and the space above and below, any public street, alley, other land or waterway, dedicated or commonly used for pedestrian or vehicular traffic or other similar purposes, including, but not limited to, public utility easements and other easements dedicated for compatible uses, now or hereafter held by the City in the Access Area, to the extent that the City has the right and authority to authorize, regulate, or permit the location of facilities other than those of the City along such surface or space.

"Subscriber" means a Person who lawfully receives with the Grantee's express permission, and pays Grantee for, the provision of BIAS over the Fiber Optic Network.

SECTION 2: Grant of Authority.

2.1. Grant. The City hereby authorizes the Grantee to construct and operate a Fiber Optic Network in the Public Ways within the Access Area and, for that purpose, to erect, install, construct, micro-trench, repair, replace, reconstruct, maintain, or retain in any Public Way such wires, lines, cables, conductors, ducts, conduits, vaults, manholes, pedestals, amplifiers, appliances, attachments, and other related property or equipment as may be necessary or appurtenant to, or useful in the operation of, the Fiber Optic Network, and to provide such services over the Fiber Optic Network as may be lawfully allowed. Grantee shall not be required to pay franchise fees to the City under this Agreement.

2.2. Fees. So long as Grantee is and remains a "Telecommunications Retailer", as that term is defined and used under the Telecommunications Municipal Infrastructure Maintenance Fee Act ("TIMFA") (35 ILCS 635/10), Grantee shall not be required to pay any additional fees to the City under this Agreement, including any site specific permits for the installation of facilities. Grantee shall be required, however, to timely pay all taxes imposed under the Simplified Municipal

Telecommunications Tax Act (35 ILCS 636/5) to the State of Illinois and failure to do so shall constitute a material breach of this Agreement.

2.2.1. Annual Certification. Within thirty (30) days of the Effective Date and on or before each anniversary of the Effective Date, Grantee shall certify to the City in writing that it is and remains a Telecommunications Retailer and provide all documents reasonably requested by the City to support said certification.

2.2.2 License and Permit Fees. In the event that Grantee ceases to be a Telecommunications Retailer during the Term of this Agreement, Grantee shall immediately notify the City and shall thereafter pay (a) an annual "License Fee" to the City equal to (i) a base fee of five thousand and 00/100 dollars ($5,000.00) plus (ii) one and 50/100 dollars ($1.50) per lineal foot of fiber optic cable installed within the access area and (b) all other permit and application fees normally assessed by the City pursuant to its code of ordinances. The License Fee shall increase by five percent (5%) on each anniversary of the Effective Date during the Term of this Agreement.

2.2.3 Non-Telecommunications Facilities. Anything else in this Agreement notwithstanding, if Grantee installs any facilities that do not provide "Telecommunications" as defined under TIMFA, they shall be subject to the City's standard permit and license fees for such installation

2.3. Application and Permit. That as part of this Grant of Authority, Grantee and its contractors and/or installers must complete the City's Application or process for High-Speed Fiber Optic Cable Utility Installations and receive approval of a permit to locate, construct, operate, and maintain on the location indicated in the Application. The City agrees to expedite any such application requests. Upon issuance of the Permit, Grantee agrees to abide by all the conditions and restrictions listed on the Permit and said conditions and restrictions are incorporated herein and made a part hereof, and Grantee will ensure any and all contractors and/or installers abide by the conditions and restrictions of the permit. Notwithstanding anything in this Agreement to the contrary, Grantee shall at all time fully comply with all applicable ordinances, standards, and policies of the City, including without limitation all requirements of Title 12 (Streets and Sidewalks), as amended from time to time.

2.3.1. Initial Build Location Plan. Before applying for any permits under this Agreement, Grantee shall first prepare and submit a preliminary plan of the entire planned network for the City to evaluate and make any reasonable changes the City deems necessary.

2.3.2. Costs. For the avoidance of doubt, all costs and expenses associated in any way with the Grantee's exercise of its rights and licenses under this Agreement are and shall be undertaken solely at Grantee's sole cost and expense. If the City undertakes any action or incurs any cost whatsoever in support of Grantee's construction, installation, maintenance, and operation of the Fiber Optic Network contemplated hereby, including without limitation legal, engineering, and other professional fees, Grantee agrees to fully reimburse the City for the same on demand.

2.4. Term and Renewal. The initial term of this Agreement shall be for a period of ten (10) years from the Effective Date, unless earlier terminated in accordance with the terms herein and/or applicable law (the "Initial Term"). This Agreement shall automatically renew for up to four (4) additional five (5) year periods thereafter (each, a "Renewal Term"), unless Grantee notifies the City of its intent not to renew at least one hundred and twenty (120) days prior to the end of the Initial Term or the then current Renewal Term.

2.5. Police Powers. Nothing in this Agreement shall be construed as an abrogation by the City of any of its police powers to adopt and enforce generally applicable ordinances deemed necessary for the health, safety, and welfare of the public, and the Grantee shall comply with all generally applicable laws and ordinances enacted by the City pursuant to such police power. City's obligations to police the use of the Public Way shall be limited solely to those areas located within the territorial limits of the City, or otherwise under the City's jurisdiction.

2.6. Reservation of Authority. Nothing in this Agreement shall (i) abrogate the right of the City to perform any public works or public improvements of any description, (ii) be construed as a waiver of any codes or ordinances of general applicability promulgated by the City, or (iii) be construed as a waiver or release of the rights of the City in and to the Public Ways.

2.7. Parking. Notwithstanding anything to the contrary herein, and provided that appropriate vehicle safety markings have been deployed, Grantee's vehicles shall be exempt from parking restrictions of the City while used in the course of installation, repair, and maintenance work on the Fiber Optic Network. Grantee shall use all reasonable efforts, including the phasing of work activities, so that there is a minimum interference with pedestrian and vehicular traffic. Grantee shall, at all times, fully comply with all requirements of the City's code of ordinances, as amended from time to time.

2.8. Safety. Grantee is and shall be solely and exclusively responsible for the safety of its employees, agents, contractors, and the general public during any and all construction, installation, excavation, maintenance, and operation of the contemplated Fiber Optic Network, and all associated facilities and systems, within the Public Ways as authorized by this Agreement. Grantee or other persons acting on its behalf, at its own expense, shall use suitable barricades, flags, flagmen, lights, flares and other measures as required for the safety of all members of the general public and to prevent injury or damage to any person, vehicle, or property by reason of any work in or affecting the Public Ways or other property.

2.9. Compliance. Grantee agrees to abide by all federal, state, and local laws, rules, and regulations applicable to BIAS providers and to the construction, installation, operation, maintenance, repair, and removal of a Fiber Optic Network.

2.10. Title and Condition of the Public Ways. It is understood and agreed that the City makes no representations, warranties or assurances with respect to the following: the condition of the title or boundaries of the Public Ways; the condition of any underground duct or conduit; other existing utilities, facilities, or installations in the Public Ways; any other improvements or soils located in the Public Ways; or the suitability of the Public Ways for Grantee's intended use. ALL IMPLIED WARRANTIES OF QUALITY, FITNESS, MERCHATABILITY AND

HABITABILITY ARE HEREBY EXPRESSLY DISCLAIMED. Grantee assumes all risks associated with the placement, operation, maintenance, and removal of its facilities within the Public Ways. Grantee accepts and utilizes the Public Ways, if at all, on an "AS IS, WHERE IS, AND WITH ALL FAULTS" basis, including any existing environmental conditions, and accordingly, the City shall not be held liable for any damages or liabilities resulting from any actions that arise because of any claims concerning the title, boundaries, or condition of the Public Ways.

2.11. Emergency Removal or Relocation. As soon as practicable following written notice from the City, the Grantee shall, at its own expense, protect, support, temporarily or permanently disconnect, remove, relocate, change or alter the position of any part of its Fiber Optic Network within the Public Ways whenever the City has determined in the exercise of its governmental proprietary rights and powers, that such temporary or permanent removal, relocation, change or alteration, is reasonably necessary (a) to protect against an imminent threat to the health and safety of the Public or (b) to facilitate any City project necessary to protect against an imminent threat to the health and safety of the Public. In the event the Grantee is required to disconnect, relocate, remove, change, or alter the position of part or all of Fiber Optic Network under this Section and fails to do so within the time required by the City, the City may make or cause to be made such disconnection, relocation, removal, change, or alteration, and the Grantee shall be liable to the City for all costs incurred in connection with the same, which costs shall be paid upon written demand.

SECTION 3: Construction and Maintenance of the Fiber Optic Network.

3.1. Public Way Regulation. Except as may be otherwise provided in this Agreement, Grantee shall comply with all generally applicable ordinances to all occupants of the Public Way pursuant to of the City Code of Crest Hill, as may be amended from time to time. The Public Way will continue to be public property held in trust for the general public and this Agreement does not give rise to any right of ownership in the Public Way to Grantee.

3.2. Aerial and Underground Construction. Grantee shall place its Fiber Optic Networks' transmission and distribution facilities underground, provided that such underground locations are actually capable of accommodating the Grantee's fiber and other equipment without technical degradation of the Fiber Optic Network's signal quality or as otherwise agreed between Grantee and the City. If any underground location(s) are not capable of accommodating the Grantee's fiber and other equipment without technical degradation of the Fiber Optic Network's signal quality, Grantee shall coordinate with the City's Public Works Director to find a mutually acceptable alternative solution. For the avoidance of doubt, no permanent above-ground facilities or installations will be permitted without the prior written approval of the City.

3.3. Construction. All plans and specifications for construction and installation of the Fiber Optic Network shall be submitted and approved by the Public Works Director or his designee at least forty (40) days prior to the commencement of any construction or installation. Grantee understands and agrees all work done hereunder will be performed in a good and workman-like manner and all of the cost and expenses of the installation and construction will be paid for by Grantee. If any damage or harm is done to the Public Way, any municipal facilities in the Public Way, any other public or private utility or other improvements located in or adjacent to the Public Way, or any other public or private property located in or adjacent to the Public Way during the

construction and installation of the network (including without limitation private landscaping, hardscaping, sprinkler systems, mailboxes, and other similar improvements), the Grantee will be responsible for the costs and expenses to return the Public Way and any such improvements or property to the condition it was in prior to the commencement of the construction.

3.3.1. Construction Completion Security. Prior to commencing any construction project(s) within the corporate boundaries of the City, Grantee shall provide the City with financial surety to secure the completion of each such project(s) and all associated restoration work in full compliance with Section 12.04.020 of the City's code of ordinances, as amended from time to time.

3.4. Interference. The Fiber Optic Network will be constructed, installed, maintained, and removed by Grantee as not to interfere with the City's rights to the Public Way, the City's use of the Public Way, the City's public utilities in the Public Way, or the rights of any public or private person with property, facilities, or improvements in or abutting and adjoining the Public Way. The City shall notify Grantee before attempting to resolve any conflict or interference.

3.5. No Representations. Grantee understands no representations as to the condition and repair of the Public Way have been made by the City.

3.6. Existing Rights of Third Parties. Grantee understands and agrees that the City, public utilities, cable television companies, and other public and private persons, as well as their successors and assigns, may also have certain rights in, over, under, upon, or across the Public Way and this Agreement is subject to any previously granted rights.

3.7. Relocation. Grantee acknowledges that the City may require, from time to time, that Grantee's facilities placed in the Public Way pursuant to this Agreement be relocated if deemed reasonably necessary for the public health, safety and welfare by the City, in its sole discretion, for any public projects or improvement.

3.7.1. Grantee shall, and shall be provided an opportunity to, participate in the planning for relocation of its facilities, if any, and shall be reimbursed its relocation costs from public or private funds allocated for such relocation to the same extent as such funds are made available to other users of the Public Way, if any.

3.7.2. Upon receipt of such notification by City to Grantee that the facilities will need to be relocated, the Parties will, within thirty (30) days, mutually agree upon the length of time it will take for Grantee to accommodate such request, which will not exceed 180 days except upon good cause shown in writing, and upon and in accordance with the terms of such agreement, Grantee shall proceed with such relocation. City agrees that it shall use reasonable efforts to assist Grantee with any relocation required under this Section 3.7.

3.8. Non-Interference. The City shall not physically interfere with or cause harmful interference to the Fiber Optics Network installed by Grantee pursuant to this Agreement, except to the extent necessary to preserve life, safety, health and welfare, or otherwise to protect and preserve any property, facilities, or improvements of the City. The Parties shall coordinate with each other on any maintenance of the Public Way and the Fiber Optic Network so as not to obstruct

or impede each other's performance of such maintenance. Grantee shall provide the City with a telephone number and email address for a primary point of contact that the City can contact to request Grantee's coordination pursuant to this Section. The primary point of contact must be available 24/7 to respond to emergency situations that may arise.

3.9. Maintenance. Grantee will be solely responsible for the cost and expenses of any and all repairs or maintenance to the Fiber Optic Network. All maintenance and repairs must be done in a good and workman-like manner. If during the repairs or maintenance any harm or damage is done to the Public Way, any municipal facilities in the Public Way, any other public or private utility or other improvements located in or adjacent to the Public Way, or any other public or private property located in or adjacent to the Public Way as a result of the repair of maintenance being performed, Grantee will be responsible for the costs and expenses to return the Public Way and/or any other such property, facilities, and improvements to the condition they were in prior to the commencement of the maintenance or repairs.

3.10 Restoration. Subject to appropriate weather conditions, within thirty (30) calendar days after completing placement or repairs to Grantee's fiber optic cable, facilities and equipment, Grantee, at its sole cost and expense, shall restore the Public Way and any other affected property, improvements, or facilities to a condition reasonably equivalent to that which existed prior to commencing the placement or repairs.

3.10.1. Restoration Bond. Grantee or its contractor shall, prior to beginning any construction, provide a restoration bond in the form of surety bond, in a form and on conditions acceptable to the City; a certified or cashier's check made payable to the City of Crest Hill; or Cash in an amount reasonably determined by the Public Works Director, or his or her designee, as necessary to complete full and adequate restoration of the City Public Way, but not to exceed 10% of the amount of the work. Such surety or fund shall be released or refunded without interest upon the one year anniversary of the satisfactory restoration or repair of all affected areas as accepted by the Public Works Director.

3.11. Subordination. Anything in this Agreement to the contrary notwithstanding, Grantee's rights under this Agreement are shall be at all times subordinate to the City's right to ingress and egress and use the Public Ways. This Agreement is not intended and shall not be deemed to convey any right, title, or interest (including leasehold interest) in the Public Ways, but shall be deemed to be a license only to use and occupy the Public Ways for the limited purposes stated herein. In the event of default by Grantee, the City shall not be obligated to bring a forcible entry and detainer action to terminate the Grantee's rights hereunder.

3.12. Environmental. Grantee shall not trim or cut any trees or shrubs, alter or impede water flowage, apply chemicals or disturb the topography of the Public Way in any manner without prior written approval of the City. Grantee shall take all reasonable steps to ensure that Grantee will not release any regulated material in violation of any Federal or State environmental law on, in, around, or under the Public Ways or any other public or private property. In the event that Grantee causes or contributes to any such release, Grantee, at its sole cost and expense, shall remediate, remove, clean up or abate the release in accordance with all applicable Federal and State laws and any applicable directives of the appropriate oversight agency. In the event of a

release of a regulated material in violation of a Federal or State law on, in, around, or under the Public Ways or any other public or private property by the Grantee or any person acting on behalf of Grantee, or any claim or cause of action brought against the City regarding such release, the indemnification provided for in Section 7.2 shall apply.

3.13. As-Built Drawings. Upon completion of each and every installation, modification, or relocation of any part of Grantee's Fiber Optic Network or related improvements, Grantee shall provide the City with as-built drawings showing the actual locations its infrastructure in the Public Way and to reconcile any perceived discrepancy in lineal footage for fee calculation purposes.

SECTION 4: Service Obligations.

4.1. Service Obligations. Grantee shall design the Fiber Optic Network to provide BIAS to Subscribers upon their request throughout the Access Area. The Grantee shall continue to make BIAS available in the Access Area throughout the term of this Agreement, and Grantee may extend its Fiber Optic Network and provide service consistent with the provisions of this Agreement.

4.2. General Service Obligation. The Grantee may make BIAS available beyond the initial Access Area to every residential dwelling unit within the Access Area where the minimum density is at least fifty (50) dwelling units per linear mile of the Fiber Optic Network as measured from the Fiber Optic System's closest commercially reasonable and technically feasible connection point ("Access Point"). Subject to this density requirement, Grantee may offer BIAS to all new homes or previously unserved homes located within one hundred twenty-five (125) feet of the nearest Access Point along the Fiber Optic Network (hereinafter, a "Standard Installation").

4.2.1. Long Drops. The Grantee may elect to provide BIAS to areas not meeting the above density and distance standards. The Grantee may impose an additional charge in excess of its regular installation charge for any service installation requiring a drop or line extension in excess of a Standard Installation. Any such additional charge shall be computed on a time plus materials basis plus a reasonable rate of return.

4.3. Technical Standards. The Grantee shall comply with all applicable industry technical standards mutually agreed by the Parties from time to time. The Grantee shall cooperate with the City in conducting inspections related to these standards upon reasonable prior written request from the City.

4.4. Annexations and New/Planned Developments. In cases of annexation to the Access Area, the City shall provide the Grantee written notice of such annexation meeting the density standards of Section 4.2. In cases of new construction, planned developments or property development where undergrounding or extension of the Fiber Optic Network is required, the City shall provide or cause the developer or property owner to provide notice of the same. Such notices shall be provided at the time of notice to all utilities or other like occupants of the City's Public Way. If advance notice of such annexation, new construction, planned development or property development is not provided, the Grantee shall be allowed an adequate time to prepare, plan and

provide a detailed report as to the timeframe for it to construct its facilities and provide the services required under this Agreement.

4.5. Subscriber Service Obligations. The City and Grantee acknowledge that Section 8.1(a) of the FCC's rules, 47 C.F.R. § 8.1(a), requires BIAS providers to publicly disclose accurate information to their Subscribers regarding the providers' network management practices, performance characteristics, and commercial terms of its BIAS. Grantee shall comply with this disclosure obligation and all other consumer disclosure and information protection requirements under applicable law.

4.6 Interruptions. The City will follow all State of Illinois One Call Notice System (aka JULIE) related to safe digging around facilities within the Public Way and will physically identify Grantee's facilities when digging within two feet of its marked facility.

4.7 City Locations. The Grantee agrees to provide fiber internet service for use by the City of Crest Hill at no cost to the City at the locations set out on Exhibit B, attached hereto and fully incorporated herein.

SECTION 5: Oversight and Regulation by City.

5.1. **Proprietary Information.** Notwithstanding anything to the contrary set forth in this Agreement, the Grantee shall not be required to disclose information which it reasonably deems to be proprietary or confidential in nature. In the event that Grantee voluntarily discloses any proprietary and confidential materials, it shall explicitly designate them as such. Failure by Grantee to explicitly designate materials as proprietary and confidential relieves the City of any obligations under this Section as to those materials. The City agrees to treat any proprietary and confidential information disclosed by the Grantee as confidential and, to the extent permitted by law, only to disclose it to those employees, representatives, and agents of the City that have a need to know in order to enforce this Agreement and who agree to maintain the confidentiality of all such information. For purposes of this Section, the terms "proprietary or confidential" may include, but are not limited to, information relating to the Fiber Optic Network design, Subscriber lists, marketing plans, financial information, or other information that is reasonably determined by the Grantee to be competitively sensitive. Grantee may elect to make proprietary or confidential information available for inspection, but not copying or removal.

5.2. FOIA Processes. In executing this Agreement, Grantee acknowledges and understands that the City is a municipal corporation that is a "Public Body" subject to the requirements of the Illinois Freedom of Information Act (5 ILCS 140/1, *et seq*.). The Grantee further acknowledges, understands, and agrees that FOIA may operate to require the City to disclose designated confidential and proprietary information to a third party making a request under FOIA. In the event that the City receives any FOIA request for designated confidential and proprietary information, the City shall notify the Grantee of said request, in writing, as soon as practicable. Upon receipt of such notice, the Grantee shall have forty-eight (48) hours to either (i) agree to the City's disclosure of the requested information or (ii) demand in writing that the City redact or withhold said information pursuant to this Agreement, provided that any such demand must have

a reasonable basis in existing law (including but not limited to the exemptions set forth in FOIA). In the event that the Grantee agrees to the City's disclosure of records containing any designated confidential and proprietary information, or if the Grantee fails to respond to the City within the forty-eight (48) hour period set out above, the Grantee hereby releases, waives, and holds harmless the City from any and all injuries, claims of damage, or other liabilities as may be incurred by the Grantee as a result of such disclosure. In the event that the Grantee demands, in writing, that the City redact or withhold any designated confidential and proprietary information, the Grantee hereby agrees to defend and indemnify the City from and against any and all claims, damages, liabilities, injunctions, fees, fines, penalties, or any other costs, however described, as may be incurred by or assessed against said City because of the redactions to or withholding of records demanded by the Grantee. Further, in the event that the City redacts or withholds any designated confidential and proprietary information after a written demand made by the Grantee pursuant to this Section and such redaction or withholding results in any appeal, review, claim, or other litigation before any judicial or administrative body of competent jurisdiction (specifically including, but not limited to, the Public Access Counsellor in the Office of the Illinois Attorney General), the Grantee agrees to reimburse the City for all costs and expenses, including but not limited to any and all reasonable attorneys' fees, incurred by City in defense of such appeal, review, claim, or other litigation. Production of any document, record, or information under FOIA pursuant to a court order or as directed by the Illinois Attorney General does not constitute a violation of the City's obligations under this Section 5.

5.3 Mandatory Legal Process. In the event that the City receives any subpoena, order, or other mandatory legal process that directs or requests the disclosure of any designated confidential and proprietary information, the City shall notify Grantee of such request and cooperate with Grantee in opposing such request if requested by Grantee, but at no cost or expense to the City. Grantee shall indemnify and defend the City from and against any claims arising from the City's opposition to disclosure of any information Grantee designates as proprietary or confidential. Compliance by the City with a decision or order of a court with jurisdiction over the City, shall not be a violation of this Section.

SECTION 6: Assignment of Agreement.

6.1. The Grantee may not assign this Agreement without the prior written consent of the City, which consent shall not be unreasonably withheld, conditioned, or delayed.

6.2. The Grantee, and any proposed assignee for which City consent is required under this Section 6, shall submit a written application to the City containing or accompanied by such information as is reasonably required by the City. If the City should fail to reply to Grantee's notice of assignment and request for consent within sixty (60) days, the City's consent shall be deemed granted. No consent shall be required for (1) a transfer in trust, by mortgage, hypothecation, or by assignment of any rights, title, or interest of the Grantee in this Agreement in order to secure indebtedness, (2) a transfer to an affiliate of Grantee that controls Grantee, is directly or indirectly owned or controlled by Grantee, or is commonly controlled with Grantee, or (3) a transfer of control to any person or entity which acquires, directly or indirectly, substantially all of the assets of, or a controlling ownership interest in, Grantee as a going concern.

SECTION 7: Insurance, Indemnity, and Limitation of Liability

7.1. Insurance. Throughout the term of this Agreement, the Grantee shall, at its own cost and expense, maintain all insurance coverages required by Chapter 12.04 (Excavations) of the City's code of ordinances, as amended from time to time. All required insurance policies shall name the City and its officers, boards, commissions, councils, elected officials, agents, and employees as additional insureds; shall provide the City and its officers, boards, commissions, councils, elected officials, agents, and employees with primary and non-contributory coverage with no requirement of exhaustion; and shall be non-cancelable except upon thirty (30) days prior written notice to the City. The Grantee shall also provide workers' compensation coverage in accordance with applicable law and shall defend, indemnify, and hold harmless the City from any workers compensation claims to which the Grantee may become subject during the term of this Agreement. Grantee shall provide the City with certificates of insurance demonstrating full compliance with this Section prior to commencing any construction activities within the City, and shall provide new or updated certificates upon demand .

7.2. Indemnification. The Grantee shall indemnify, defend and hold harmless the City, its officers, employees, and agents (the "Indemnitees") from and against any injuries, claims, demands, judgments, damages, losses and expenses, including reasonable attorney's fees and costs of suit or defense (the "Indemnification Events"), arising in the course of the Grantee constructing, operating or maintaining its Fiber Optic Network within the City. The Grantee's obligation with respect to the Indemnitees shall apply to Indemnification Events, which may occur during or after the term of this Agreement, provided that the claim or action is initiated within the applicable statute of limitations, notwithstanding that the claim may be made or action filed subsequent to the termination or expiration of this Agreement. The City shall give the Grantee timely written notice of its obligation to indemnify and defend the City after the City's receipt of a claim or action pursuant to this Section. For purposes of this Section, the word "timely" shall mean within a time period that does not cause prejudice to the respective positions of the Grantee and/or the City. Unless otherwise agreed to between the Parties in writing, the City shall have the right to be defended by its own counsel, selected by the City, but Grantee shall directly pay all associated attorney's fees and costs. The indemnification provided for herein shall survive the expiration or earlier termination of this Agreement so long as the Grantee continues to operate a Fiber Optic Network within the corporate boundaries of the City.

7.2.1. The Grantee shall not indemnify the City for any liabilities, damages, costs or expense resulting from gross negligence or willful misconduct or any conduct for which the City, its officers, employees and agents may be liable under the laws of the State of Illinois.

7.2.2. Nothing herein shall be construed to limit the Grantee's duty to indemnify the City by reference to the limits of insurance coverage described in this Agreement.

7.3. Limitation of Liability. In connection with the subject matter of this Agreement, neither Party shall be liable to the other Party for consequential, indirect, or punitive damages (including lost revenues, loss of equipment, interruption or loss of service, or loss of data) for any cause of action, whether in contract, tort, or otherwise, even if the Party was or should have been aware of the possibility of these damages, whether under theory of contract, tort (including

negligence), strict liability, or otherwise. This limitation shall survive the expiration or earlier termination of this Agreement.

SECTION 8: Breach of Agreement; Default.

8.1. Notice of Violation or Default. Upon a failure by Grantee to comply with any material term of this Agreement, the City shall notify the Grantee in writing with specific details regarding the exact nature of the alleged noncompliance or default and demand that Grantee promptly remedy or cure such default.

8.2. Right to Cure; Termination. If such default is not cured within sixty (60) days after the receipt of such notice, the City shall be entitled, without prejudice to any of its other rights conferred on it by this Agreement, in addition to any other remedies available to it by law or in equity, to terminate this Agreement by giving written notice of the same. In the event that it is impractical to cure the default in such timeframe, Grantee shall request an extension of the cure period in a writing that sets out the reason for the request, Grantee's plan to cure the default, and any other aggravating or mitigating circumstances. Upon receipt of such a written request by the City, the Parties will work in good faith to establish a reasonable cure period, but in the absence of an agreement, the City's determination shall be final. This Agreement will immediately terminate if Grantee's approval, authorization, certification or license to provide BIAS or a Fiber Optic Network has been terminated or revoked by a final order that is no longer subject to appeal.

8.3. Specific Performance. Nothing in this Agreement shall preclude the Parties from seeking immediate equitable and/or injunctive relief from a court of proper jurisdiction with regard to any breach of this Agreement, including, but not limited to, specific performance, a temporary restraining order, or an injunction related to the purposes of this Agreement.

SECTION 9: Miscellaneous Provisions.

9.1. Force Majeure. The Grantee shall not be held in default under, or in noncompliance with the provisions of this Agreement, nor suffer any enforcement or penalty relating to noncompliance or default, where such noncompliance or alleged defaults occurred or were caused by strike, riot, war, earthquake, flood, tidal wave, unusually severe rain or snowstorm, hurricane, tornado or other catastrophic act of nature, labor disputes, failure of utility service necessary to operate the Fiber Optic Network, governmental, administrative or judicial order or regulation or other event that is reasonably beyond the Grantee's ability to anticipate or control. This provision also covers work delays caused by waiting for utility providers to service or monitor their own utility poles on which the Grantee's fiber or equipment is attached, as well as unavailability of materials or qualified labor to perform the work necessary. Non-compliance or default shall be corrected within a reasonable amount of time after force majeure has ceased.

9.2. Notice. All notices or other communications required or permitted under this Agreement shall be in writing and may be given by (i) depositing the same in the United States mail, addressed to the Party to be notified, postage prepaid and registered or certified with return receipt requested, (ii) by overnight courier, or (iii) by delivering the same in person to such Party, addressed as follows:

To the City:	***To the Grantee:***
City of Crest Hill 20600 City Center Boulevard Crest Hill, Illinois 60403 Attn: City Administrator	[FIBER COMPANY] [ADDRESS]
With copy to:	***With copy to:***
Spesia & Taylor 1415 Black Road Joliet, Illinois 60435 Attn: Michael A. Santschi Em.: cspesia@spesia-taylor.com	[LEGAL REPRESENTATIVE] [ADDRESS]

Any notice sent in conformance with this Section shall be deemed delivered: (i) if mailed on the fifth (5th) business day following deposit in the United States mail, (ii) if sent by overnight courier on the next business day following transmission, or (iii) if by personal delivery then on the date physically delivered in person.

9.3. Entire Agreement. This Agreement embodies the entire understanding and agreement of the City and the Grantee with respect to the subject matter hereof and supersedes all prior and contemporaneous agreements, understandings, negotiations and communications, whether written or oral.

9.4. Severability. If any section, subsection, sentence, clause, phrase, or other portion of this Agreement is, for any reason, declared invalid, in whole or in part, by any court, agency, commission, legislative body, or other authority of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent portion. Such declaration shall not affect the validity of the remaining portions hereof, which other portions shall continue in full force and effect. If any material provision of this Agreement is made or found to be unenforceable by such a binding and final decision, either Party may notify the other in writing that the Agreement has been materially altered by the change and of the election to begin negotiations to amend the Agreement in a manner consistent with said proceeding or enactment; provided, however, that any such negotiated modification shall be competitively neutral, and the Parties shall be given sufficient time to implement any changes necessitated by the agreed-upon modification.

9.5 Governing Law; Exclusive Jurisdiction and Venue. The Parties agree that this Agreement shall be construed under the laws of the State of Illinois without the application of any conflicts of laws principals. Further, the Parties, to the fullest extent permitted by law, hereby knowingly, intentionally, and voluntarily submit to the exclusive personal and subject-matter jurisdiction of the Circuit Court for the Twelfth Judicial Circuit, Will County, Illinois, over any suit, action or proceeding in any way related to or arising from this Agreement. Therefore, the Parties hereby knowingly, intentionally, and voluntarily waive and forfeit any and all rights that they have, or which they may later accrue, to file any motion challenging jurisdiction or venue in said circuit court, including but not limited to any motion styled as a motion forum *non conveniens*, as well as their right to remove any such action to any federal court. In the event of any litigation

related to this Agreement, other than a lawsuit by the City to enforce Grantee's indemnity obligations hereunder, the Parties shall each be responsible for its own attorneys' fees and costs of suit.

9.6. Modification. Except as otherwise specifically provided herein, no provision of this Agreement shall be amended or otherwise modified, in whole or in part, except by an instrument, in writing, duly executed by the City and the Grantee, which amendment shall be authorized on behalf of the City through the adoption of an appropriate ordinance or resolution by the City, as required by applicable law.

9.7. No Third-Party Beneficiaries. Nothing in this Agreement is intended to confer third-party beneficiary status on any person, individual, corporation or member of the public to enforce the terms of this Agreement.

9.8. No Waiver of Rights. Nothing in this Agreement shall be construed as a waiver of any rights, substantive or procedural, Grantee may have under State or Federal law unless such waiver is expressly stated herein. No delay of or omission in the exercise of any right, power or remedy accruing to any Party as a result of any breach or default by any other Party under this Agreement shall impair any such right, power or remedy, nor shall it be construed as a waiver of or acquiescence in any such breach or default, or of or in any similar breach or default occurring later. No waiver of any single breach or default shall be deemed a waiver of any other breach or default occurring before or after that waiver.

9.9. Validity of Agreement. The Parties acknowledge and agree in good faith on the validity of the provisions, terms and conditions of this Agreement, in their entirety, and that the Parties have the power and authority to enter into the provisions, terms, and conditions of this Agreement.

9.10. Authority to Sign Agreement. Grantee warrants to the City that it is authorized to execute, deliver and perform this Agreement. The individual signing this Agreement on behalf of the Grantee warrants to the City that s/he is authorized to execute this Agreement in the name of the Grantee.

9.11. Counterparts. This Agreement may be executed in two or more original or electronic counterparts, each of which shall be deemed an original and all of which together shall constitute but one and the same instrument. Facsimile transmission (or other form of electronic communication, such as .pdf) of a counterpart hereto shall constitute an original hereof.

9.12. No Joint Venture or Partnership. This Agreement shall not be construed so as to create a joint venture, partnership, employment or other agency relationship between the Parties.

(signatures of the Parties appear on the following page)

IN WITNESS WHEREOF, this Agreement has been executed by the duly authorized representatives of the Parties as set forth below, as of the Effective Date.

City of Crest Hill,
an Illinois municipal corporation

_____

By: Raymond R. Soliman

Its: Mayor

ATTEST:

_____
City Clerk (*seal*)

STATE OF ILLINOIS)
) §§
COUNTY OF WILL)

ACKNOWLEDGEMENT

I, _____, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that on this day there appeared before me in person Raymond R. Soliman, Mayor of the City of Crest Hill and personally known to me to be the person that affixed his signature upon the foregoing instrument, and stated and affirmed that he signed and delivered the above and foregoing instrument as his free and voluntary act and deed and as the free and voluntary act of the City of Crest Hill, all for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20__.

My Commission Expires:

_____, 20__. _____
Notary Public

DRAFT

[FIBER COMPANY],
[a/an] [STATE] [ENTITY]

_____

By: _____

Its: _____

STATE OF ILLINOIS)
) §§
COUNTY OF _____)

ACKNOWLEDGEMENT

I, _____, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that on this day there appeared before me in person _____ (*name*), _____ _____ (*title*) of [FIBER COMPANY] and personally known to me to be the person that affixed his/her signature upon the foregoing instrument, and stated and affirmed that he/she signed and delivered the above and foregoing instrument as his/her free and voluntary act and deed and as the free and voluntary act of [FIBER COMPANY], all for the uses and purposes therein set forth.

Given under my hand and notarial seal this _____ day of _____, 20__.

My Commission Expires:

_____, 20__. _____
Notary Public

DRAFT

Exhibit A

Access Area

Exhibit B

City Locations

DRAFT

City Council Agenda Memo

Crest Hill, IL

Meeting Date:	November 17, 2025
Submitter:	Daniel Ritter, Community & Economic Development Director Don Seeman, Building Official
Department:	Community and Economic Development
Agenda Item:	Discussion and Direction on Creating a Cross Connection and Backflow Protection Ordinance

Summary:

For the City to comply with the Environmental Protection Agency (EPA) regulations, the City of Crest Hill will require any structure, Business, or residential property with an RPZ device (Backflow Prevention) to have it inspected annually by a licensed plumber. An RPZ is designed to protect the public water supply by disposing of any backflowing water if any check valves or relief valves fail.

Work Session 11/10/25:

At the City Council Work Session, Wyatt Mach from CCRA Professional Services, the city's backflow consultant, further explained how the program protects the water supply and the general public in addition to meeting EPA and IEPA requirements. The proposed Ordinance gives the city the ability to enforce these requirements and produce an updated inventory regularly.

The last notice letter and survey appear to have been sent in 2021. However, the exact mailing and outreach efforts aren't known. Without the corresponding ordinance and requirements, participation in the program was limited. With the new ordinance drafted, it is anticipated that the program will be more effective and produce a better inventory.

The Cross-Connection and Backflow Protection Program in Illinois is one of several tools intended to protect water consumers in the state. Section 18 of the Illinois Environmental Protection Act (P.A. 89-445, eff. 2-7-96; 90-773, eff. 8-14-98) and 35 Ill. Adm. Code 607.104 provides the Illinois Environmental Protection Agency (EPA) direction from both the Illinois legislature and the Illinois Pollution Control Board. These statutes establish that no person can threaten a water supply and that local water supply officials are responsible for protecting their water mains from connections that have the potential to allow the backflow of contaminants into their respective distribution

systems. Further, Title 35 of the Illinois Environmental Protection Agency's (IEPA) Administrative Code and the Illinois Department of Public Health (IDPH), Title 77, Part 890, Illinois Plumbing Code, requires that all public water supplies be required to implement a backflow prevention program. The unfunded mandates require that all connections to a public water supply be the responsibility of the official custodian of the supply (in this case, the City of Crest Hill).

Recommended Council Action: Approval of an Ordinance approving a Cross Connection and Backflow Protection Program.

Attachments:

A. Draft Cross Connection and Backflow Protection Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING TITLE 13 (WATER AND SEWER), TO ADD CHAPTER 13.19 (CROSS CONNECTIONS AND BACKFLOW PROTECTION), SECTIONS 13.19.010-13.19.170 OF THE CREST HILL CITY CODE

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

WHEREAS, pursuant to the Illinois Municipal Code, the City is authorized to own and operate a combined waterworks and sewerage system (the "System"), which the City has done since the 1960's; and

WHEREAS, the City Council previously exercised the authority to own, operate, and manage its potable water system by generally enacting Title 13 (Water and Sewer), along with Chapters 13.04, 13.06, 13.18, 13.20, and 13.28 of the Crest Hill Code of Ordinances; and

WHEREAS, Illinois statutes, regulations, the Illinois Plumbing Code and Illinois Environmental Protection Agency Regulations mandate that proper cross connection and backflow prevention measures be implemented by municipalities to prevent backflow contamination of the municipal water supply See, e.g. 77 Ill. Adm. Code 890.1130, 35 Ill. Adm. Code 601, Title 35, Section 604.1505-604.1510; and

WHEREAS, the City Council has determined that pursuant to the aforementioned mandates, it is necessary, expedient, and in the best interests of the City and its citizens to amend Title 13 (Water and Sewer), to add Chapter 13.19 (Cross Connection and Backflow Protection), including **13.19.010-13.19.170** to the City of Crest Hill Code of Ordinances, as set forth in this Ordinance.

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

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

SECTION 2: Title 13 (Water and Sewer), is hereby amended to add Chapter 13.19 (Cross Connection and Backflow Protection), including Sections 13.19.010-13.19.170, as follows:

CHAPTER 13.19
CROSS CONNECTIONS AND BACKFLOW PROTECTION

SECTION:

13.19.010 Definitions
13.19.020 Auxiliary Water Supply

13.19.030 Toxic Or Hazardous Substances Under Pressure
13.19.040 Toxic Or Hazardous Substances Not Under Pressure
13.19.050 Nonhazardous Substances
13.19.060 Sewage Treatment Plants And Pumping Stations
13.19.070 Service Connections From City Water Supply
13.19.080 Consumer To Install, Maintain Required Protection Devices
13.19.090 Water Mains; Horizontal Separation
13.19.100 Water Mains; Vertical Separation
13.19.110 Water Service Lines
13.19.120 Inspections Of Protection Devices Required Annually, Costs
13.19.130 Cross Connection Online Surveys Required; Access and Enforcement
13.19.140 Cross Connection Physical Site Inspection Required; Access and Enforcement
13.19.150 Discontinuance Of Water Service Upon Noncompliance
13.19.160 Notice of Discontinuance
13.19.170 Resumption Of Service

§ 13.19.010: DEFINITIONS:

For the purpose of this chapter the following definitions shall apply unless the context clearly indicates or requires a different meaning:

AIR GAP SEPARATION: A physical break between a supply pipe and a receiving vessel. The air gap shall be at least double the diameter of the supply pipe measured vertically above the top rim of the vessel, and in no case less than one inch (1").

APPROVED CHECK VALVE: A check valve that seats readily and completely. It must be carefully machined to have free moving parts and assured watertightness. The face of the closure element and valve seat must be bronze, composition, or other noncorrodible material which will seat tightly under all prevailing conditions of field use. Pins and bushings shall be bronze or other noncorrodible, nonsticking material, machined for easy, dependable operation. The closure element (e.g., clapper) shall be internally weighted or otherwise internally equipped to promote rapid and positive closure in all sizes where this feature is obtainable.

APPROVED DOUBLE CHECK VALVE ASSEMBLY: An assembly of at least two (2) independently acting approved check valves including tightly closing shutoff valves on each side of the check valve assembly and suitable leak detector drains plus connections available for assessing the watertightness of each check valve. Unless otherwise authorized by the Director of Public Works, a pressure relief valve, rated at no more than fifty (50) psi greater than the water service pressure, shall be installed on the downstream side of the double check valve assembly.

APPROVED REDUCED CHECK PRESSURE PRINCIPLE BACKFLOW PREVENTION DEVICE: A device incorporating two (2) or more valves and an automatically operating differential relief valve located between the two (2) checks, two (2) shutoff valves, and equipped with necessary appurtenances for testing. The device shall operate to maintain the pressure in the zone between the two (2) check valves, less than the pressure on the public water supply side of the device. At cessation of normal flow, the pressure between the check valves shall be less than the supply pressure. In case of leakage of either check valve, the differential relief valve shall operate to maintain this reduced pressure by discharging to the atmosphere. When the inlet pressure is two (2) pounds per square inch or less, the relief valve shall open to the atmosphere thereby providing an air gap in the device. To be approved, these devices must be readily accessible for maintenance and testing and installed in a location where no part of the device will be submerged. Unless otherwise authorized by the Director of Public Works, a pressure relief valve rated at no more than fifty (50) psi greater than the water service pressure, shall be installed on the downstream side of the reduced pressure principle flow prevention device.

APPROVED WATER SUPPLY: Any water supply approved by, or under the public supervision of the Director of Public Works. In determining what constitutes an approved water supply, the Director of Public Works shall have the final judgment as to its safety and potability.

AUXILIARY WATER SUPPLY: Any water supply on or available to the premises other than the City water supply.

CONSUMER: Any person to whom water is sold and furnished from the City water supply by the City.

CONTAMINATION: An impairment of the quality of the City water supply by the presence of any foreign substance (organic, inorganic, radiological, or biological) to a degree which creates a hazard to the public health through poisoning or through the spread of disease.

CROSS CONNECTION: Any unprotected connection between any part of the City waterworks system used or intended to supply water for drinking purposes, and any source or system containing water or substances that are not or cannot be approved as safe, wholesome, and potable for human consumption.

PERSON: Any natural person, firm, association, organization, partnership, trust, or association of persons, joint venture, corporation, or company.

PREMISES: Integrated land area, including improvements thereon, undivided by public thoroughfares or water distribution mains of the City where all parts of the premises are operated under the same management and for the same purpose.

PROTECTIVE DEVICE: Any of the following devices:

A. Air gap separation;
B. Approved reduced pressure principle backflow prevention device; or
C. Approved double check valve assembly.

SERVICE CONNECTION: The terminal end of a service connection from the City water supply at its point of delivery to the consumer. If a meter is installed, "service connection" means the downstream end of the meter. No unprotected takeoffs from the service line ahead of any meter of backflow protective device located at the point of delivery to the consumer shall be permitted.

DIRECTOR OF PUBLIC WORKS: The Director of public works for the City or his authorized representatives.

WATER SUPPLY OF CITY: An approved water supply sold and delivered to consumers' premises through the waterworks system of the City.

§ 13.19.020: AUXILIARY WATER SUPPLY:

A. Each service connection from the City water supply for furnishing water to premises having an auxiliary water supply shall be protected against backflow of water from the premises into the City water supply, unless the auxiliary water supply is an approved water supply or is accepted as an additional source by the Director of Public Works.

B. If the auxiliary water supply is not an approved water supply or if it is not accepted as an additional source and approved in the manner specified in subsection A of this section, and the auxiliary water supply is handled in a separate piping system with no known cross connection, the City water supply shall be protected by an approved double check valve assembly installed at the service connection to the premises. When the auxiliary water supply may be contaminated, the Director of Public Works may order the City water supply protected by an air gap separation or an approved reduced pressure principle backflow prevention device installed at the service connection.

C. If the auxiliary water supply is not an approved water supply or if it is not accepted as an additional source and approved in the manner specified in subsection A of this section, and cross connections are known to exist between the City water supply and the auxiliary water supply which cannot presently be eliminated, the City water supply shall be protected by an approved reduced

pressure principle backflow prevention device installed at the service connection to the premises. A double check valve assembly may be used in lieu of such device if the experience of the Director of Public Works indicates that double check valves are reliably operated, and if approved by the Director of Public Works.

D. When the auxiliary water supply may be contaminated, the Director of Public Works may order the City water supply protected by an air gap separation installed at the service connection.

§ 13.19.030: TOXIC OR HAZARDOUS SUBSTANCES UNDER PRESSURE:

At the service connection to any premises on which any material dangerous to health or toxic substance in toxic concentration is or may be handled under pressure, the City water supply shall be protected by an air gap separation. The air gap shall be located as close as practicable to the service cock and all piping between the service cock and receiving tank shall be entirely visible. If these conditions cannot reasonably be met, the City water supply shall be protected with an approved reduced pressure principle backflow prevention device which is acceptable to the Director of Public Works.

§ 13.19.040: TOXIC OR HAZARDOUS SUBSTANCES NOT UNDER PRESSURE:

At the service connection to any premises on which any material dangerous to health or toxic substance in toxic concentration is not handled under pressure but is otherwise handled in such a manner as to constitute a cross connection, the City water supply shall be protected by an approved reduced pressure principle backflow prevention device, unless such cross connection is abated to the satisfaction of the Director of Public Works. An approved double check valve assembly may be used in lieu of such device if experience indicates that double check valves are reliably operated and if approved by the Director of Public Works.

§ 13.19.050: NONHAZARDOUS SUBSTANCES:

At the service connection to any premises on which a substance that would be objectionable (but not necessarily hazardous to health) if introduced into the City water supply is handled in such a manner as to constitute a cross connection, the City water supply shall be protected by an approved double check valve assembly unless such cross connection is abated to the satisfaction of the Director of Public Works.

§ 13.19.060: SEWAGE TREATMENT PLANTS AND PUMPING STATIONS:

At the sewage treatment plant or sewage pumping station, the City water supply shall be protected by an air gap separation. The air gap shall be located as close as practicable to the service cock and all piping between the service cock and receiving tank shall be entirely visible. If these conditions cannot be reasonably met, the City water supply shall be protected with an approved reduced pressure principle backflow prevention device, provided this alternative is acceptable to the Director of Public Works.

§ 13.19.070: SERVICE CONNECTIONS FROM CITY WATER SUPPLY:

A. Each service connection from the City water supply for furnishing water to premises on which any substance is or may be handled in such a manner as to permit entry into the City water supply shall be protected against backflow of the substance from the premises into the City water supply. This shall include the handling of process waters and waters originating from the City water supply which have been subject to change in quality.

B. Backflow protection devices shall be installed on the service connection to any premises that have internal cross connections unless such cross connections are abated to the satisfaction of the Director of Public Works.

§ 13.19.080: CONSUMER TO INSTALL, MAINTAIN REQUIRED PROTECTION DEVICES:

A. It shall be the responsibility of each consumer at his own expense to furnish, install, and keep in good working order and safe condition any and all protective devices required in this chapter. The City shall not be responsible for any loss or damage directly or indirectly resulting from or caused by the improper or negligent installation, operation, use, repair, maintenance of, or interference with any protective device by any consumer or any other person.

B. Whenever two (2) or more conditions exist on any premises for the correction of which different protective devices are required in this chapter , the consumer shall be required only to install the protective device which, in the opinion of the Director of Public Works, affords the maximum protection to the City water supply.

§ 13.19.090: WATER MAINS; HORIZONTAL SEPARATION:

A. A water main shall be laid at least ten feet (10') horizontally from any existing or proposed drain or sewer line. However, should local conditions prevail which would

prevent a lateral separation of ten feet (10'), a water main may be laid closer than ten feet (10') to, or in the same trench as a storm or sanitary sewer provided the main is laid in a separate trench or on an undisturbed earth shelf located to one side of the sewer and at such an elevation that the bottom of the water main is at least eighteen inches (18") above the top of the sewer.

B. If it is impossible to obtain proper horizontal and vertical separation as stipulated in this section and section 13.19.100 of this chapter, both the water main and sewer shall be constructed of mechanical joint, cast iron pipe and shall be pressure tested to assure watertightness before backfilling.

§ 13.19.100: WATER MAINS; VERTICAL SEPARATION:

A. Whenever water mains must cross house sewers, storm drains, or sanitary sewers, the water main shall be laid at such an elevation that the bottom of the water main is eighteen inches (18") above the top of the drain or sewer. This vertical separation shall be maintained for that portion of the water main located within ten feet (10'), horizontally, of any sewer or drain crossed, this ten feet (10') to be measured as the normal distance from the water main to the drain or sewer.

B. However, where conditions exist such that the minimum vertical separation set forth in subsection A of this section cannot be maintained, or it is necessary for the water main to pass under a sewer or drain, the water main shall be laid with mechanical joint, cast iron pipe; and the mechanical joint pipe shall extend on each side of the crossing until the normal distance from the water main to the sewer or drain line is at least ten feet (10'). Where a water main must cross under a sewer, a vertical separation of eighteen inches (18") between the bottom of the sewer and the top of the water main shall be maintained, along with means to support the larger sized sewer lines to prevent their settling and breaking the water main.

§ 13.19.110: WATER SERVICE LINES:

The horizontal and vertical separation between water service lines and all sanitary sewer, storm sewers, or any drain shall be the same as for water mains as detailed in sections 13.19.090 and 13.19.100 of this chapter. However, when minimum horizontal and vertical separation cannot be maintained, brass, copper, in addition to mechanical joint, cast iron pipe, may be used for water service lines.

§ 13.19.120: INSPECTIONS OF PROTECTION DEVICES REQUIRED ANNUALLY; COSTS:

A. The consumer on whose premises any protective device is installed shall have each device inspected annually. If successive inspections disclose repeated failures

in the operation of any device, the Director of Public Works may require more frequent inspections. Each device shall be repaired, overhauled, or replaced at the expense of the consumer whenever it is found to be defective. Test results must be entered into the third-party software platform contracted by the municipality within ten (10) days of the completed test. The Director of Public Works shall have the duty of determining that the inspections required herein are performed properly.

B. If following demand therefor, the consumer fails to have any of the inspections made as required herein or to make the above described records available, the Director of Public Works shall have the right to arrange the inspection of the device and the consumer shall pay the cost thereof. The cost of any inspection made by the Director of Public Works shall be included as part of the next ensuing municipal water bill presented to the consumer.

C. For the purpose of making any inspections or discharging the duties imposed by this chapter, the Director of Public Works shall have the right to enter upon the premises of any consumer. Each consumer, as a condition of the continued delivery to his premises of water from the City water supply, shall be considered as having stated his consent to the entry upon his premises of the Director of Public Works for the purposes stated herein.

§ 13.19.130: CROSS CONNECTION ONLINE SURVEYS REQUIRED; ACCESS AND ENFORCEMENT:

A. Each consumer supplied by the municipal water system shall complete a cross connection control survey of their premises in accordance with the requirements of Section 604.1505 of Title 35 of the Illinois Administrative Code. The purpose of the survey is to identify any actual or potential cross connections between the potable water supply and sources of contamination or pollution without a physical site visit.

Online Surveys shall be completed:

1. At intervals not exceeding three (3) years thereafter for all properties;
2. For commercial properties, if a potential cross connection is identified through the submitted online survey, a physical site inspection shall be required to verify and assess the identified condition.

B. Each water customer shall be required to complete and return the cross connection control survey in the official format prescribed and provided by the Director of Public Works. The survey must be submitted within thirty (30) days of notification. Surveys submitted in any form other than that provided or approved by the Director of Public Works shall be deemed noncompliant.

C. In the event that the consumer fails to complete the required survey following notification, the Director of Public Works shall have the right to perform or contract

the performance of a site inspection at the consumer's premises. The full cost of such inspection and documentation shall be charged to the consumer and included on the next municipal water bill.

D. The Director of Public Works, or their designee, shall have the right of entry onto the consumer's premises for the purposes of conducting surveys, inspections, or verifying survey information, during reasonable hours and upon proper identification. Continued water service shall be conditional upon the consumer's consent to such entry for compliance purposes.

E. Any identified actual or potential cross connections shall be corrected within a timeframe established by the Director of Public Works. Failure to comply may result in disconnection of water service until proper corrective action is taken and verified by the municipality.

F. The Director of Public Works shall maintain records of all submitted surveys, inspections, and follow-up actions taken, and shall enforce the provisions of this chapter in accordance with the requirements of the Illinois Environmental Protection Agency and the Illinois State Plumbing Code.

§ 13.19.140: CROSS CONNECTION PHYSICAL SITE INSPECTIONS REQUIRED; ACCESS AND ENFORCEMENT:

A. The Director of Public Works, or their designee, shall have the authority to require a physical on-site inspection of any premises served by the municipal water system to determine the presence of actual or potential cross connections. Such inspections may be initiated based on responses to an online survey, identification of a commercial or high-risk property, or at the discretion of the Director of Public Works when deemed necessary to protect the public water supply.

B. All commercial and high-risk properties shall be subject to routine site inspections at intervals not to exceed one (1) year, or at a greater frequency if deemed necessary by the Director of Public Works based on past violations, survey results, or operational risk.

C. Residential properties shall be subject to site inspection when the completed online survey indicates the presence of irrigation systems, secondary water sources, or other potential cross connections, or when otherwise directed by the Director of Public Works.

D. The property owner or occupant shall be provided with written notice of the required inspection and shall make reasonable accommodation for the inspection to be conducted within fifteen (15) days of such notice. Failure to comply with the inspection requirement may result in termination of water service until the inspection is completed and any corrective actions are taken.

E. The Director of Public Works, or their authorized representative, shall have the right to enter upon any premises supplied with water from the municipal system during reasonable hours and upon proper identification, for the purposes of conducting a cross connection site inspection, verifying survey information, or enforcing any provisions of this chapter . Continued water service shall be conditioned upon consent to such entry.

F. Any actual or potential cross connection identified during a physical site inspection shall be corrected, isolated, or otherwise brought into full compliance within the timeframe specified in the written notice provided to the property owner or water customer. Failure to correct the condition may result in the discontinuation of water service until compliance is achieved.

§ 13.19.150: DISCONTINUANCE OF WATER SERVICE UPON NONCOMPLIANCE:

A. No water service connection shall be installed on the premises of any consumer unless the City water supply is protected as required by this chapter.

B. Delivery of water to the premises of any consumer may be discontinued by the Director of Public Works if any protective device required by this chapter has not been installed, inspected, tested, and maintained, is defective, or has been removed or bypassed.

C. Delivery of water shall be discontinued immediately and without notice to the consumer if the Director of Public Works determines that:

1. The City water supply is being contaminated or is in immediate danger of contamination;

2. A protective device required by this chapter has not been installed, is defective, or has been removed or bypassed; and

3. The consumer cannot immediately be located.

D. Delivery of water shall not be resumed until any protective device required by this chapter and approved by the Director of Public Works has been properly installed, or until conditions at the consumer's premises causing the contamination or danger of contamination have been abated or corrected to the satisfaction of the Director of Public Works.

§ 13.19.160: NOTICE OF DISCONTINUANCE:

A. Except as provided in subsection 13.19.150(c) of this chapter, delivery of water shall not be discontinued until written notice thereof has been given to the consumer. The notice shall state:

1. The conditions or defects which must be corrected;

2. The manner in which the stated conditions or defects are to be corrected; and

3. The date on or after which delivery of water will be discontinued, which shall not be less than fifteen (15) nor more than ninety (90) days following the date of delivery of mailing of this notice.

B. The Director of Public Works may grant the consumer an extension of an additional period not to exceed ninety (90) days if he determines the consumer has exercised due diligence but has been unable to comply with the notice within the time originally allowed.

C. The notice shall be given by delivering it to the consumer, the manager or agent thereof, or to any person in charge of or employed in the place of business of the consumer; or, if the consumer has no place of business, then at the place of residence of the consumer if known, or by leaving the notice at either the place of business or the residence of the consumer. If the consumer cannot be found and service of the notice cannot be made in the manner provided herein, then a copy of the notice shall be mailed, postage fully prepaid, addressed to the consumer at the place of business or residence set forth in the application of the consumer for water service in the records of the City.

§ 13.19.170: RESUMPTION OF SERVICE

Once discontinued, delivery of water shall not be resumed until any protection device required by this chapter and approved by the Director of Public Works has been properly installed, or until the conditions at the consumer's premises creating the need for a protective device have been abated or corrected to the satisfaction of the Director of Public Works.

* * *

SECTION 4: In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a Court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may

be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 5: That all ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 6: That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 7: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

[*Intentionally Blank*]

PASSED THIS 17TH DAY OF NOVEMBER, 2025.

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

_____
Christine Vershay-Hall, City Clerk

APPROVED THIS 17TH DAY OF NOVEMBER, 2025.

_____
Raymond R. Soliman, Mayor

ATTEST:

_____
Christine Vershay-Hall, City Clerk

Agenda Memo

Crest Hill, IL

Date:	11/3/2025
Submitter:	Julius Hansen, Interim Director of Public Works
Department:	Public Works
Agenda Item:	Approval of Well 4 change order

Summary:

Well 4 is being repaired as authorized by the city council as per a memo dated 10/21/24. All the work is nearly completed, and the well is about to be put back service. One final repair is needed. A change order is required to make the repair outside the original project scope of work. The cost of the change order is $6780.00 to replace a 6-inch diameter pipe and flange. Well 4 should be back in service in a few weeks if all goes as planned.

Recommended Council Action:

Approval of change order for Well 4 costing $6,780.00 being paid to USG Water

Financial Impact:

Expenditure of $6,780.00 from the Water Fund

Attachments:

Memo, change order, photo

USG WATER SOLUTIONS

Proposal from

UTILITY SERVICE CO., INC.

535 Gen. Courtney Hodges Blvd · P O Box 1350 · Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

Date: **10/31/25** *Submitted by:* **Chad Johnson** *Local Phone:* (630) 280-5620

SFID: **153477** *MP / CS Asset:* ☐

Entity Proposal Submitted To ("Customer"):			*Phone Number:*	*Fax Number:*
City of Crest Hill, IL			**(815) 741-5100**	
Street Address:			*Description of Work to be Performed:*	
20600 City Center Blvd			**Concrete Filter Services**	
City:	*State:*	*Zip Code:*	*Asset Name:*	
Crest Hill	**IL**	**60403**	**Well 4 Filter**	
Accounts Payable Contact Name:	*Email:*		*Job Site Address:*	
John Kemp	**JKemp@cityofcresthill.com**		**2227 PARKROSE AVENUE**	
Job Contact (Inspection Reports):	*Email:*		*County / Parish:*	*Asset Size:* / *Asset Style:*
John Kemp	**JKemp@cityofcresthill.com**		**WILL**	**12KG** / **Steel Filter**

Utility Service Co., Inc. agrees to provide all labor, equipment, and materials needed to complete the following:

Please see attached Exhibit(s), which are incorporated herein by reference:

1. Exhibit A – Scope of Work
2. Exhibit B – Terms and Conditions

Please sign and date this proposal and fax one copy to our office.

Six Thousand Seven Hundred Eighty and ---------- ----00 /100 Dollars **$ 6,780.00**

Payment to be made as follows: **Payment Due in Full Upon Completion of Work – plus all applicable taxes**

Remittance Address: Utility Service Co., Inc., P O Box 207362, Dallas, TX 75320-7362

This Proposal, together with its Exhibit A -- Scope of Work and Exhibit B - Terms and Conditions, and any additional exhibits that Utility Service Co., Inc. and the Customer agree to incorporate and attach to this Proposal (collectively, this "Proposal") constitutes the entire and exclusive agreement between Utility Service Co., Inc. (which for purposes herein shall collectively include its affiliate companies) and Customer (collectively, the "Parties"). This Proposal may be withdrawn by Utility Service Co., Inc. at any time prior to acceptance. Customer assents to the terms and conditions in Exhibit B and agrees that the terms and conditions in Exhibit B shall govern with respect to this Proposal and the services provided by Utility Service Co., Inc. No additional or conflicting terms or conditions included in any purchase order, hyperlink, acknowledgement or invoice of Customer not expressly incorporated into this Proposal shall be binding on the Parties or this Proposal.

Note: This proposal shall expire automatically **Ninety (90)** days following the date of this Proposal.

Authorized USCI Signature _____

Acceptance of Proposal The prices, scope of work, and terms and conditions of this Proposal are satisfactory and are hereby accepted. Payment will be made by Customer to Utility Service Co., Inc. as set forth herein.

Is Customer Exempt from Sales Tax? ☐ No ☑ Yes If Exempt, please provide Sales Tax Exemption Certificate.

Fiscal Year Beginning Month _____ *Customer Signature* _____

Date of Acceptance _____ *Printed Name* _____

FOR INTERNAL USE ONLY

SFID: CN: SO: PPB: TF MP / CS PN:

© 2025 Utility Service Co., Inc.

Proposal from
UTILITY SERVICE CO., INC.
535 Gen. Courtney Hodges Blvd - P O Box 1350 - Perry, GA 31069
Toll-free: 855-526-4413 | Fax: 478-987-2991
usgwater.com

USG WATER SOLUTIONS

Exhibit A - Scope of Work

Asset: WELL 4 FILTER is approximately 13 ft dia x 12 ft Height (Interior) x 12 ft Height (Average Exterior Exposed)
Pricing below is for the replacement of 6" pipe, and a flange inside of the asset.

Notes/Exclusions: Scorecard pricing is valid until 12/30/2025. Specialized goods and services are being rendered as part of this Scope of Work. Due to subcontractor and/or supplier requirements, pricing may fluctuate due to current market conditions.
USG Water Solutions reserves the right to request a change order due to unforeseen market conditions that increase the cost of the goods or services provided by suppliers or subcontractors.
Owner shall isolate and drain the Asset prior to renovation operations.

Owner shall provide that no moisture or water is entering the Asset during renovation operations.
Owner shall perform disinfection in accordance with AWWA C653, any testing, and return of Asset back to service.
Water and power must be available within 150' of Asset.
Bonds are not included.
Lead and / or Asbestos abatement of any kind is not included.
Containment of any kind is not included.
Equipment protection of any kind is not included.
USCI is not responsible for differing, latent or hidden conditions, including weather.
In the event of a different or unknown problem, USG Water Solutions will be entitled to equitable adjustment in price and time to compensate for additional costs.
All work is expected to occur during acceptable weather and/or seasonal times. Environmental controls, including dehumidification and auxiliary heating, are not included. Any environmental controls needed will be charged at cost +15%.
All workers to have 10-hour OSHA card; any additional safety requirements are subject to request for additional compensation.
This proposal is based upon a visual inspection of the Asset. The Owner and the Company hereby acknowledge and agree that a visual inspection is intended to assess the condition of the Asset for all patent defects.

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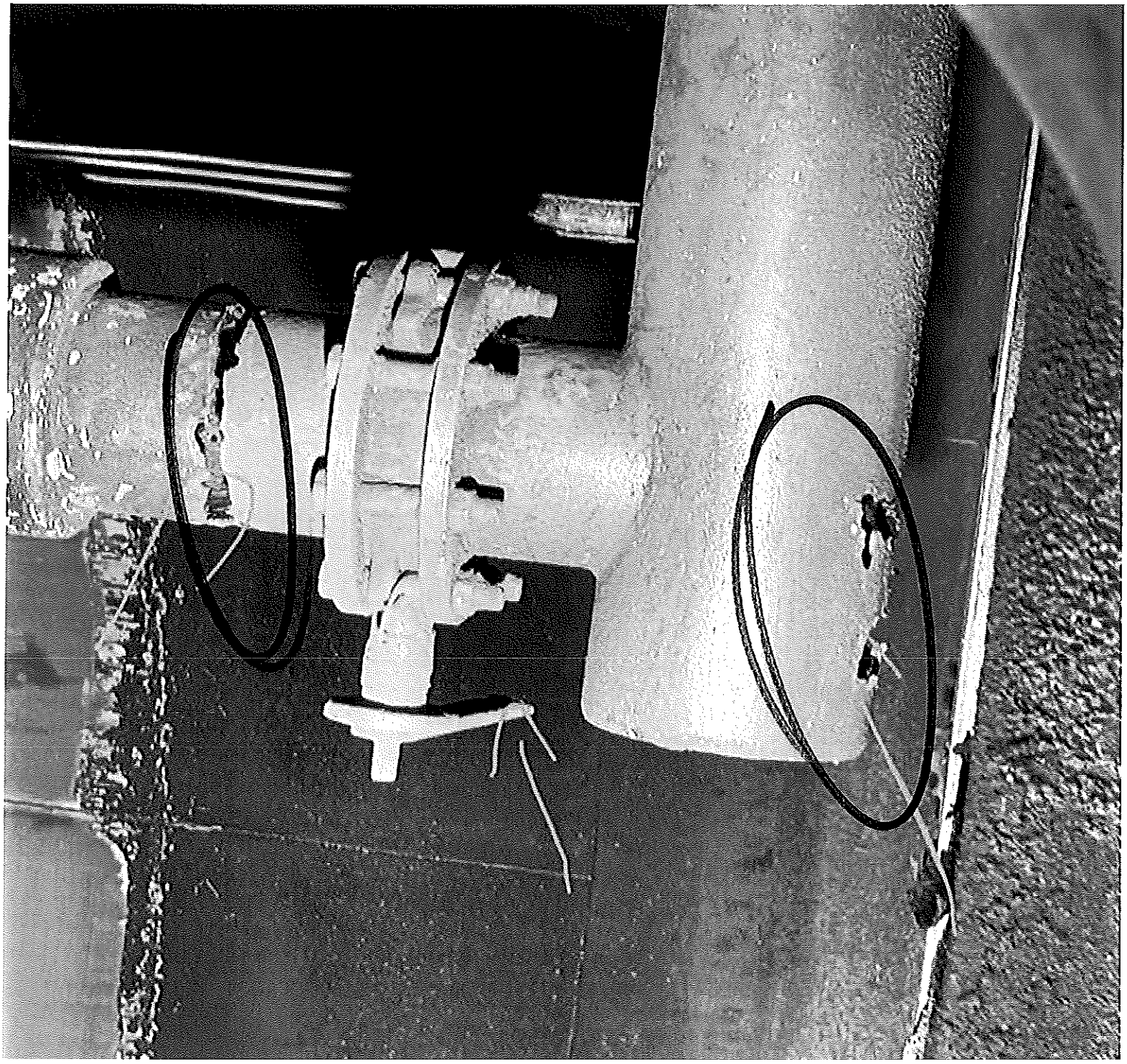

Agenda Memo

Crest Hill, IL

Date:	11/3/2025
Submitter:	Julius Hansen, Interim Director of Public Works
Department:	Public Works
Agenda Item:	Approval of Final Payment to Williams Brothers for the East Water Reclamation Facility Phosphorus Removal Upgrade Contract 2-2021.

Summary:

The East Water Reclamation Facility phosphorus removal upgrade project has been successfully completed based on observations by Strand Engineering during the entire project and passing the final inspection conducted March 27, 2025. Therefore, final payment is recommended.

Recommended Council Action:

Approval of the final payment of $100,988.53 to Williams Brothers for East Plant Phosphorus Removal Upgrade Contract 2-2021.

Financial Impact:

Expenditure of $100,988.53 from the Wastewater Fund.

Attachments:

Memo, Recommendation Letter from Mike Ott, P.E. Strand Engineering, and Application for Payment.

STRAND ASSOCIATES
Excellence in Engineering

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

June 5, 2025

Mr. Julius Hansen
City of Crest Hill
20600 City Center Boulevard
Crest Hill, IL 60403

Re: East Water Reclamation Facility Phosphorus Removal Upgrades
Contract 2-2021
City of Crest Hill, Illinois

Dear Julius,

In accordance with Article 15.06 of the General Conditions, this letter serves as our recommendation of final payment for Contract 2-2021. Enclosed is a copy of the final Application for Payment and accompanying documentation in accordance with the Contract Documents, including consent of the surety to final payment and final lien waivers. A final inspection in accordance with Article 15.05 of the General Conditions occurred on March 27, 2025. Based upon our observation of the Work during construction and final inspection, and our review of the final Application for Payment and accompanying documentation, it appears the Work has been satisfactorily completed. Therefore, we recommend final payment of the amount indicated in the enclosed final Application for Payment.

Furthermore, in accordance with Article 15.06 of the General Conditions and in support of our recommendation of payment of the final Application for Payment, this letter also provides our written notice to OWNER and CONTRACTOR (by copy of this letter) that the Work is acceptable, subject to stated limitations in this notice and to the provisions of Article 15.07 of the General Conditions.

The Preliminary Certificate of Substantial Completion fixed the Substantial Completion date at March 5, 2025, and established the Correction Period for the Work, as defined in Article 15.08 of the General Conditions. A review of the Work will be scheduled with OWNER during the Correction Period, or within 1 year of the date of Substantial Completion, whichever occurs first, to evaluate the Work for items that may require correction under the terms of the Contract.

Please call 815-744-4200 if there are any questions.

Sincerely,

STRAND ASSOCIATES, INC.®

Michael G. Ott, P.E.

Enclosure

c: Bill Rutledge, Williams Brothers Construction Company
Matt Yentz, Strand Associates, Inc.®

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: 3/31/2025

PAYMENT APPLICATION DATE: 3/31/2025

PAYMENT APPLICATION NO.: 22

CONTRACT AMOUNT	
ORIGINAL CONTRACT AMOUNT	$4,930,000.00
PLUS: ADDITIONS TO CONTRACT	$14,524.91
LESS: DEDUCTIONS FROM CONTRACT	$0
ADJUSTED CONTRACT AMOUNT TO DATE	$4,944,524.91

WORK PERFORMED	
COST OF WORK COMPLETED	$4,944,524.91
PLUS MATERIALS STORED (ATTACH SCHEDULE)	$
NET AMOUNT EARNED TO DATE	$4,944,524.91
LESS AMOUNT OF RETAINAGE	$0
SUBTOTAL	$4,944,524.91
LESS PREVIOUS PAYMENTS	$(4,843,536.38)
AMOUNT DUE THIS APPLICATION	$100,988.53

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 3/31/2025

Williams Brothers Construction, Inc.
CONTRACTOR

By _____
(Authorized Signature)

By Jacob K Lee
(Print Name)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended.

Dated 4/6, 2025

STRAND ASSOCIATES, INC.®

By _____
(Authorized Signature)

By _____
(Print Name)

APPLICATION FOR PAYMENT NO. 22

WBCI Invoice No3 25 553 22

TO OWNER: City of Crest Hill
20600 City Center Blvd.
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: 03/31/2025

Continuation Sheet is attached.

1. Original Contract Price :		4,930,000.00
2. Net Change by Change Orders and Written Amendments (+ or -)		14,524.91
3. Current contract Price (1 plus 2):		4,944,524.91
4. Total completed and stored to date:		4,944,524.91
5. Retainage (per agreement):		
a. Fixed at	0.00	
b.Fixed at Stored Material.....		
Total Retainage (Line 5a + 5b)		0.00
6. Total completed and stored to date less retainage (4 minus 5):		4,944,524.91
7. Less previous Application for Payments: (Line 6 from prior Certificate)		(4,843,536.38)
8. DUE THIS APPLICATION (6 MINUS 7) :		**100,988.53**

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 21 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 03/31/2025 PER. TO: 03/31/2025 By: _____
CONTRACTOR By: Jacob Lee, Accountant

☐ Required lien waivers attached.

Payment of the above AMOUNT DUE THIS APPLICATION is recommended

Dated: _____

STRAND ASSOCIATES, INC.

BY: _____

Agenda Memo

Crest Hill, IL

Crest Hill
CITY OF NEIGHBORS

Date:	10//30/25
Submitter:	Julius Hansen, Interim Director of Public Works
Department:	Public Works
Agenda Item:	Approval of Tier 1 SCADA Project

Summary:
The water system SCADA system needs many upgrades to function properly to provide the ROIC the support necessary to operate the water system dependably. Mary Seehafer, P.E. Stand Engineering developed an RFP to make Tier 1 improvements at the existing well houses. This is the start of a more comprehensive upgrade. The RFP was sent to the following contractors:

- Test1
- Elliott Electric
- MJ Electric (Shane Elliott)
- Morse
- Excel Electric

Three proposals were received for the Tier 1 SCADA work. All 3 bids include scope by Energenecs.

Site	MJ Electric	Elliott Electric	Morse
Well 1	$ 5,565	$ 7,500	$ 24,620
Well 4	$ 4,737	$ 6,900	$ 18,563
Well 7	$ 1,800	$ 1,360	$ 4,736
Well 8	$ 7,672	$ 7,700	$ 22,349
Well 9/12	$ 7,591	$ 7,600	$ 23,016
Well 10	$ 8,006	$ 8,860	$ 24,932
Well 11	$ 7,285	$ 7,450	$ 21,784
Total	$ 42,656	$ 47,370	$ 140,000

Special Notes:

- The proposal from MJ Electric indicated an exception to the RFP requirement for rigid galvanized steel conduit everywhere except Chemical Rooms - they are proposing EMT to match existing conditions.
- Neither MJ nor Elliott indicated a completion schedule. Energenecs indicated needing 3 months to complete the work.

Recommended Council Action:

Approval of Tier 1 SCADA project awarded to MJ Electric.

Financial Impact:

Expenditure of not to exceed $45,000 (low bid +~5% contingency) from the Water Fund 07-07-5330

Attachments:

Memo, RFP

STRAND ASSOCIATES®
Excellence in Engineering℠

Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715
(P) 608.251.4843
www.strand.com

September 24, 2025

[redacted]

Re: Water Utility Supervisory Control and Data Acquisition (SCADA) System
City of Crest Hill, Illinois (Owner)

[redacted]

On behalf of Owner, Strand Associates, Inc.® is sending you this request for cost proposal for electrical services. These services are requested to address functionality and reliability concerns with the existing SCADA system. The improvements at the seven sites are listed in the following.

Well No. 1

1. Replace three existing smoke detectors. Smoke detectors shall be 120 volts alternating current (VAC) with two Form A/C contacts, Gentex Model STRR, or equal. Provide two #12 and #12 ground in 3/4-inch conduit from the lighting panel to each smoke detector and two #14 in 3/4-inch conduit from the SCADA panel to each smoke detector. Test and verify the smoke alarm indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each smoke detector:

   a. 10 feet (electrical room device)
   b. 20 feet (storage room device)
   c. 30 feet (chemical room device)

2. Provide a low-temperature thermostat in each room. Thermostats shall be rated National Electrical Manufacturers Association (NEMA) 4X, PECO Model TF115-001, or equal. Provide two #14 in 3/4-inch conduit from the SCADA panel to each thermostat. Test and verify the low-temperature indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each thermostat:

   a. 15 feet (electrical room device)
   b. 25 feet (storage room device)
   c. 35 feet (chemical room device)

3. Add high- and low-pressure alarms on the existing system pressure input to the SCADA system. Provide operator adjustable alarm set points at the operating interface panel (OIP). Test and verify the high- and low-pressure indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

Well No. 4

1. Provide smoke detectors in the filter and chemical rooms. Smoke detectors shall be 120 VAC with two Form A/C contacts, Gentex Model STRR, or equal. Provide two #12 and #12 ground in 3/4-inch conduit from the lighting panel to each smoke detector and two #14 in 3/4-inch conduit from the SCADA panel to each smoke detector. Test and verify the smoke alarm indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each smoke detector:

   a. 10 feet (electrical room device)
   b. 30 feet (chemical room device)

2. Provide low-temperature thermostats in the filter and chemical rooms. Thermostats shall be rated NEMA 4X, PECO Model TF115-001, or equal. Provide two #14 in 3/4-inch conduit from the SCADA panel to each thermostat. Test and verify the low-temperature indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each thermostat:

   a. 15 feet (electrical room device)
   b. 35 feet (chemical room device)

3. Provide indication of "well pump stop" (high filter level) and "service pump stop" (low filter level) as measured by the existing iron filter level probes at the SCADA system. There are existing Ametek 1500 series level control relays with spare contacts in the US Filter control panel that can be used to obtain these signals. Modify the US Filter control panel as required. Provide four #14 in existing 3/4-inch conduit containing discrete signal wiring from the SCADA panel to the US Filter control panel, which is directly adjacent to the SCADA panel. There are existing digital inputs at the SCADA panel for this signal (I:0/12 through I:0/19). Provide programmable logic controller (PLC), OIP, and Human-Machine Interface (HMI) graphics programming as required. Test and verify the indication of both signals to the SCADA panel, locally and at the master station.

Well No. 7

1. Review the wiring terminations associated with the existing drawdown level transducer at the instrument (if there is a field-installed junction box where the transducer cable is spliced) and at the SCADA panel. Review and adjust the scaling of the transducer and feedback to the SCADA panel, locally and at the master station. The transducer was replaced recently, but the well level does not display accurately at the SCADA panel.

Well No. 8

1. Provide smoke detectors in the filter, chemical, and electrical rooms. Smoke detectors shall be 120 VAC with two Form A/C contacts, Gentex Model STRR, or equal. Provide two #12 and #12 ground in 3/4-inch conduit from the lighting panel to each smoke detector and two #14 in 3/4-inch conduit from the SCADA panel to each smoke detector. Test and verify the smoke alarm

indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

2. Assume the following distances between the SCADA panel and each smoke detector:

   a. 10 feet (electrical room device)
   b. 15 feet (filter room device)
   c. 10 feet (chemical room device)

3. Provide low-temperature thermostats in the filter, chemical, and electrical rooms. Thermostats shall be rated NEMA 4X, PECO Model TF115-001, or equal. Provide two #14 in 3/4-inch conduit from the SCADA panel to each thermostat. Test and verify the low-temperature indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each thermostat:

   a. 15 feet (electrical room device)
   b. 20 feet (filter room device)
   c. 15 feet (chemical room device)

4. Provide indication of "well pump stop" (high filter level) and "service pump stop" (low filter level) as measured by the existing iron filter level probes at the SCADA system. There are existing Ametek B/W 1500 series level control relays with spare contacts in the US Filter control panel that can be used to obtain these signals. Modify the US Filter control panel as required. Provide four #14 in existing 3/4-inch conduit containing discrete signal wiring from the SCADA panel to the US Filter control panel, which is approximately 15 feet away from the SCADA panel. There are existing digital inputs at the SCADA panel for this signal (I:0/16 through I:0/19). Provide PLC, OIP, and HMI graphics programming as required. Test and verify the indication of both signals to the SCADA panel, locally and at the master station.

Well Nos. 9 and 12

1. Provide smoke detectors in the filter, chemical, and electrical rooms. Smoke detectors shall be 120 VAC with two Form A/C contacts, Gentex Model STRR, or equal. Provide two #12 and #12 ground in 3/4-inch conduit from the lighting panel to each smoke detector and two #14 in 3/4-inch conduit from the SCADA panel to each smoke detector. Test and verify the smoke alarm indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each smoke detector:

   a. 10 feet (electrical room device)
   b. 15 feet (filter room device)
   c. 20 feet (chemical room device)

2. Provide low-temperature thermostats in the filter, chemical and electrical rooms. Thermostats shall be rated NEMA 4X, PECO Model TF115-001, or equal. Provide two #14 in 3/4-inch conduit from the SCADA panel to each thermostat. Test and verify the low-temperature

indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

Assume the following distances between the SCADA panel and each thermostat:

a. 15 feet (electrical room device)
b. 20 feet (filter room device)
c. 25 feet (chemical room device)

Well No. 10

1. Provide smoke detectors in the filter, chemical, and electrical rooms. Smoke detectors shall be 120 VAC with two Form A/C contacts, Gentex Model STRR, or equal. Provide two #12 and #12 ground in 3/4-inch conduit from the lighting panel to each smoke detector and two #14 in 3/4-inch conduit from the SCADA panel to each smoke detector. Test and verify the smoke alarm indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each smoke detector:

   a. 10 feet (electrical room device)
   b. 15 feet (filter room device)
   c. 20 feet (chemical room device)

2. Provide low-temperature thermostats in the filter, chemical, and electrical rooms. Thermostats shall be rated NEMA 4X, PECO Model TF115-001, or equal. Provide two #14 in 3/4-inch conduit from the SCADA panel to each thermostat. Test and verify the low-temperature indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each thermostat:

   a. 15 feet (electrical room device)
   b. 20 feet (filter room device)
   c. 25 feet (chemical room device)

3. Program an available output relay on the existing high service pump variable frequency drive (VFD) to indicate "VFD Fault" at the SCADA panel, locally and at the master station. Provide two #14 in existing 3/4-inch conduit containing discrete signal wiring from the SCADA panel to the VFD, which is approximately 15 feet away from the SCADA panel.

4. Add an indication of "Filter In Backwash" to the SCADA panel, locally and at the master station. Provide an interposing relay and panel modifications in the US Filter control panel as required to derive a dry contact for "Filter In Backwash" indication. There is an existing digital input at the SCADA panel for this signal (I/9). Provide two #14 in existing 3/4-inch conduit containing discrete signal wiring from the SCADA panel to the US Filter control panel, which is approximately 20 feet away from the SCADA panel.

5. Provide indication of "well pump stop" (high filter level) and "service pump stop" (low filter level) as measured by the existing iron filter level probes at the SCADA system. There are existing Ametek B/W 1500 series level control relays with spare contacts in the US Filter control panel that can be used to obtain these signals. Modify the US Filter control panel as required. Provide four #14 in existing 3/4-inch conduit containing discrete signal wiring from the SCADA panel to the US Filter control panel, which is approximately 20 feet away from the SCADA panel. There are existing digital inputs at the SCADA panel for this signal (I:0/12 and I:0/13). Provide PLC, OIP, and HMI graphics programming as required. Test and verify the indication of both signals to the SCADA panel, locally and at the master station.

Well No. 11

1. Provide smoke detectors in the filter, chemical, and electrical rooms. Smoke detectors shall be 120 VAC with two Form A/C contacts, Gentex Model STRR, or equal. Provide two #12 and #12 ground in 3/4-inch conduit from the lighting panel to each smoke detector and two #14 in 3/4-inch conduit from the SCADA panel to each smoke detector. Test and verify the smoke alarm indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each smoke detector:

   a. 10 feet (electrical room device)
   b. 15 feet (filter room device)
   c. 20 feet (chemical room device)

2. Provide low-temperature thermostats in the filter, chemical, and electrical rooms. Thermostats shall be rated NEMA 4X, PECO Model TF115-001, or equal. Provide two #14 in 3/4-inch conduit from the SCADA panel to each thermostat. Test and verify the low-temperature indication to the SCADA panel, locally and at the master station. Coordinate with Energenecs to verify the existing alarm dialer calls out on each alarm.

   Assume the following distances between the SCADA panel and each thermostat:

   a. 15 feet (electrical room device)
   b. 20 feet (filter room device)
   c. 25 feet (chemical room device)

All investigation related to electrical equipment, instruments, and wiring will be completed by a licensed electrician. Wiring diagrams exist for all control panels but should not be assumed to be accurate. Contact Nick Crevcoure at Energenecs at 262-377-6360 for scope items indicated.

All wiring shall comply with the National Electric Code (NEC) and applicable state and local codes. All wiring shall be run in conduit. Conduit shall be galvanized rigid steel, with hot-dipped galvanized supporting members, except conduit in the chemical rooms shall be Schedule 40 polyvinyl chloride with fiberglass reinforced plastic supporting members. Electrical Metallic Tubing (EMT) and Intermediate Metal Conduit (IMC) are not acceptable. Final connections may be made with liquid-tight flexible metal conduit. All wiring shall be type XHHW-2. Provide wire markers on each conductor, including neutral conductors. Markers on the power conductors shall identify the panel and branch circuit numbers. Markers on control conductors shall match the wire numbers shown on the control drawings. Wire

markers shall be permanently attached, heat-shrink type labels, Brady Model 3PS, or equal. Each equipment item shall be properly grounded in accordance with Section 250 of the NEC.

Provide a proposal including all labor and materials costs to complete the proposed work. Proposals shall be itemized by site and scope item as previously numbered. Include a comment on the soonest availability of qualified staff. It is desired that the work be completed no later than November 1, 2025.

The proposals are due by or before October 6, 2025. Please address the proposal to Julius Hansen (City of Crest Hill) and send one copy to each of the following addresses:

Julius Hansen
City of Crest Hill
[redacted]
Crest Hill, IL 60403

Mary Seehafer
Strand Associates, Inc.®
910 West Wingra Drive
Madison, WI 53715

If you have any questions, please call 608-251-4843.

Sincerely,

STRAND ASSOCIATES, INC.®

Mary Seehafer

Mary E. Seehafer

c: Julius Hansen, City of Crest Hill

Agenda Memo

Crest Hill, IL

Meeting Date:	November 17, 2025
Submitter:	Blaine Wing, City Administrator
Department:	Administration
Agenda Item:	Assistive Listening System (ALS) Installation

Summary: The City has never been fully compliant with the audio in the City's Council Chambers, for reasons I did not investigate. Several options were reviewed and discussed, including radio frequency (RF), Wi-Fi, or infrared (IR) solutions.

The slightly lower cost RF solution will require users to match the frequency that the City is broadcasting, let's say Channel 1 for example. Wi-Fi requires users to be on the City's network, so there are additional sets, thus the easiest is the IR solution which will automatically sync with devices.

After talking with several vendors/installers, for municipal use, everyone recommends using the Listen Technologies equipment. While the equipment purchased will be the same, it will need to be configured and integrated into the City's existing systems.

Recommended Council Action: Approve the Listen Technologies IR Assistive Listening System (ALS) with ACP CreativIT in the amount of $10,400.

Financial Impact:

Funding Source: General Fund

Budgeted Amount: None

Cost: $10,400

Driven by technology, powered by creativity

Council Audio Upgrade - ALS

City of Crest Hill

Blaine Wing
City Administrator
bwing@cityofcresthill.com

Our Mission:
To provide world-class technology solutions with an unwavering commitment to our Customers, Vendor Partners and Employees while providing an environment that encourages profitable growth, learning and fun!

Site Address:
City of Crest Hill
20600 City Center Blvd

Crest Hill IL 60403

Billing Address:
City of Crest Hill
20600 City Center Blvd

Crest Hill IL 60403

ACP CreativIT LLC (d/b/a Camera Corner Connecting Point or CCCP)

529 N. Monroe
Green Bay, WI 54301

851 Commerce Ct
Buffalo Grove, IL 60089

Website: www.cccp.com www.acpcreativit.com

Project #: OPP159396
Modified Date: 11/03/2025
Revision: 1
Acct. Manager David Lupa

Project OPP159396 Description:

Integration of Services Statement of Work

ACP CreativIT will provide professional, courteous, and top-notch Integrated Audio-Visual Services, labor, and materials for the Council Audio Upgrade – ALS per this estimate and scope. Please note: Pricing is subject to change in response to external factors including tariffs. Changes to pricing will be clearly communicated prior to order placement.

I. Assistive Listening System Installation – Council Chambers (ADA Compliant for up to 100 Occupants)
   A. ACP CreativIT will furnish and install a complete 4-user assistive listening system integrated with the existing sound system. Components include:
      1. 1) Rack-mounted single-channel transmitter
      2. (2) Ceiling-mounted IR radiators (white)
      3. (4) Infrared receivers, each with:
         a. Universal earbuds
         b. T-coil neck loop lanyards
         c. Non-proprietary Li-ion batteries
      4. (1) Multi-unit charging bay
      5. (1) Notification signage kit
      6. (1) Dispensing logbook
   B. Owner Responsibilities:
      1. Provide man lift for ceiling access
      2. Supply editable DSP code for system reconfiguration

II. PROJECT TIMELINE (*Project Dependent*):

   A. KICKOFF (*Estimated 1-2 Weeks*)
      1. Triggered upon successful award of the project (receipt of PO) and clearance of credit hold.
      2. ACP Project Manager will schedule and host a kickoff meeting via Microsoft Teams with key project stakeholders.
      3. Objectives:
         a. Establish open communication channels
         b. Set expectations and timelines
         c. Identify key personnel and roles
         d. Conduct risk assessments
         e. Define chain of command and coordination items
         f. Determine project timeline and estimated installation dates

   B. PROGRESS MEETINGS (*Project dependent, if needed*)
      1. Recurring virtual meetings (via Teams) will be held as needed leading up to on-site installation.
      2. These meetings support communication, issue resolution, and progress tracking.
      3. Weekly meetings may be scheduled during the installation phase.
      4. On-site meetings are available upon request (additional fee may apply).

   C. SITE WALK THROUGHS (*Project dependent, if needed*)
      1. ACP CreativIT will assess site conditions throughout the project lifecycle.
      2. Includes pre-installation visits, infrastructure coordination, and AV integration planning.
      3. On-site presence will be provided as needed to ensure optimal project performance.

D. SHOP CONFIGURATION, PROGRAMMING AND TESTING (*Estimated 3-4 weeks*)
   1. Includes equipment setup, rack build, programming, and thorough system testing.
   2. Ensure system functionality and readiness.
   3. Site readiness will be confirmed.
   4. Final installation dates will be scheduled and confirmed.

E. ON SITE INSTALLATION PHASE (*Estimated 1-2 weeks*)
   1. Delivery & Pre-Staging
      a. Equipment, tools, and materials will be delivered and securely stored on-site near workspaces.
   2. System Installation
      a. Installers will be on-site daily at agreed-upon start times until installation is complete.
   3. System Commissioning
      a. Technicians will collaborate with AV and IT teams to ensure proper connectivity and configuration.
      b. Troubleshooting will be performed as needed.
      c. Once fully commissioned and tested, user training will be scheduled.

4. KNOWLEDGE TRANSFER/TRAINING (*Immediately Following System Commissioning*)
      a. Commencing immediately following system commissioning.
      b. Conducted in a “Train-the-Trainer” format.
      c. Customer Sign-off

5. SYSTEM ACCEPTANCE & CLOSE-OUT
      a. Final sign-off upon successful completion.
      b. Close-out documentation provided after final invoice payment, including:
         - As-built drawings
         - DSP files
         - Uncompiled control system code

III. CUSTOMER/OWNER RESPONSIBILITES
   A. The following work to be completed by Owner before AV installation.
   B. All required backing and any other wall reinforcement required to safely accommodate wall mounted devices withstand the weight of the device with a safety factor of at least 5:1
   C. All AC power at the equipment locations, including hardwired power connections
   D. Any required conduit for low voltage cable paths to AV equipment
   E. All ceiling work required to accommodate the projectors, projection screens, or other equipment
   F. Any required millwork modifications to tables or other millwork
   G. Proper heat dissipation venting for the equipment in this system utilizing powered venting utilizing thermostatically controlled quiet fans in enclosed spaces where convection cooling is not possible.
   H. Any network connections to the client network
   I. Configuration of any network connection to the client network
   J. Configuration of any required accounts
   K. Any licensing not specifically provided in this scope of work or associated bill of materials
   L. Where VoIP is utilized, provide all required configuration information to ACP CreativIT prior to installation
   M. Cable/Satellite/Over-the-Air connections, and all associated hardware
   N. Equipment furnished or provided by other (PBO) than ACP CreativIT is presumed to be complete and in working condition
      1. Any additional time for configuration, repair, or wait for replacement, of equipment PBO, an additional site visit may be required. Additional visits will be billed at the standard contracted labor rate, and scheduling will be done on a best effort basis.
      2. If ACP CreativIT is unable to properly commission and test the system at the time of installation due to issues with equipment PBO, an additional site visit may be required. Any additional visits will be billed at the standard contracted labor rate, and scheduling will be done on a best effort basis.
   O. Network
      1. Networked Audio-Visual hardware can consist of many different devices and systems with varying network requirements, impacts, and security considerations. ACP CreativIT will work with the stakeholders to discover the network requirements and hardware capabilities.

2. ACP CreativIT will design the system to meet network requirements and provide construction drawings and a list of devices to be integrated into the Customer's network. At the time of installation, ACP CreativIT will connect devices based on the design and requirements to begin verification.
3. Owner to provide and provision all network connections, routing and addressing.
4. When installing equipment (control systems, VoIP interfaces, etc.) operating on the Customer network, coordination between client IT and the ACP CreativIT project team is critical. ACP CreativIT will provide a list of A/V network appliances along with their MAC addresses. The client will provide ACP CreativIT with a static IP address range for those devices. Careful attention should be paid to the network architecture that will be supporting the video data. An improperly configured network, or one that does not always have adequate bandwidth to support a stable conference, will have a negative impact on the conference experience.
5. Configuration of Microsoft Teams or Zoom Room devices with its own resource account.
6. Preparing your corporate network for Teams/Zoom Rooms
7. Creating resources accounts for your Teams/Zoom rooms and understanding licenses requirements
8. Enabling the Pro Management/Web Portal
9. Configuring Intune for your Teams Devices.

P. Asset management

Q. Software & Licensing
1. The Customer is responsible for providing system credentials as needed for a properly provisioned and licensed account no less than two (2) weeks prior to system deployment.
2. Should the customer decide NOT to provide credentials to ACP CreativIT, and to provision the installed hardware themselves. In this case ACP CreativIT will be unable to fully test the system before receiving sign-off for the installation. All system components will be tested individually to ensure proper stand-alone function, and project sign-off will be requested before technicians leave site. Any additional visits will be billed at the standard contracted labor rate, and scheduling will be done on a best effort basis.
3. If ACP CreativIT is unable to properly commission and test the system at the time of installation due to issues with the supplied credentials, an additional site visit may be required. Any additional visits will be billed at the standard contracted labor rate, and scheduling will be done on a best effort basis.

IV. ACP CreativIT RESPONSIBILITIES
A. Provide and install all low voltage cabling to support the Audio Video equipment specified in this proposal, excluding any network connections to the client network
B. Labor to install Audio Video equipment specified with work being performed on consecutive days during normal business hours
C. Any computer interface provided shall provide EDID information to the connected PC and all digital video connections shall support HDCP as applicable

V. EXCLUSIONS: The following work is **not included** in our Scope of Work:
A. All conduits and raceways
B. High voltage, wiring panels, breakers, relays, boxes, receptacles, etc.
C. Concrete saw cutting and/or core drilling.
D. Fire walls, ceilings, roofs, and floor penetrations.
E. Necessary drywall replacement and/or repair.
F. Necessary ceiling, tile or T-bar modifications, replacements and/or repair.
G. All millwork (moldings, trim, cut outs, etc.).
H. Patching and Painting.
I. Permits (unless specifically provided for and identified within the contract).

VI. CONSTRUCTION CONSIDERATIONS:
A. The room should have a measured ambient noise level of no more than NC 35. For new spaces, the design parameters for the mechanical engineering within the room should have a target NC of 35 or less. Ambient noise includes noise from the air handling systems, mechanical systems and noises outside the building. Noise levels above this specification adversely affect the meeting environment and may degrade the overall audio quality and intelligibility. This is especially important when ceiling microphones are utilized. If a problem is identified with ambient noise levels, ACP CreativIT can work with your mechanical engineer to identify possible solutions to lower the NC rating and improve meeting experience.

B. Reverberation time (T60) for typical conference rooms should be less than 0.6 seconds in the 125 - 4000 Hz octave bands to provide an optimum meeting experience and acceptable audio quality in a conference call. A significant number of hard surfaces in a room (glass, drywall or other surfaces) can adversely affect audio intelligibility and the meeting experience overall. Acoustic treatment is advised for rooms with higher T60 levels. If the room requires acoustic treatment, ACP CreativIT can provide direction and solutions to overcome this issue and enhance the meeting experience for the participants.
C. Evenly distributed lighting is important for videoconferencing applications. Lighting on the faces of the participants should be at least 40-foot candles and should be evenly distributed throughout the camera's field of view. Where the camera's field of view includes windows, recommended window treatment should be employed to provide an acceptable background for the camera to view the participants.
D. When microphones are used for local voice reinforcement, the amount of available gain before feedback is dependent on the microphone's location within the room. Placement of the microphone immediately below a ceiling speaker may adversely affect the overall required audio level and cause feedback. Care should be taken to reduce the volume level of the microphone or locate the microphone(s) correctly to minimize the possibility of feedback.
E. To accomplish the outlined goals of this project, the Customer will be responsible for contracting with an outside entity to make the necessary modifications to the space as directed by ACP CreativIT. The costs associated with these modifications are not included in this proposal.

VII. AV PROFESSIONAL SERVICES SUMMARY
A. DEVELOPMENT, DESIGN & ENGINEERING: Pro AV design, engineering services, field construction documentation, and drawings including signal flows, rack elevations, projection distance calculations.
B. PROJECT MANAGEMENT: Coordination Services related to executing the scope of work & equipment. O&M Manuals, Specification Sheets and closing documentation for all phases.
C. IT COORDINATION
    1. It is our objective to work closely with AV, IT Managers and Stakeholders, to review and understand applicable standards, and to communicate proactively the needs of the Information Technology Team.
    2. Owner to acquire and configure Microsoft Teams Rooms devices with its own resource account.
        a. The resource account is the account the Teams Rooms device logs into and is what is used to invite and book the Teams Room.
D. PROGRAMMING: Audio DSP and Control System Programming, GUI Design Submittal, submittal reviews, refinements and approvals, onsite loading/testing/debugging. Design and submittal services will provide intent, collaboration with the end user on use case, and refinements prior to on-site loading/testing/debugging.
    1. The user interface design will utilize 'Best Practices' along with the basic ACP CreativIT layout theme. The most appropriate theme shall be determined at the post award customer kick-off scope of the programming work meeting.
    2. An Initial meeting and design discussion regarding the owners desired workflow may be required. Access to any owner specific branding material, such as logos and usage guidelines, shall be provided by the owner to enable ACP CreativIT to apply those branding standards to the GUI. Creation of custom fonts or owner specific graphics is not included in this SoW or the responsibility of ACP CreativIT.
    3. ACP CreativIT will present no more than two (2) preliminary GUI design submittals to the owner for review and mark up before completing the final GUI design during system commissioning. This provides the owner with two opportunities for comments, mark ups, and revision requests before programming begins. The design shall determine the device controls needed on the user interface, required workflows, and the specific text and icons used on individual buttons.
    4. If, during the process, it is determined by the owner that more revisions will be required to achieve an approved final document, ACP CreativIT will provide a Change Order with the estimate required to provide the revision for approval.
    5. The GUI submittals and finalized User Guide Document will illustrate the use of the system with mode-by-mode pages and descriptions about each button's functionality.
E. OFF-SITE PRE-FABRICATION SERVICES: AV Equipment firmware updates. All AV equipment racks will be pre-built in our shop and tested prior to arrival for on-site installation.
F. ON-SITE LABOR: ACP CreativIT badged lead technician, unless otherwise noted, ACP CreativIT Non-Union installation labor. Unless otherwise noted, Work to be performed during normal working hours (7a-4p).
G. ON-SITE SYSTEM COMISSIONING, Onsite Quality Control/Quality Assurance to make sure systems are working as

specificized, installed to industry best practices and meets agreed scope of work and expectations.

H. ON-SITE KNOWLEDGE TRANSFER (TRAINING): Train-the-Trainer style. Reoccurring, or additional training available, billed additional in ½ day rates plus travel.

I. LOGISTICS: Offsite Secure Warehousing, Storage, and Logistical Services from ACP CreativIT to Job site.

VIII. LEAD TIMES, TARIFFS & DISCONTINUATION OF PRODUCTS:

A. The AV Industry as a whole, amongst many others, is still experiencing longer than normal lead-times due to shortages in raw material, production material, semiconductor, and microchip shortages, as well as other geopolitical supply chain issues. Equipment and material lead times and prices are subject to change and/or product discontinuance, without notice. ACP CreativIT is not responsible for pricing impacts or delays related to equipment, or that is on allocation or may become discontinued throughout the duration of this phased project. Lead times are as good as the information we are provided by our vendor partners.

B. ACP CreativIT has its fingers on the pulse of the industry and the challenges we are all facing with getting equipment and solutions for our customers, even in a comparable capacity. Anything proposed in this design along with any alternatives that are included or not proposed that are similar in functionality are anticipated to face considerable challenges with allocation throughout the duration of this project and into 2025. This assessment is gathered through news media, industry publications, and extensive discussions with leading industry manufacturers.

C. Our Vendor Partners are working on other means to get subcomponents from their suppliers, which are unfortunately facing similar challenges. Some vendors have begun to change assembly and manufacturing sites, where some are changing products entirely which use different subcomponents. These changes may influence its published features and use cases. Any changes to manufacturing require additional time to do Quality Control to ensure they are still delivering a working product.

D. Lead times if they may have been identified or included is effective as of the proposal submittal date. A considerable effort to secure a working system within specification under scheduled timelines may be made to help reduce project delays due to product lead times, however, matters outlined above are simply unavoidable and at times unpredictable. The ACP CreativIT project team will work alongside the Stakeholders to discover and suggest alternatives to reduce project delays due to allocation or discontinuation. Any costs associated with these changes not excluding the equipment or design engineering charges may be billed on a change order.

E. ACP CreativIT does not pre-order equipment without a purchase order or NTP and highly advises, as it is by most vendors/manufacturers, to secure and procure a contract as soon as possible. The same advice we as integrators are given is being passed on to our clients and partners.

F. All current and future pricing is subject to change in response to the new tariffs. This current situation is very fluid, but please be assured our price will only change if our cost increases due to the tariffs. Any change in price will be clearly communicated prior to the order being placed with our distributors. We appreciate your patience and understanding as this situation plays out.

Project Resources:

Account Manager:		Design Engineer:	
Control Programmer:		DSP Programmer:	
Project Manager:		Trainer:	
Corp. Network Engr:	Owner	AV Network Engr:	ACP
UC Platform:		Other:	

COUNCIL CHAMBERS

	Quantity	Description	Unit Price	Price
	1	**Biamp TesiraFORTE DAN VT** [OFE] - Fixed I/O DSP with 12 analog inputs, 8 analog outputs, 8 channels configurable USB audio, 32 x 32 channels of Dante, AEC technology (all 12 inputs), 2 channel VoIP, and standard FXO telephone interface		
	1	**Listen Technologies P/O ALS KIT** [NB] - Stationary IR Radiator		
	1	**Listen Technologies LA-140-WH** Stationary IR Radiator	$906.00	$906.00
	1	**Listen Technologies P/O ALS KIT** [NB] - Assistive Listening Notification Signage Kit, Plaque and Window Decal		
	1	**Listen Technologies P/O ALS KIT** [NB] - Universal rack mount kit (for LT-82 transmitter)		
	1	**Listen Technologies P/O ALS KIT** [NB] - Intelligent 12-Unit Charging Tray for iDSP Products		
	1	**Listen Technologies P/O ALS KIT** [NB] - Intelligent Cable Management Unit		
	4	**Listen Technologies P/O ALS KIT** [NB] - Universal Ear Speaker		
	1	**Listen Technologies P/O ALS KIT** [NB] - USB to Micro USB Cable		
	4	**Listen Technologies P/O ALS KIT** [NB] - Intelligent Ear Phone/Neck Loop Lanyard		

	1	**Listen Technologies P/O ALS KIT** [NB] - Listen Dispensing Log Book		
	4	**Listen Technologies P/O ALS KIT** [NB] - INTELLIGENT DSP IR RECEIVER		
	1	**Listen Technologies LS-100-01-WH** ListenIR iDSP Standard System	$3,235.00	$3,235.00
	1	**Listen Technologies P/O ALS KIT** [NB] - ListenIR 1-Channel Transmitter/Radiator Combo		

PRO AV SERVICES

	Quantity	Description	Unit Price	Price
	1	**CCCP Ship** Ground Shipping and Handling Estimate	$135.00	$135.00
	250	**CCCP CBL-CAT6-STP-P-BLACK** 23 AWG 4 Pair Shielded Plenum Category 6 Black Jacket	$1.70	$425.00
	1	**CCCP InstallMaterials** Miscellaneous installation hardware	$211.00	$211.00
	1	**CCCP /PINSTALL** [OFE] - Scissor Lift Rental - 1 Day		
	1	**Listen Technologies LA-391-100** RG-58 50 Ohm Preassembled Coaxial Cable - 100'	$370.00	$370.00
	1	**Listen Technologies LA-391-150** RG-58 50 Ohm Preassembled Coaxial Cable - 150'	$532.00	$532.00
	4	**Sentinel 111S08080056-34** RJ45 Shielded Connector	$4.00	$16.00

1	**Windy City Wire MCC -XLR3MBR-10F** 10' XLR Male to bare end	$20.00	$20.0

Equipment Subtotal:	**$5,850.00**
Labor Subtotal:	**$4,550.00**
Project Subtotal:	**$10,400.00**

Equipment:	$5,850.00
Labor:	$4,550.00
Sales Tax:	$832.00
Grand Total:	**$11,232.00**

Payment Schedule	Amount	Billing Date
Initial Deposit	$5,616.00	
Equipment Delivery	$4,492.80	
Final Acceptance	$1,123.20	

Assumptions

The list of assumptions below was used to develop this Statement of Work and Quote. If any of these assumptions are not correct or if additional, unanticipated information was uncovered during the project, it may affect the SOW and Quote relative to the installation timeline and/or price. If so, a change order (discussed below) will be written and signed off by the customer before this additional work is performed.

1. The room(s) match(es) the drawings provided
2. Site preparation by the Customer and their contractors includes electrical and data placement per ACP CreativIT specification.
3. Site preparation will be verified by ACP CreativIT project manager or representative before scheduling of the installation. All work areas should be clean and dust free prior to the beginning of on-site integration of electronic equipment.
4. Customer communication of readiness will be considered accurate and executable by ACP CreativIT project manager.
5. In the event of any arrival to site that ACP CreativIT is not able to execute work and definable progress, the Customer will be charged a $115/hr per installer Fee to offset the lost time due to the lack of readiness. The Fee will be presented as a Contract Change Order and will/may halt work until acceptance by the Customer and rescheduling of the integration effort is agreed upon.
6. Rescheduling and redeployment of ACP CreativIT technicians due to unacceptable site preparation may cause scheduling delays of up to 10 business days.
7. There is ready access to the building / facility and the room(s) for equipment and materials.
8. There is secure storage for equipment during a multiple-day integration.
9. If Customer furnished equipment and existing cabling is to be used, ACP CreativIT assumes that these items are in good working condition at this time and will integrate into the designed solution. Any repair, replacement and/or configuration of these items that may be necessary will be made at an additional cost.
10. All Network configurations including IP addresses are to be provided, operational and functional before ACP CreativIT integration begins. ACP CreativIT will not be responsible for testing the LAN connections.
11. Cable or Satellite drops must be in place with converter boxes operational before the completion of integration. Any delay resulting in extra work caused by late arrival of these items will result in a change order for time and materials.
12. Document review / feedback on drawings / correspondence will be completed by the Customer within two business days (unless otherwise noted)
13. The documented Change Control process will be used to the maximum extent possible – the Customer will have an assigned person with the authority to communicate/approve project Field Directed Change Orders and Contract Change Orders
14. In developing a comprehensive proposal for equipment and integration services ACP CreativIT's Account Managers and Engineering teams must make some assumptions regarding the physical construction of your facility, the availability of technical infrastructure and site conditions for installation. If any of the conditions we have indicated in the site survey form are incorrect or have changed for your particular project or project site, please let your Sales representative know as soon as possible. Conditions of the site found during integration effort which are different from those documented may have an effect on the price of the system solution, integration or services. To ensure that you have an accurate proposal based on your facility and specific to the conditions of your project, please review all project documentation carefully.

Customer Responsibilities

Customer, at its expense, shall:

A. Provide employees or agents of ACP CreativIT LLC:
   - reasonable access to the premises and facilities
   - suitable and easily accessible floor space that's close to the project area
   - necessary power and grounding
   - an environment that prevents equipment from over-heating and/or exposure to moisture
   - floor plans
   - any other information as needed

B. Communicate all project related issues with ACP CreativIT LLC in a timely basis such that the project timeline is not imperiled.

C. Provide all required licensing and software needed to ensure the timely backup of data as well as protection from viruses and other

risks at all levels of the network.
D. Confirm all drop ship items have arrived.
E. Do not write on original packaging or boxes. Save all boxes and packing material as they are required for returns/rebates and repairs.
F. Cover the cost of lift rentals, if necessary to access and/or install all equipment included in this project.
G. Upon request and prior to scheduling, provide photographic confirmation of the completed customer responsibilities.
H. Upon project completion, review and verify the system implemented by ACP CreativIT LLC.

Work Schedule/Billing Rate

Rates - Regular billing hours are 7:30am – 5:30pm Monday through Friday. Any work performed outside that range is billed at the after-hours rate. Refer to the Billing Rate Schedule below.

ACP CreativIT LLC will work with the customers schedule when after-hours work is required. ACP CreativIT LLC will confirm the installation timeframe with the customer.

Time	Rate per Hour
7:30am – 5:30pm (M-F)	Published Rate
5:30pm – 7:30am (M-F)	1.5x Published Rate
Saturdays (7:30am-5:30pm)	1.5x Published Rate
Saturdays (5:30pm-12:00am Sunday)	2x Published Rate
Sundays (until 7:30am Monday)	2x Published Rate
Holidays	3x Published Rate

Travel – For any customer within 60 miles of its corporate offices ACP CreativIT LLC charges for service from the time we leave our corporate office until the time our work is complete (i.e., we charge travel to the customer's location, but not from). In addition, for all service calls greater than 60 miles from our offices, ACP CreativIT LLC reserves the right to charge an additional fee for zone travel charges. In addition, gas prices may at times, require us to include a small surcharge on dispatched trips from our technical team. Your account rep can explain how these charges may apply to you.

Labor – Labor for this project is to be billed as follows:

- ☐ **Time and Materials billed off Sales Order**
- ☐ **Time and Materials billed off Block**
- ☐ **Project Based** *(flat fee no matter how long it takes – excluding costs associated with change orders)*

Billing Rate – The billing rate for this project is based on current published rates:

Installation:	$115/hr
Programming:	$175/hr
Project Management:	$150/hr
Design/Engineering:	$175/hr
Network Engineer:	$190 to $285/hr (certification dependent)

Equipment Billing: All equipment associated with this project will be invoiced upon delivery or shipment.

Labor Billing: Labor will be billed progressively on a monthly basis, reflecting the estimated percentage of work completed during each billing period, until the project is complete.

Down Payment Application: If a down payment has been made, invoice balances will be deducted from the down payment amount until it is fully applied. Subsequent invoices will be due according to the standard payment terms outlined in this agreement.

Special Notes on Billing:

All current and future pricing is subject to change in response to tariffs. Please be assured our price will only change if our cost increases

due to the tariffs. Any change in price will be clearly communicated prior to the order being placed with our distributors. We ap
your patience and understanding as this situation plays out.

Terms

Consulting	Product	Labor
% to be Pre-Paid:	% to be Pre-Paid:	% to be Pre-Paid (from b
% to be Paid n/30:	% to be Paid n/30:	% to be Paid n/30:
% Special Terms:	% Special Terms:	% Special Terms:

Change Management

ACP CreativIT LLC will review change requests to this Statement of Work by you. As part of this review, ACP CreativIT LLC will prepare a Change Order (available upon request) that documents the request and, if applicable, any impact on the project schedule and pricing. ACP CreativIT LLC will incorporate the change into the project schedule and scope of work upon receipt of your signed Change Order. Changes requested can affect the implementation schedule and services quoted. The following personnel at your company are authorized to make change orders:

Name	Title
Name	Title

Planned Down Time

ACP CreativIT LLC will provide prior notice of any necessary system outages during the implementation. In case of unforeseen is during the installation and cutover, ACP CreativIT LLC will make every effort to minimize any interruption.

Testing

ACP CreativIT LLC will verify that the system and features meet the customer's expectations, as laid out in this document. This includes ensuring that the present functionality of the system is still available unless directed otherwise.

First day of Service

On the first day of service, ACP CreativIT LLC will be available for the customer to discuss questions or issues they may have. We will document all issues and work quickly to resolve them.

Return Policies

We strive to provide our customers with the highest level of service possible. From first visit to order delivery and installation, we want you to be completely satisfied with your experience.

Unless specified, the manufacturer's product warranty does not cover the labor to fix defective product(s).

Unless specified otherwise, all products are covered by the manufacturer's warranty. Please identify any concerns that you have within 30 days of the invoice date. Any issues after the first 30 days will be subject to the restrictions and limitations imposed by our vendors.

All cancelled orders/returns are subject to a 15% restocking fee. Opened software is not returnable. Special order/non-stock items may not be returnable or may be subject to a higher restock fee. Vendor approval will be required prior to the return of opened hardware. Defective hardware may be returned for exchange only. Support blocks are non-refundable. Refund checks will be mailed.

A RETURN AUTHORIZATION ("R.A") REQUEST must be placed by filling out our online Return Authorization Request and is required for ALL returns. (Go to www.cccp.com and click on the Return Authorization Request Form link under Policies & Terms.). You will get a response within 48 hours of your request. Merchandise must be returned within 7 days of the issuance of the R.A.

Please do not write on original packaging or boxes. In addition, save all boxes and packing material as they are required for returns/rebates and repairs.

ACP CreativIT LLC inspects all returns and reserves the right to return merchandise that does not meet manufacturers return authorization criteria.

If you have additional questions, please email returns@cccp.com.

Programming

Programming performed by ACP CreativIT LLC is subject to a limited warranty. ACP CreativIT LLC warrants that the physical medium on which this programming is located is free from defects and that the products impacted by this programming will perform as outlined in this SOW. This limited warranty is good for 60 days from the date of invoice. See Programming Addendum to the SOW if applicable.

Supply Chain

Many of the industries we serve are experiencing considerably longer-than-normal lead times due to COVID-19 related shortages in raw material, production material, semiconductor and microchips, as well as other supply chain issues. As a result of these issues, equipment, material lead times and prices of products we use in the design of projects and customer proposals are subject to change, and may unexpectedly be discontinued without notice. ACP CreativIT/Camera Corner Connecting Point is not responsible for any hardship to our customers caused by these issues, though we will work diligently with the customer and our vendor partners to resolve these issues as quickly and as cost effectively as possible.

Disclaimers and Limitations of Liability

ACP CreativIT LLC WILL NOT UNDER ANY CIRCUMSTANCES BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, PROPERTY DAMAGE, LOST TIME, LOSS OF USE OF ANY EQUIPMENT OR ANY OTHER DAMAGES RESULTING FROM THE BREAKDOWN OR FAILURE OF ANY EQUIPMENT OR FROM DELAYS IN SERVICING OR THE INABILITY TO RENDER SERVICE ON ANY EQUIPMENT. ACP CreativIT LLC LIABILITY FOR DAMAGES RESULTING FROM ANY CAUSE WHATSOEVER, INCLUDING, BUT NOT LIMITED TO, ACP CreativIT LLC NEGLIGENCE OR INSTALLATION OF DEFECTIVE PARTS OR COMPONENTS, WHETHER OR NOT SUCH DEFECT WAS KNOWN OR DISCOVERABLE, SHALL NOT EXCEED THE ACTUAL PRICE PAID TO ACP CreativIT LLC BY CLIENT FOR THE EQUIPMENT OR PARTS, WHICHEVER IS LESS.

Contact for Service

When you need to place a service call to ACP CreativIT LLC, please call us at (920) 438-0333. We will take your name, a brief description of the trouble, and a call back number. We will then contact one of our qualified associates to follow up on your request.

Statement of Confidentiality

This Statement of Work and proposal is the proprietary and confidential property of ACP CreativIT LLC. By accepting possession of this document, the company named in this document agrees to keep the contents in confidence and not to use, duplicate, or disclose for any purpose other than the purpose of evaluating ACP CreativIT LLC ability to provide the services herein, unless otherwise agreed to in writing by ACP CreativIT. On request by ACP CreativIT, the company named in this document agrees to return the copies of the Statement

of Work to ACP CreativIT, together with the other materials supplied by ACP CreativIT.

Non-Solicitation of Personnel

Client agrees not to solicit, directly or indirectly (through individuals, subsidiaries, holding companies, partnerships, subcontractors, employment agencies or any other financially related firms), nor to tender an offer for employment nor place on their payrolls any present ACP CreativIT LLC employee who becomes known to Client in connection with the proper performance of this Agreement during the term of this Agreement and for a period of one (1) year after its termination. In the event Client hires or contracts with a ACP CreativIT LLC employee in violation of the terms of this paragraph, the Client agrees to pay ACP CreativIT LLC as liquidated damages, and not as a penalty, an amount equal to one half of the employee's annual compensation, including but not limited to wages, bonuses and fringe benefits.

Post Installation Review

ACP CreativIT LLC wants to get your feedback to understand how we could serve you better, and improve our relationship with you. We may also ask for referrals or testimonials. Please feel free to contact us with any questions you may have.

Approval for Acceptance and Authorization of Project Completion

ACP CreativIT LLC will work with you to resolve any problems and answer any questions you have regarding the system implementation. Your signature of acceptance will be asked for upon completion of the project.

Approval for Contact Information/Logo Placement

ACP CreativIT LLC will place our logo and contact information on a 1U blank rack panel to provide you convenient contact information.

Approval for Pictures of Completed Project

ACP CreativIT LLC may take pictures of the equipment upon completion of the project. They will be primarily used to document the installation work and reference in the future if design changes or troubleshooting is required. Your signature of acceptance will be asked for upon completion of the project.

Other Approvals

Throughout this project, ACP CreativIT LLC may provide the customer with other documents requiring approval before we begin a particular phase of the project. Such documents are addendums of this document and are subject to all of the same guidelines stated in this document. A non-exhaustive list of examples would include a Programming Addendum to the SOW and a Custom Plate Addendum to the SOW.

Subcontractors

ACP CreativIT LLC may use subcontractors to assist on this project. All work by subcontractors will be directed and/or supervised by ACP CreativIT LLC staff. Tasks that subcontractors may be utilized for include the following:

- Low voltage cabling – including Cat. 6 cabling
- Conduit and raceway work as required
- Physical installation of devices and equipment

Remote Access

Unless specifically directed otherwise, ACP CreativIT LLC will install TeamViewer software on the any provided servers and create a ACP CreativIT LLC account on the system. This access will be used to facilitate service and repair issues as well as programming changes as directed by the owner.

Acceptance and Authorization of SOW

IN WITNESS WHEREOF, the parties hereto each acting with proper authority Accept this Statement of work

Project Name: Council Audio Upgrade - ALS

Blaine Wing	David Lupa	Stuart Soifer
Customer Printed Full Name	ACP CreativIT LLC Acct Rep Full Name	ACP CreativIT LLC Engineer Full Name
City Administrator	Account Manager	Designer
Title	Title	Title
Signature	Signature	Signature
Date	Date	Date

An authorized signature on this document acknowledges that the customer has read our Return Policy located on the Company Info page of the ACP CreativIT LLC website www.cccp.com.

After all parties have signed, please provide original to customer and a copy to ACP CreativIT LLC.

Acceptance and Authorization of Project Completion

IN WITNESS WHEREOF, the parties hereto each acting with proper authority Accept this Statement of work

Project Name: Council Audio Upgrade - ALS

Blaine Wing	David Lupa	Stuart Soifer
Customer Printed Full Name	ACP CreativIT LLC Acct Rep Full Name	ACP CreativIT LLC Engineer Full Name
City Administrator	Account Manager	Designer
Title	Title	Title
Signature	Signature	Signature
Date	Date	Date

Can we use you as a reference or testimonial for the work just completed? Yes _____ No_____

If no, may we ask why?

_____

After all parties have signed, please provide original to customer and a copy to ACP CreativIT LLC.

Agenda Memo

Crest Hill, IL

Meeting Date:	November 17, 2025
Submitter:	Blaine Wing, Ed Clark and Ronald J. Wiedeman
Department:	Police and Engineering
Agenda Item:	Authorize the purchase of Urban SDK Licenses for the comprehensive collection of Speed, Volume data, and Workflows for all City-owned streets within the corporate limits of Crest Hill for three (3) years for $16,290 annually.

Summary: Staff have been looking at alternatives to one-off traffic studies and to have near real-time data. After talking with Urban SDK and watching a demo of the software's capabilities the solution provides data year-round vs. just a snapshot in time. Thus, staff is interested in entering into a contract with Urban SDK out of Jacksonville, Florida to provide comprehensive speed, and volumes data on all streets within the corporate limits of Crest Hill. This data can be used to provide information to the appropriate personnel in the city to address issues like speeding, traffic congestion and roadway safety.

Below are some details on the data collected and how it can be used:

- **Traffic Data Analysis:** Urban SDK offers precise hourly traffic speed data, enabling cities to analyze traffic trends, identify congestion, and monitor roadway conditions. This data helps in making informed decisions regarding traffic calming measures and resource allocation.

Speed Data (Daily Refresh):
- Average, 50th, 85th, and 95th percentile speeds
- Min and Max speeds
- 13 months of historical data
- **Notifications**: Create alerts when speeds exceed thresholds (e.g., 10+ mph over the limit) across the entire jurisdiction or in select areas like school zones

Volume Data (Annual Refresh):
- AADT for every road segment
- AAHT for every road segment
- VMT (Vehicle Miles Traveled)

Crash Integration:
- Integrated state and local crash data

- **Geospatial AI Integration:** The platform utilizes geospatial AI to assess community conditions, target specific incidents, and automate reporting processes. This allows local governments to respond more effectively to public safety concerns and citizen complaints.

- **Custom Reporting Tools:** Users can generate custom reports and share data easily which aids in addressing public complaints and improving overall traffic safety. The platform allows for the integration of various datasets, providing a centralized console for data management.

  Workflows & Notifications:
  - Set alerts when specific criteria are met, such as speeds 10+ mph over the posted limit on residential roads or in school zones.
  - Also identify roads that meet internal traffic calming thresholds based on volume and speed metrics.

- **RealTime Updates:** Urban SD provides daily connected vehicle data that is refreshed monthly, ensuring that cities have access to the most current information regarding traffic conditions and safety matrices.

- **Public Safety Enhancements:** The platform helps identify speeding and collision risks, allowing engineering Public Works and Police departments to deploy resources and traffic enforcement efficiently. This proactive approach aims to enhance public safety and reduce accidents.

  Common Use Cases:
  - Neighborhood speed complaints & traffic calming
  - Targeted traffic enforcement
  - Speed trailer and signage deployment
  - School zone monitoring
  - Safety Action Planning
  - Pre/post implementation analysis
  - Public and council communications

The cost for this is as follows:
- One year Cost: $18,100.00
- 2-year Agreement (5% Discount): $17,195 billed annually.
- 3-year Agreement (10% Discount): $16,290 billed annually.
- Multi-Year Upfront Payment (15% discount):$30,770.00 (2 years)

Recommended Council Action: Authorize the purchase of Urban SDK Licenses for the comprehensive collection of Speed, Volume data, and Workflows for all City-owned streets within the corporate limits of Crest Hill for three (3) years for $16,290 annually.

Financial Impact: Various based on option selected.

Funding Source: General Fund

Budgeted Amount: Cost to be split between Police and Engineering, coming out of their existing approved budget amounts.

Cost: TBD

Attachments:

City of Crest Hill Illinois-Urban SDK License Proposal.

Sole Source Justification.

City of Crest Hill, Illinois - Urban SDK License

City of Crest Hill, Illinois
20600 City Center Blvd, Crest Hill, IL 60403, USA
Crest Hill, IL 60403
United States

Quote created: October 1, 2025
Quote expires: October 31, 2025
Quote created by: Nick DiTomaso
Account Executive
nicholas.ditomaso@urbansdk.com
+13524948164

Blaine Wing
bwing@cityofcresthill.com
815-741-5124

Ron Weideman
rwiedeman@cityofcresthill.com
(815) 741-5122

Ed Clark
eclark@cityofcresthill.com
815-741-5115

Comments from Nick DiTomaso

Urban SDK will provide the City of Crest Hill, Illinois with comprehensive **Speed, Volume data**, **and Workflows** for every roadway. This includes:

1. **Speed Data**: A 12-month data backfill starting from the month before the contract signing, with ongoing daily reports.
2. **Volume Data**: Refreshed annually to reflect updated traffic conditions.
3. **Workflows:** Enables customers to optimize and automate their workflows and reports with rules based requirements.
4. **Historical Data**: Any historical data supplied by the City of Crest Hill, Illinois will be uploaded into the platform, ensuring continuity and a robust dataset for analysis.

Discounted Pricing Options:

1. **2-Year Agreement**:
   - A **5% discount** on the total contract value for committing to a 2-year agreement.
   - This locks in consistent data reporting and analysis over two years, ensuring long-term access to Speed and Volume data at a reduced rate.
   - Total = $17,195 billed annually
2. **3-Year Agreement**:
   - A **10% discount** on the total contract value for committing to a 3-year agreement.
   - This option provides even greater value with long-term planning and budgeting security, along with continuous data updates and access to historical data integration.
   - Total = $16,290 billed annually
3. **Multi-Year Upfront Payment**
   - A **15% discount** on the total contract value for committing to a multi-year upfront payment.
   - Total = $30,770 2 year upfront payment

This multi-year agreement offers financial savings and guarantees uninterrupted access to critical data for improved traffic management, roadway safety, and mobility planning.

Contract Dates:
Start: 11/1/2025
End: 10/31/2028

Products & Services

Item & Description	Quantity	Unit Price	Total
Insights Plan Base plan for Urban SDK with 13 Months of Historical Data Archive. License includes: - Insights Analytics & Reporting - Workspace Data Storage - Studio Map Builder - Public Portfolio to Share Reports Monthly Traffic Conditions Data for Functional Road Classes 1-5 - Minimum Speed - Maximum Speed - Average Speed - 50th Percentile Speed - 85th Percentile Speed - 95th Percentile Speed - Speed Difference - Average Speed - Speed Difference - 85th Percentile - Speed Difference - 95th Percentile - Speed Limits	1	$14,500.00 / year	$14,500.00 / year for 1 year
Traffic Volumes Traffic Volume Data for Functional Road Classes 1-5: - Average Annual Daily Traffic Data (AADT) - Average Annual Hourly Traffic Data (AAHT) - Vehicle Miles Travelled Data (VMT) - Updated Annually - 1 Year Data Archive	1	$1,425.00 / year	$1,425.00 / year for 1 year
Workflows Workflows enable Urban SDK customers to automate Insights reports, scheduling them to run weekly, monthly, quarterly, or annually. Receive Urban SDK data on an automated and scheduled basis, without the need for recurring manual input.	1	$2,175.00 / year	$2,175.00 / year
Urban SDK User Seat Urban SDK Administrative Access	3	$1,250.00	$0.00 after 100% discount

Item & Description	Quantity	Unit Price	
Customer Support - Live Chat & Email Support - Knowledge Base How To Articles and Videos - Online Training Webinars	1	$0.00 / year	$0.00 / year for 1 year

Annual subtotal	$18,100.00
One-time subtotal	$0.00 after $3,750.00 discount
Total	**$18,100.00**

Terms and Conditions

Our agreement is effective as of the Effective Date set forth below, is entered into by and between the Buyer identified as Customer below ("Customer") and Urban SDK, Inc., a Delaware corporation, with its principal place of business located at 10151 Deerwood Park Boulevard, Building 100 Ste 100 Jacksonville, Florida 32256 ("Urban SDK"). The parties acknowledge and agree that they have read and understand this Agreement and, upon execution, are legally bound by it.

This Agreement includes this "Signature" or any other ordering document referencing this Agreement, the Terms and Conditions available at Terms and Conditions, all statements of work entered into in connection with this Agreement ("Statement(s) of Work").

Signature

Signature

Date

Printed name

Countersignature

Countersignature

Date

Printed name

August 2025

Urban SDK, Inc.
10151 Deerwood Park Boulevard Building 100
Suite 100
Jacksonville, Florida 32256

Subject: Sole Source Procurement Justification for Urban SDK's Speed and Traffic Calming Solution

To whom this may concern:

I am writing to provide a comprehensive justification for the selection of Urban SDK as the sole source provider for the implementation of a Speed and Traffic Calming Solution. This procurement document underscores the exceptional qualities and capabilities of Urban SDK's solution, with a specific emphasis on the exclusive nature of our offering. The data and software can only be accessed and purchased directly from Urban SDK. This is done to ensure our customers receive the highest level of support and service in conjunction with our program..

The uniqueness of Product & Services:

Urban SDK offers a proprietary data analysis, visualization, and aggregation platform that is unparalleled in the industry. The system enables organizations to consolidate all data sources onto a single platform, including premium data provided by the contractor at no additional cost to the client. The data is presented through dynamic dashboards, geospatial maps, and can also be downloaded in CSV format. Crucially, all data sets provided in the Urban SDK Platform feature automated federal

performance measures, used for meeting reporting requirements. Urban SDK's platform is the sole solution on the market to provide near real-time data sets, speeds on all roadways, volumes on all roadways, automated performance measures, GIS visualization, custom dashboarding, geospatial data management, and data shareability features. Furthermore, Urban SDK proactively updates the platform to align with client needs, delivering these updates free of charge to all existing clients every two weeks. The platform supplies all essential datasets to MPOs, counties, and cities for their traffic calming initiatives, safety plans, LRTP, TDM, CMP, TIP, and corridor analysis. In addition, it equips these agencies with invaluable tools, including Studio (GIS mapping), Dashboard Builder (performance measures), sharing links (community outreach), Workspace (data storage and management), and Route Builder (corridor studies). Urban SDK complements these offerings with a dedicated team of GIS Analysts, Engineers, Data Scientists, and Planners, ensuring comprehensive support throughout the entire contract.

Competitive Analysis:

Urban SDK is the only provider offering a fully integrated, software-based traffic and transportation planning solution that does not rely on physical hardware installations, such as pneumatic tube counters, to collect data. While traditional solutions like pneumatic tube counters may provide limited data on specific roadway segments, they are inherently constrained in scope and functionality. These systems require the purchase and maintenance of hardware, involve physical installation processes, and only collect data from specific, pre-selected roadways. As a result, they fail to provide comprehensive coverage of all roadways and lack the ability to deliver the near real-time insights critical for modern traffic and transportation management.

Urban SDK's platform surpasses these traditional methods by offering seamless, software-driven solutions that aggregate data from multiple sources, covering all roadways without additional hardware requirements. Our system delivers real-time data on speeds, volumes, and safety metrics across entire road networks, allowing transportation planners and engineers to make informed decisions more efficiently.

Unlike closed systems requiring recurring hardware costs and labor-intensive deployment, Urban SDK eliminates these barriers by providing an all-in-one digital
platform that integrates automated federal performance measures, GIS visualization tools, and customizable dashboards. This capability significantly enhances operational efficiency, minimizes costs, and provides the flexibility required to address diverse traffic management needs.

Furthermore, Urban SDK's proactive approach to continuous platform updates ensures that clients receive cutting-edge capabilities without additional costs. This commitment to innovation, combined with unparalleled functionality and coverage, positions Urban SDK as the sole provider capable of meeting the complex and evolving demands of transportation and traffic planning organizations. Our solutions are uniquely equipped to address challenges such as traffic calming, safety analysis, long-range planning, and federal reporting requirements, setting us apart from all existing alternatives in the industry.

Research:

Urban SDK's unmatched data and analytics planning capabilities are the result of extensive research spanning the last five (5) years. Urban SDK has identified a critical gap in the market, making our solution the sole true "turnkey" offering for traffic and transportation planning organizations. Notably, our pricing structure, rapid enhancement pace, diverse dashboards and maps, multi-data streams, developer API, and safety forecasting algorithm represent innovations that are unmatched in the industry.

Benefit:

Urban SDK's platform is tailored to address a multitude of challenges faced by MPOs, Counties, and Cities in traffic management and transportation planning. It streamlines tasks such as traffic calming, validation of speeding complaints, safety planning, LRTPs, CMPs, federal reporting, corridor analysis, data management and collection, meeting federal deadlines, data visualizations, data organization, onboarding of new staff, fostering transparency across organizations and teams, and community outreach. The platform is designed not merely as a staff tool but also as a means to enhance community planning.

Firm Expertise:

Urban SDK was developed by transportation planners and traffic engineers, in collaboration with personnel from MPOs, Counties, Cities, and engineering firms. Our extensive clientele includes a wide array of organizations in the transportation sector, including the Kentucky Transportation Cabinet, Florida Department of Transportation, Santa Fe MPO, Miami-Dade TPO, North Florida TPO, Broward County, Hillsborough County, City of Longboat Key, City of Germantown, and numerous others. Every facet of the Urban SDK Platform has been refined based on customer feedback to amplify efficiency across the traffic and transportation planning landscape throughout the United States.

In conclusion, Urban SDK's Speed and Traffic Calming Solution is characterized by its unique data and software capability, accessible exclusively through Urban SDK. We hereby request the necessary approvals to proceed with the sole source procurement of Urban SDK's solution, confident that it will significantly elevate your traffic management and planning capabilities.

Should you require any further information or have inquiries, please do not hesitate to contact me.

Sincerely,

Micah Dickman
Vice President of Procurement and Revenue
Urban SDK, Inc.
Micah.Dickman@urbansdk.com
678-793-1627

Report Criteria:
Detail report type printed
[Report].Check Issue Date = 11/01/2025,11/18/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
64	American Le	45968	AMERICAN LEGAL PU	10/29/2025	2,901.77	2,901.77	25358	11/18/2025	1025	01115321
Total 64:					2,901.77	2,901.77				
82	Vestis	6030462745	UNIFORMS FOR STP	10/29/2025	24.29	24.29	25409	11/18/2025	1025	07075344
		6030462745	UNIFORMS FOR WATE	10/29/2025	12.96	12.96	25409	11/18/2025	1025	07065344
		6030462748	UNIFORMS FOR FLEE	10/29/2025	12.73	12.73	25409	11/18/2025	1025	01035344
		6030462748	UNIFORMS FOR STRE	10/29/2025	42.03	42.03	25409	11/18/2025	1025	01035344
		6030462748	MATS FOR PUBLIC WO	10/29/2025	28.58	28.58	25409	11/18/2025	1025	01045300
		6030462748	UNIFORMS FOR BUILD	10/29/2025	12.78	12.78	25409	11/18/2025	1025	01045344
		6030462748	UNIFORMS FOR STP	10/29/2025	10.65	10.65	25409	11/18/2025	1025	07075344
Total 82:					144.02	144.02				
112	Accurate Em	AUR2371550	ACCURATE NOV 2025	11/01/2025	146.69	146.69	25354	11/18/2025	1025	01105300
Total 112:					146.69	146.69				
137	Battery Servi	0124300	FLEET- MOTORCRAFT	10/29/2025	600.00	600.00	25359	11/18/2025	1025	01075400
		0124300	FLEET- MOTORCRAFT	10/29/2025	43.80	43.80	25359	11/18/2025	1025	01075400
Total 137:					643.80	643.80				
171	Brent Hasser	1050	CONSULTNG SERVICE	10/31/2025	2,500.00	2,500.00	25360	11/18/2025	1025	01105300
Total 171:					2,500.00	2,500.00				
291	City of Joliet	958433	FLEET- FUEL SEPTEM	10/28/2025	180.31	180.31	25363	11/18/2025	1025	01075410
		958433	FLEET- FUEL SEPTEM	10/28/2025	4,192.26	4,192.26	25363	11/18/2025	1025	01075410
		958433	FLEET- FUEL SEPTEM	10/28/2025	4,140.55	4,140.55	25363	11/18/2025	1025	01075410
		958433	FLEET- FUEL SEPTEM	10/28/2025	33.77	33.77	25363	11/18/2025	1025	01075410
Total 291:					8,546.89	8,546.89				
296	Ed Clark	Travel Reimb	MEAL EXPENSES-CLA	10/21/2025	259.72	259.72	25374	11/18/2025	1025	01025343
Total 296:					259.72	259.72				
320	ComEd 9282	October 2025	ELECTRIC - VALVE STA	10/29/2025	26.86	26.86	25368	11/18/2025	1025	07065353
Total 320:					26.86	26.86				
323	ComEd 2717	October 2025	ELECTRIC 1306-1/2 HA	10/29/2025	31.18	31.18	25365	11/18/2025	1025	07075353
Total 323:					31.18	31.18				
324	ComEd 5197	October 2025	ELECTRIC - 0 ROOT B	10/29/2025	31.18	31.18	25367	11/18/2025	1025	07075353
Total 324:					31.18	31.18				
334	ComEd 3357	October 2025	STREET LIGHTS ON E	10/25/2025	249.05	249.05	25366	11/18/2025	1025	01035351

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 334:					249.05	249.05				
505	Excel Electric	131269	HILLCREST WM CONS	10/23/2025	3,536.34	3,536.34	25375	11/18/2025	1025	12007620
Total 505:					3,536.34	3,536.34				
518	Experian	6000163232	EXPERIAN	11/02/2025	25.00	25.00	25376	11/18/2025	1025	01025310
Total 518:					25.00	25.00				
593	Government	00026178	REVIEW FEE 2025	10/29/2025	590.00	590.00	25378	11/18/2025	1025	01125300
Total 593:					590.00	590.00				
750	Illinois Phleb	2498	PHLEBOTOMY SERVIC	11/01/2025	425.00	425.00	25383	11/18/2025	1025	01025310
Total 750:					425.00	425.00				
873	LAI LLC	25-62972	COMBINATION AIR VAL	10/31/2025	5,112.00	5,112.00	25385	11/18/2025	1025	07085366
Total 873:					5,112.00	5,112.00				
958	Meade, Inc.	714648	TRAFFIC SIGNAL MAIN	10/31/2025	216.74	216.74	25387	11/18/2025	1025	01035300
		714648	TRAFFIC SIGNAL MAIN	10/31/2025	216.74	216.74	25387	11/18/2025	1025	01035300
		714648	TRAFFIC SIGNAL MAIN	10/31/2025	216.74	216.74	25387	11/18/2025	1025	01035300
Total 958:					650.22	650.22				
961	Menards	95255	CABLE TIES	10/13/2025	17.90	17.90	25388	11/18/2025	1025	01025400
Total 961:					17.90	17.90				
991	MOE Fringe	December 20	DECEMBER 2025	11/01/2025	6,716.60	6,716.60	456	11/01/2025	1025	01034200
		December 20	DECEMBER 2025	11/01/2025	6,106.00	6,106.00	456	11/01/2025	1025	01074200
		December 20	DECEMBER 2025	11/01/2025	2,442.40	2,442.40	456	11/01/2025	1025	01114200
		December 20	DECEMBER 2025	11/01/2025	1,526.50	1,526.50	456	11/01/2025	1025	01124200
		December 20	DECEMBER 2025	11/01/2025	4,579.50	4,579.50	456	11/01/2025	1025	07064200
		December 20	DECEMBER 2025	11/01/2025	2,442.40	2,442.40	456	11/01/2025	1025	07074200
		December 20	DECEMBER 2025	11/01/2025	4,579.50	4,579.50	456	11/01/2025	1025	07084200
		December 20	DECEMBER 2025	11/01/2025	5,190.10	5,190.10	456	11/01/2025	1025	07094200
		December 20	DECEMBER 2025	11/01/2025	3,003.00	3,003.00	456	11/01/2025	1025	01034200
		December 20	DECEMBER 2025	11/01/2025	1,001.00	1,001.00	456	11/01/2025	1025	01044200
		December 20	DECEMBER 2025	11/01/2025	500.50	500.50	456	11/01/2025	1025	01124200
		December 20	DECEMBER 2025	11/01/2025	1,001.00	1,001.00	456	11/01/2025	1025	01164200
		December 20	DECEMBER 2025	11/01/2025	900.90	900.90	456	11/01/2025	1025	07064200
		December 20	DECEMBER 2025	11/01/2025	800.80	800.80	456	11/01/2025	1025	07074200
		December 20	DECEMBER 2025	11/01/2025	800.80	800.80	456	11/01/2025	1025	07084200
		December 20	DECEMBER 2025	11/01/2025	2,002.00	2,002.00	456	11/01/2025	1025	07094200
		December 20	DECEMBER 2025	11/01/2025	2,002.00	2,002.00	456	11/01/2025	1025	01024200
		December 20	DECEMBER 2025	11/01/2025	1,201.20	1,201.20	456	11/01/2025	1025	01034200
		December 20	DECEMBER 2025	11/01/2025	4,004.00	4,004.00	456	11/01/2025	1025	01044200
		December 20	DECEMBER 2025	11/01/2025	1,001.00	1,001.00	456	11/01/2025	1025	01124200
		December 20	DECEMBER 2025	11/01/2025	2,002.00	2,002.00	456	11/01/2025	1025	01164200
		December 20	DECEMBER 2025	11/01/2025	400.40	400.40	456	11/01/2025	1025	07064200
		December 20	DECEMBER 2025	11/01/2025	200.20	200.20	456	11/01/2025	1025	07074200
		December 20	DECEMBER 2025	11/01/2025	1,201.20	1,201.20	456	11/01/2025	1025	07094200

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 991:					55,605.00	55,605.00				
1017	DACRA Adju	DT 2025-10-	DACRA MONTHLY SER	10/31/2025	1,250.00	1,250.00	25371	11/18/2025	1025	01025300
		DT 2025-10-	DACRA MONTHLY SER	10/31/2025	1,250.00	1,250.00	25371	11/18/2025	1025	01165300
Total 1017:					2,500.00	2,500.00				
1024	MYS Incorpo	Kelly-Cora R	THEODORE RETAININ	10/28/2025	108,164.07	108,164.07	25392	11/18/2025	1025	13007640
Total 1024:					108,164.07	108,164.07				
1195	Quill LLC	46339876	YELLOW PRINTER TO	10/27/2025	112.49	112.49	25394	11/18/2025	1025	01165401
Total 1195:					112.49	112.49				
1196	R&R Septic	25-2985	PUMP TRUCK TO MOV	11/04/2025	750.00	750.00	25395	11/18/2025	1025	07085373
Total 1196:					750.00	750.00				
1207	Rapid Lands	30219	VEGETATION CUTTIN	11/06/2025	157.50	157.50	25396	11/18/2025	1025	01165300
		30220	VEGETATION CUTTIN	11/06/2025	80.00	80.00	25396	11/18/2025	1025	01165300
		30221	VEGETATION CUTTIN	11/06/2025	80.00	80.00	25396	11/18/2025	1025	01165300
Total 1207:					317.50	317.50				
1222	Reliance Sta	October 2025	RELIANCE STD 10-202	10/01/2025	280.00	280.00	25397	11/18/2025	1025	01002438
Total 1222:					280.00	280.00				
1237	Robinson En	25100201	CITY HALL SUBDIVSIO	10/15/2025	337.00	337.00	25398	11/18/2025	1025	01035330
		25100264	RAILROAD QUITE ZON	10/21/2025	2,592.50	2,592.50	25398	11/18/2025	1025	01035330
		25100265	2025 SANITARY SEWE	10/21/2025	4,981.50	4,981.50	25398	11/18/2025	1025	07075330
		25100266	2025 SANITARY SEWE	10/21/2025	8,350.00	8,350.00	25398	11/18/2025	1025	07075330
		25100411	RICH FOODS - PRETR	10/27/2025	250.50	250.50	25398	11/18/2025	1025	07075330
		25100449	12.20 TECHNICAL UPD	10/28/2025	3,146.50	3,146.50	25398	11/18/2025	1025	01035330
		25100450	MS4 COMPLIANCE FY	10/28/2025	482.50	482.50	25398	11/18/2025	1025	07075330
		25100451	GIS DATA MAINTENAN	10/28/2025	3,396.75	3,396.75	25398	11/18/2025	1025	07065301
		25100452	GIS DATA UPDATES	10/28/2025	2,475.00	2,475.00	25398	11/18/2025	1025	07075301
		25100471	WASTEWATER PRETR	10/29/2025	3,150.25	3,150.25	25398	11/18/2025	1025	07075330
		25100472	SURVEY SERVICES 22	10/29/2025	8,075.00	8,075.00	25398	11/18/2025	1025	01035330
Total 1237:					37,237.50	37,237.50				
1281	Secretary of	Unit 904 Nov	FLEET- UNIT # 904 CO	11/01/2025	151.00	151.00	25400	11/18/2025	1025	01075300
Total 1281:					151.00	151.00				
1283	SEECO Con	5921	HILLCREST WATER M	10/08/2025	9,995.00	9,995.00	25401	11/18/2025	1025	12007620
Total 1283:					9,995.00	9,995.00				
1353	Stanard & As	SA00006283	PERSONALITY EVALU	10/30/2025	495.00	495.00	25402	11/18/2025	1025	01025341
Total 1353:					495.00	495.00				
1379	Suburban La	GA5005216	DRINKING WATER LAB	11/03/2025	1,089.00	1,089.00	25389	11/18/2025	1025	07065306

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		GA5005354	WEST AND EAST NPD	11/04/2025	1,452.00	1,452.00	25389	11/18/2025	1025	07085306
Total 1379:					2,541.00	2,541.00				
1392	SWAHM	November 20	SWAHM 11-2025	11/01/2025	93,886.21	93,886.21	457	11/01/2025	1025	01002438
Total 1392:					93,886.21	93,886.21				
1432	Ron Tirapelli	668213	FLEET- UNIT # 17 TAIL	10/29/2025	71.33	71.33	25399	11/18/2025	1025	01075400
		668220	FLEET- STOCK LEFT T	10/29/2025	71.33	71.33	25399	11/18/2025	1025	01075400
Total 1432:					142.66	142.66				
1452	TransUnion	306605-2025	TRANSUNION	11/01/2025	100.00	100.00	25406	11/18/2025	1025	01025310
Total 1452:					100.00	100.00				
1548	Verizon Wirel	6126719380	MONTHLY STATEMENT	10/23/2025	1,372.66	1,372.66	25408	11/18/2025	1025	01065350
Total 1548:					1,372.66	1,372.66				
1589	Wescom	20251207	WESCOM DISPATCH S	11/04/2025	24,541.65	24,541.65	25412	11/18/2025	1025	01025307
Total 1589:					24,541.65	24,541.65				
1630	Wermer Rog	85319	AUDIT AND FINANCIAL	11/10/2025	53,959.60	53,959.60	25411	11/18/2025	1025	01125300
Total 1630:					53,959.60	53,959.60				
1632	Warehouse D	6025785-0	DESK KEYS	11/06/2025	40.00	40.00	25410	11/18/2025	1025	01045360
Total 1632:					40.00	40.00				
1738	The Cop Fire	220207	VEST COVER-CERCO	11/29/2025	275.00	275.00	25405	11/18/2025	1025	01025344
		220208	VEST COVER-MENDEZ	09/09/2025	275.00	275.00	25405	11/18/2025	1025	01025344
Total 1738:					550.00	550.00				
1749	AEP Energy	3013134305	STREET LIGHTS - 1 TH	10/29/2025	16,336.91	16,336.91	25356	11/18/2025	1025	01035351
Total 1749:					16,336.91	16,336.91				
1791	Conor Sween	FedEx 10-27-	SWEENEY-REIMBURE	10/27/2025	43.26	43.26	25369	11/18/2025	1025	01025310
Total 1791:					43.26	43.26				
1853	Buckeye Pow	PI2005532	WELL 11 GENERATOR	06/01/2025	680.00	680.00	25361	11/18/2025	1025	07065361
		PI2006096	WELL 11 GENERATOR	11/03/2025	3,433.88	3,433.88	25361	11/18/2025	1025	07065361
Total 1853:					4,113.88	4,113.88				
1867	Jim's Truck In	212427	FLEET- UNIT # 106 SAF	11/04/2025	43.00	43.00	25384	11/18/2025	1025	01075400
		212439	FLEET- UNIT # 103 SAF	11/04/2025	43.00	43.00	25384	11/18/2025	1025	01075300
		212446	FLEET- UNIT # 102 SAF	11/04/2025	43.00	43.00	25384	11/18/2025	1025	01075300
		212453	FLEET- UNIT # 104 SA	11/05/2025	43.00	43.00	25384	11/18/2025	1025	01075300
		212467	FLEET- UNIT # 105 SAF	11/05/2025	43.00	43.00	25384	11/18/2025	1025	01075300
		212486	FLEET- UNIT # 31 SAF	11/06/2025	43.00	43.00	25384	11/18/2025	1025	01075300

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		212487	FLEET- UNIT # 118 SAF	11/06/2025	65.00	65.00	25384	11/18/2025	1025	01075300
		212488	FLEET- UNIT # 101 SAF	11/06/2025	43.00	43.00	25384	11/18/2025	1025	01075300
		212489	FLEET- UNIT # VAC TR	11/06/2025	65.00	65.00	25384	11/18/2025	1025	01075300
		212504	FLEET- UNIT # 46 SAF	11/06/2025	43.00	43.00	25384	11/18/2025	1025	01075300
		212507	FLEET- UNIT # 39 SAF	11/06/2025	41.00	41.00	25384	11/18/2025	1025	01075300
		212511	FLEET- UNIT # 47 SAF	11/06/2025	41.00	41.00	25384	11/18/2025	1025	01075300
		212519	FLEET- UNIT # 100 SAF	11/06/2025	65.00	65.00	25384	11/18/2025	1025	01075300
		212520	FLEET- UNIT # 48 SAF	11/06/2025	41.00	41.00	25384	11/18/2025	1025	01075300
Total 1867:					662.00	662.00				
1924	V3 Companie	11025311	OAKLAND AVE-PHASE	11/03/2025	16,664.09	16,664.09	25407	11/18/2025	1025	12007620
		11025312	DIVISION PROFESSIO	11/03/2025	2,790.70	2,790.70	25407	11/18/2025	1025	35005330
		11025313	INNERCIRCLE WATER	11/03/2025	14,195.69	14,195.69	25407	11/18/2025	1025	12007620
		11025569	INNERCIRCLE WATER	11/05/2025	7,681.16	7,681.16	25407	11/18/2025	1025	12007620
Total 1924:					41,331.64	41,331.64				
1931	Frontline Pub	FL88485	PROFESSIONAL STAN	05/24/2025	5,556.60	5,556.60	25404	11/18/2025	1025	01025300
Total 1931:					5,556.60	5,556.60				
1948	Motorola Sol	1187157824	MOTOROLA SOLUTIO	10/15/2025	8,602.00	8,602.00	25391	11/18/2025	1025	01025310
Total 1948:					8,602.00	8,602.00				
1950	Pure Water P	2257566	WATER FOR PW	10/29/2025	65.00	65.00	25393	11/18/2025	1025	01035401
		2257566	WATER FOR WEST PL	10/29/2025	47.50	47.50	25393	11/18/2025	1025	07085401
		2264772	CLEANING WEST PLA	11/04/2025	99.00	99.00	25393	11/18/2025	1025	07085401
Total 1950:					211.50	211.50				
1953	Amazon Capi	14RD-PQCX-	TWO OFFICE CHAIRS	10/29/2025	373.98	373.98	25357	11/18/2025	1025	01167501
		14V3-9FKP-	GRAHAM CRACKERS	11/03/2025	84.22	84.22	25357	11/18/2025	1025	01108001
		16JP-XVG9-	FEBREEZE BATHROO	10/28/2025	9.04	9.04	25357	11/18/2025	1025	01105401
		16JP-XVG9-	FEBREEZE BATHROO	10/28/2025	6.94	6.94	25357	11/18/2025	1025	01105401
		16JP-XVG9-	COPY PAPER	10/28/2025	469.90	469.90	25357	11/18/2025	1025	01105401
		16JP-XVG9-	ACCORDION ENVELO	10/28/2025	88.38	88.38	25357	11/18/2025	1025	01115401
		16JP-XVG9-	BOOKENDS	10/28/2025	29.33	29.33	25357	11/18/2025	1025	01115401
		16JP-XVG9-	PAPER BOWLS	10/28/2025	24.49	24.49	25357	11/18/2025	1025	01105401
		16JP-XVG9-	10X13 ENVELOPES	10/28/2025	22.79	22.79	25357	11/18/2025	1025	01105401
		16JP-XVG9-	RUBBER BANDS LARG	10/28/2025	11.85	11.85	25357	11/18/2025	1025	01105401
		16JP-XVG9-	PAPER PLATES	10/28/2025	57.98	57.98	25357	11/18/2025	1025	01105401
		16JP-XVG9-	FLEET- HEAVY DUTY T	10/29/2025	499.99	499.99	25357	11/18/2025	1025	01075400
		177X-Q997-7	CHRISTMAS LETTERS	11/04/2025	37.98	37.98	25357	11/18/2025	1025	01108001
		177X-Q997-7	MARSHMALLOWS	11/04/2025	38.92	38.92	25357	11/18/2025	1025	01108001
		17F9-NKPX-	CORRECTION TAPE	10/30/2025	9.29	9.29	25357	11/18/2025	1025	01165401
		1CY6-T4QV-	RUBBER GLOVES-ME	11/06/2025	31.48	31.48	25357	11/18/2025	1025	01025400
		1FNG-T7QD-	SCISSORS	11/04/2025	10.25	10.25	25357	11/18/2025	1025	01105401
		1FNG-T7QD-	CELLOPHANE BAGS	11/04/2025	19.98	19.98	25357	11/18/2025	1025	01108001
		1KLT-HYFL-4	FILE FOLDERS	11/04/2025	45.84	45.84	25357	11/18/2025	1025	01025401
		1NNJ-MTVG-	SCREEN PROTECTOR	10/28/2025	5.39	5.39	25357	11/18/2025	1025	01035401
		1NNJ-MTVG-	TIME CLOCK	10/28/2025	208.03	208.03	25357	11/18/2025	1025	07085401
		1NNJ-MTVG-	CALENDAR	10/28/2025	47.74	47.74	25357	11/18/2025	1025	07065401
		1PY4-LWPY-	PLASTIC WARE	10/22/2025	59.22	59.22	25357	11/18/2025	1025	01025400
		1QP3-GX1Q-	ENVELOPES, PAPER C	10/31/2025	25.70	25.70	25357	11/18/2025	1025	01025401
		1R3F-YXWT-	CD-R	10/27/2025	24.88	24.88	25357	11/18/2025	1025	01025400

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		1VD1-1Y4N-	FOLDABEL GRIPPER	10/29/2025	9.49	9.49	25357	11/18/2025	1025	01125401
		1VD1-1Y4N-	EXTENDABLE DUSTE	10/29/2025	19.78	19.78	25357	11/18/2025	1025	01125401
		1VPC-HHGF-	PAPER PLATES 7IN	10/30/2025	21.99	21.99	25357	11/18/2025	1025	01105401
		1VPC-HHGF-	PAPER PLATES 9IN	10/30/2025	21.99	21.99	25357	11/18/2025	1025	01105401
		1VPC-HHGF-	PAPER PLATES 7IN	10/30/2025	15.80	15.80	25357	11/18/2025	1025	01105401
		1W13-4C19-	PENS	11/05/2025	14.76	14.76	25357	11/18/2025	1025	01125401
		1W13-4C19-	PENS	11/05/2025	22.38	22.38	25357	11/18/2025	1025	01125401
		1W13-4C19-	ENVELOPE MOISTENE	11/05/2025	12.08	12.08	25357	11/18/2025	1025	01105401
		1X1M-1Y6W-	COPY PAPER	10/27/2025	46.99	46.99	25357	11/18/2025	1025	01025401
		1XHP-TDCL-	TONER	10/29/2025	169.98	169.98	25357	11/18/2025	1025	01125401
Total 1953:					2,598.83	2,598.83				
1993	Figment Gro	INV-024022	RANDOM DRUG TEST	11/04/2025	24.00	24.00	25377	11/18/2025	1025	01105300
Total 1993:					24.00	24.00				
2043	Donald E. Mo	October 2025	MORRIS SERVICES O	10/31/2025	1,145.16	1,145.16	25373	11/18/2025	1025	01165300
Total 2043:					1,145.16	1,145.16				
2071	ComEd 0904	October 2025	CITY CENTER STREET	10/29/2025	212.55	212.55	25364	11/18/2025	1025	01035351
Total 2071:					212.55	212.55				
2073	David Strahl	81	HOURS FOR DAVID ST	11/03/2025	3,810.49	3,810.49	25372	11/18/2025	1025	01105300
Total 2073:					3,810.49	3,810.49				
2074	MGT Impact	MGT37371	HOURS FOR JULIUS H	10/31/2025	21,271.50	21,271.50	25390	11/18/2025	1025	01105300
		MGT37408	HOURS FOR BRIAN B	10/31/2025	8,791.37	8,791.37	25390	11/18/2025	1025	01105300
Total 2074:					30,062.87	30,062.87				
2139	Illinois Gate	222571	GATE REPAIR	10/30/2025	290.00	290.00	25381	11/18/2025	1025	01045360
Total 2139:					290.00	290.00				
2154	CoStar Realt	122992317	COSTAR MONTHLY SE	11/05/2025	430.00	430.00	25370	11/18/2025	1025	01165300
Total 2154:					430.00	430.00				
2174	Sustainable	102725	RON MENTZER SERVI	10/27/2025	5,318.75	5,318.75	25403	11/18/2025	1025	01165300
Total 2174:					5,318.75	5,318.75				
2210	Grand Prairie	AR-0000000	GPWC MONTHLY INST	11/10/2025	41,866.00	41,866.00	25379	11/18/2025	1025	07065332
Total 2210:					41,866.00	41,866.00				
2214	Houbolt Roa	717412	UNPAID TOLL	10/18/2025	15.00	15.00	25380	11/18/2025	1025	01025342
Total 2214:					15.00	15.00				
2227	Adam Crosse	Travel Reimb	ICC TRAVEL REIMBUR	10/25/2025	310.76	310.76	25355	11/18/2025	1025	01165341

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 2227:					310.76	310.76				
2228	A & R Katz M	Developer D	DEVELOPER DEPOSIT	10/30/2025	7,500.00	7,500.00	25353	11/18/2025	1025	01002025
		Zoning Varia	PLAN COMMISSION A	10/30/2025	1,000.00	1,000.00	25353	11/18/2025	1025	01003221
Total 2228:					8,500.00	8,500.00				
2229	Bunn-O-Mati	95774382	COFFEE MACHINE RE	10/28/2024	464.39	464.39	25362	11/18/2025	1025	01025310
Total 2229:					464.39	464.39				
2230	Illinois Munici	261	ILLINOIS MUNICIPAL T	06/10/2025	100.00	100.00	25382	11/18/2025	1025	01125345
Total 2230:					100.00	100.00				
2231	MdRedaPhot	272186-0000	HEADSHOTS FOR CIT	10/30/2025	2,600.00	2,600.00	25386	11/18/2025	1025	01105321
Total 2231:					2,600.00	2,600.00				
Grand Totals:					593,185.55	593,185.55				

Report Criteria:
Detail report type printed
[Report].Check Issue Date = 11/01/2025,11/18/2025

Agenda Memo

Crest Hill, IL

Meeting Date:	November 17, 2025
Submitter:	Blaine Wing
Department:	Administration
Agenda Item:	Request to purchase 3 copiers for Police, Administration, Finance and Clerk departments

Summary: The Crest Hill Police, Administration, Finance and Clerk Departments are seeking to purchase 3 copies, replacing 3 current copies. We compared the purchasing option versus the leasing option. The City will save approximately $18,298.73, when comparing the average purchase price of the equipment after the fair market value lease ends after 60 months. The monthly maintenance and fax solutions were not included in the analysis, as those costs were the same with both options.

Recommended Council Action: Approval to purchase 3 copiers for Police Administration, Finance, and Clerk Departments.

Financial Impact: $19,950.47

Funding Source: General Fund

Budgeted Amount: Police $7,820.58, Administration $5,216.33, Finance $4,758.91, Clerk $2,154.65

Cost: $19,950.47

Attachments:

City of Crest Hill Proposal 11.6.2025.pdf

FY 2026 Copiers Purchase vs Lease.xlsx

Solutions Proposal

KONICA MINOLTA

Crest Hill
CITY OF NEIGHBORS

Matt Kramer – SLED Account Executive
Phone: 630-271-6930
Cell: 708-466-9023
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KONICA MINOLTA

Giving Shape to Ideas

Executive Summary

The City of Crest Hill will experience the following benefits with Konica Minolta Refresh

- **Intuitive operability -** Operate the bizhub like a smartphone or tablet with fully customized user interface
- Comprehensive Service/Supplies Program will include Parts, Labor, Toner, ALL preventative maintenance and **Firmware Updates**
- Delivery, Installation, and Network Integration included
- **Security Secure -** Network integration, data encryption, SSD overwrite, and advanced user authentication

KONICA MINOLTA

Giving Shape to Ideas

Konica Minolta Bizhub MFP Device

Administration

Bizhub C551i Copier/Printer/Scanner

- 55 Pages-Per-Minute In B&W & Color
- Single-Pass Dual-Scan Document Feeder
- Multi drawer configuration system by unit
  - (4) 500 Sheet Trays
- 50 Page Stapling, Hole Punch & Booklet Maker
- Paper Size: 3.5 x 5.5 Up To 12 x 18
- Banner Printing Standard
- Networking Printing & Scanning
- Scan to Email, SMB, FTP, USB and User Box
- Bizhub Secure-encryption of Hard Disk Drive

Image is not exact representation of Description

KONICA MINOLTA

Giving Shape to Ideas

Konica Minolta Bizhub MFP Device

Police

Bizhub C551i Copier/Printer/Scanner

- 55 Pages-Per-Minute In B&W & Color
- Single-Pass Dual-Scan Document Feeder
- Multi drawer configuration system by unit
  - (4) 500 Sheet Trays
- 50 Page Stapling & Hole Punch
- Paper Size: 3.5 x 5.5 Up To 12 x 18
- Banner Printing Standard
- Networking Printing & Scanning
- Scan to Email, SMB, FTP, USB and User Box
- Bizhub Secure-encryption of Hard Disk Drive

Image is not exact representation of Description

KONICA MINOLTA

Giving Shape to Ideas

Konica Minolta Bizhub MFP Device

Bizhub C251i Copier/Printer/Scanner

- 25 Pages-Per-Minute In B&W & Color
- Single-Pass Dual-Scan Document Feeder
- Multi drawer configuration system by unit
  - (4) 500 Sheet Trays
- 50 Page Inner Finisher
- Paper Size: 3.5 x 5.5 Up To 12 x 18
- Banner Printing Standard
- Networking Printing & Scanning
- Scan to Email, SMB, FTP, USB and User Box
- Bizhub Secure-encryption of Hard Disk Drive

Image is not exact representation of Description

KONICA MINOLTA

Giving Shape to Ideas

Current Spend

- 2 Konica Minolta Devices
- ***$436 Lease + $298.48 Service (6 Month AVG) = $734.58 Per Month***
- ***Aging Equipment***
- ***Unpredictable Spend***

KONICA MINOLTA

Giving Shape to Ideas

Proposal; 2 Konica Minoltas

60 Month Term; FMV

KONICA MINOLTA

Matthew Kramer
Senior Account Executive
(630) 271-5930
mkramer@kmbs.konicaminolta.us

Proposed Solution				B/W Service	Color Service
Location	Equipment	Serial No.	60 Month Lease Payment	ONE RATE UNLIMITED PRINTING PROGRAM	
Adminstration	Bizhub C551i	N/A	$397.49 Per Month	$130 Per Device; Per Month	
Police	Bizhub C551i				

- Comprehensive Service/Supplies Program will include Parts, Labor, Toner, ALL preventative maintenance, **Firmware Updates & Staples**
- **Includes Remaining Lease Obligations & Return of Old Equipment**
- **Rates locked for 60 Month Term**
- **Pricing Valid Thru 11/20;** ***Konica Minolta reserves the right to adjust prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal. Konica Minolta will provide advance notice of any such adjustments.***

KONICA MINOLTA

Giving Shape to Ideas

Proposal; 2 Konica Minoltas

PURCHASE

KONICA MINOLTA

Matthew Kramer
Senior Account Executive
(630) 271-5930
mkramer@kmbs.konicaminolta.us

Proposed Solution				B/W Service	Color Service
Location	Equipment	Serial No.	Purchase Price	ONE RATE UNLIMITED PRINTING PROGRAM	
Adminstration	Bizhub C551i	N/A	$16,843.00	$130 Per Device; Per Month	
Police	Bizhub C551i				

- Comprehensive Service/Supplies Program will include Parts, Labor, Toner, ALL preventative maintenance, **Firmware Updates & Staples**
- **Includes Remaining Lease Obligations & Return of Old Equipment**
- **Rates locked for 60 Month Term**
- **Pricing Valid Thru 11/20;** ***Konica Minolta reserves the right to adjust prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal. Konica Minolta will provide advance notice of any such adjustments.***

KONICA MINOLTA

Giving Shape to Ideas

Proposal; Replacing Canon

60 Month Term; FMV

KONICA MINOLTA

Matthew Kramer
Senior Account Executive
(630) 271-5930
mkramer@kmbs.konicaminolta.us

Proposed Solution				B/W Service	Color Service
Location	Equipment	Serial No.	60 Month Lease Payment	ONE RATE UNLIMITED PRINTING PROGRAM	
Clerk	Bizhub C251i	N/A	$109.36 Per Month	$65 Per Month	

- Comprehensive Service/Supplies Program will include Parts, Labor, Toner, ALL preventative maintenance, **Firmware Updates & Staples**
- **Rates locked for 60 Month Term**
- **Pricing Valid Thru 11/20;** ***Konica Minolta reserves the right to adjust prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal. Konica Minolta will provide advance notice of any such adjustments.***

KONICA MINOLTA

Giving Shape to Ideas

Proposal; Replacing Canon

PURCHASE

KONICA MINOLTA

Matthew Kramer
Senior Account Executive
(630) 271-5930
mkramer@kmbs.konicaminolta.us

Proposed Solution				B/W Service	Color Service
Location	Equipment	Serial No.	60 Month Lease Payment	ONE RATE UNLIMITED PRINTING PROGRAM	
Clerk	Bizhub C251i	N/A	$4,634.87	$65 Per Month	

- Comprehensive Service/Supplies Program will include Parts, Labor, Toner, ALL preventative maintenance, **Firmware Updates & Staples**
- **Rates locked for 60 Month Term**
- **Pricing Valid Thru 11/20;** ***Konica Minolta reserves the right to adjust prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal. Konica Minolta will provide advance notice of any such adjustments.***

KONICA MINOLTA

Giving Shape to Ideas

Proposal; 3 Bundled

60 Month Term; FMV

KONICA MINOLTA

Matthew Kramer
Senior Account Executive
(630) 271-5930
mkramer@kmbs.konicaminolta.us

Proposed Solution				B/W Service	Color Service
Location	Equipment	Serial No.	60 Month Lease Payment	ONE RATE UNLIMITED PRINTING PROGRAM	
Administration	Bizhub C551i	N/A	$470.82 Per Month	$130 Per Device; Per Month	
Police	Bizhub C551i				
Clerk	Bizhub C251i			$65 Per Month	

- Comprehensive Service/Supplies Program will include Parts, Labor, Toner, ALL preventative maintenance, **Firmware Updates & Staples**
- **Rates locked for 60 Month Term**
- **Pricing Valid Thru 11/20;** ***Konica Minolta reserves the right to adjust prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal. Konica Minolta will provide advance notice of any such adjustments.***

KONICA MINOLTA

Giving Shape to Ideas

Proposal; 3 Bundled

PURCHASE

KONICA MINOLTA

Matthew Kramer
Senior Account Executive
(630) 271-5930
mkramer@kmbs.konicaminolta.us

Proposed Solution				B/W Service	Color Service
Location	Equipment	Serial No.	Purchase Price	ONE RATE UNLIMITED PRINTING PROGRAM	
Administration	Bizhub C551i	N/A	$19,950.47	$130 Per Device; Per Month	
Police	Bizhub C551i				
Clerk	Bizhub C251i			$65 Per Month	

- Comprehensive Service/Supplies Program will include Parts, Labor, Toner, ALL preventative maintenance, **Firmware Updates & Staples**
- **Rates locked for 60 Month Term**
- **Pricing Valid Thru 11/20;** ***Konica Minolta reserves the right to adjust prices to reflect the impact of any tariffs, duties, or similar governmental charges imposed after the date of this proposal. Konica Minolta will provide advance notice of any such adjustments.***

KONICA MINOLTA

Giving Shape to Ideas

eFax Solution

- *4 Lines; 5000 Faxes Per Year - $82.55 Per Month*
  - *Purchase: $3,498*
- *1 Line; 1000 Faxes Per Year - $28.96 Per Month*
  - *Purchase: $1,227*
- *5 Lines; 5000 Faxes Per Year - $90.50 Per Month*
  - *Purchase: $3,835*
- *3 Lines; 5000 Faxes Per Year - $78.38 Per Month*
  - *Purchase: $3,321*

KONICA MINOLTA

Giving Shape to Ideas

eFax Solution

- ***All Include 5 Years of Support; In addition to Monthly Lease Payment***
- ***Faxing from MFP, email & Portal***
- ***Porting of Number will be done by our group, and will no longer require POTS line.***

KM & All Covered Offerings

Digital Transformation Solutions

MMS/TEM

- Expense optimization & device management as a fully optimized service
- Managed MAC services
- Managed device deployment services

Workflow & Automation Services

- BPO-Digitize Paper/ Capture
- Intelligent AP/ AR/ HR Automation
- Incident Management
- RPA & Process Mapping

HYBRID/REMOTE WORK

- Intelligent lockers
- Hybrid Workspace Automation
- Virtual Reception
- Secure access solutions
- Chain of custody solution

Managed Print Services

- ONE RATE BILLING
- Technology as a service
- SaaS Print Solutions

Marketing Print Services

- Flexible packaging
- Embellishment & labels
- Digital print on demand

Intelligent Video Security Services

- Facility Security
- Hazard Event Detection
- Visual defect detection
- Hot spot detection
- Hard hat detection
- Slip and fall detection

IT Procurement Services

- Endpoint Solutions
- Software Licensing Renewals
- Telephony, Accessories & Displays
- Infrastructure

Mobile App Development

- ✓ Full Function Mobile App
- ✓ Secure Interaction/API's
- ✓ 1-Click Calls, Maps, QR Codes, Image Capture
- ✓ Tie-ins to other client systems
- ✓ E-Commerce

Managed IT Services

- IT Help Desk
- Cloud migration
- Disaster Recovery as a service
- Application development
- Cloud hosted voice
- SIEM , VM, MSAT
- Ethical hacking & red teaming

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KONICA MINOLTA

Giving Shape to Ideas

KONICA MINOLTA

Thank you for our partnership!

KONICA MINOLTA

Giving Shape to Ideas

Copiers Option	3	Copiers Option	2	Copiers Option	1
Preferred Option	**Purchase**	**Preferred Option**	**Purchase**	**Preferred Option**	**Purchase**
Savings	**$ 18,298.73**	**Savings**	**$ 16,006.40**	**Savings**	**$ 2,926.73**
# of Lease Pmts Saved	**38.87**	**# of Lease Pmts Saved**	**40.27**	**# of Lease Pmts Saved**	**26.76**
	Purchase		Purchase		Purchase
Payment	$ 19,950.47	Payment	$ 16,843.00	Payment	$ 4,634.87
	Lease		Lease		Lease
Monthly Payment	$ 470.82	Monthly Payment	$ 397.49	Monthly Payment	$ 109.36
Number of Payments	60	Number of Payments	60	Number of Payments	60
Total Payments	$ 28,249.20	Total Payments	$ 23,849.40	Total Payments	$ 6,561.60
Interest	$ 8,298.73	Interest	$ 7,006.40	Interest	$ 1,926.73
Term	5	Term	5	Term	5
Rate	8.32%	Rate	8.32%	Rate	8.31%
FMV est min	$ 6,800.00	FMV est min	$ 6,000.00	FMV est min	$ 800.00
FMV est max	$ 13,200.00	FMV est max	$ 12,000.00	FMV est max	$ 1,200.00
Total cost of Lease Min	$ 35,049.20	Total cost of Lease Min	$ 29,849.40	Total cost of Lease Min	$ 7,361.60
Total cost of Lease Max	$ 41,449.20	Total cost of Lease Max	$ 35,849.40	Total cost of Lease Max	$ 7,761.60

eFax Solution		
3 Lines	$ 78.38	Per Month
Service - Unlimited		
Police/Administration	$ 130.00	Per Month/Per Machine
Clerk	$ 65.00	Per Month
Total Monthly Cost	$ 403.38	
Costs Split		
Police	$ 7,820.58	
Administration	$ 5,216.33	
Finance	$ 4,758.91	
Clerks	$ 2,154.65	
	$ 19,950.47	

AI Overview

The fair market value of a used Konica Minolta Bizhub C551i after 60 months (5 years) is approximately **$3,000 to $5,000**, depending heavily on its condition, total meter count (usage), and included accessories (such as a finisher or extra paper trays).

AI Overview

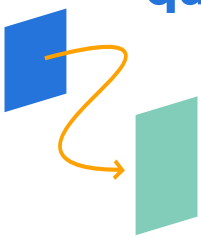
The fair market value of a Konica Minolta Bizhub C251i after 60 months (5 years) can range significantly, but is estimated to be approximately **$800 - $1,200**, depending on condition and meter readings.

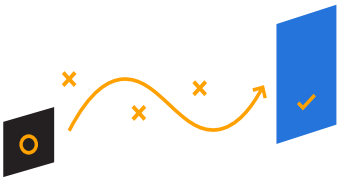
The Purchase/Lease Analysis only examines the equipment, not including the maintenance agreements as the maintence cost is the same regardless of purchase or lease.

Data security and compliance

Upland InterFAX is eager to offer best-in-class cloud fax features to customers. Our goal is to ensure your critical data is safe, whatever your size, industry, or location.

Fax at volume anywhere in the world — quickly, reliably, and securely.





Incoming fax encryption

Encrypts incoming faxes forwarded to you via email, TLS, or signed email (PKI), securing the contents while in transit from our servers to your computer.

- Set up encrypted fax confirmation messages for both incoming and outgoing faxes.
- Additional “delete fax after completion” feature ensures data privacy.
- Employs active-active infrastructure, separate infrastructure, private queues, and dedicated servers.

Outgoing fax encryption

Accepts your outgoing fax documents via TLS, signed email (PKI), or TLS-secured email-to-fax, so the content of your outgoing mail is secure while in transit to your servers.

- Obtain the InterFAX public key signature as a one-time initial action in order to encrypt your outbound messages for PKI.
- Hardened IT infrastructure system reduces security risk.
- Controlled delivery and data sovereignty ensures secure receipt within borders.

Protecting personal data

Personally identifiable information (PII) relates to an individual's private, professional, or public life: names, photos, email addresses, bank details, medical data, even a computer's IP address. The collection and storage of PII is essential in today's digital age since organizations use the data continuously in diverse ways. But you've got to ensure you have secure processes in place.

PCI DSS compliance

Payment Card Industry Data Security Standard (PCI DSS) requirements ensure that all companies processing, storing, or transmitting credit card information maintain a secure environment. If you send faxes that include full credit card numbers, you need to comply with PCI DSS. InterFAX PCI Compliant Fax is a premium security service offering the highest level of client data protection with PCI DSS Tier 1 certification. Faxes are sent through a hardened subsystem that has undergone rigorous compliance testing and enables PCI-compliant fax transmission and reception. InterFAX is the world's first fully certified inbound and outbound PCI DSS cloud fax service provider.

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The Health Insurance Portability and Accountability Act (HIPAA) in the United States and the Personal Health Information Protection Act (PHIPA) in Canada make it mandatory for healthcare providers and organizations to improve the efficiency of electronic transactions while ensuring the security and confidentiality of information. InterFAX utilizes security features such as full audit trailing, user authentication, deletion upon delivery, and TLS/PKI encryption, all of which are paramount to ensuring compliant environments.

ISO 27001 compliance

ISO 27001 is the internationally recognized and respected standard that determines if a company is following information security best practices. Very few companies achieve ISO 27001 certification, and InterFAX is proud to offer our customers the most rigorous, secure cloud fax service possible.

Additional security features

- Ability to hide destination fax numbers for an added layer of security
- TLS-enabled secured communication to our Web Service servers so sensitive fax data can be securely submitted
- User authentication enforces access roles with usernames and passwords
- Automatic fax removal of sensitive messages from our servers upon delivery
- Full audit trail of faxes sent and received, provided through our servers
- All servers are housed in secure environments, only accessible to approved personnel

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100 Williams Drive, Ramsey, New Jersey 07446

CountOnKonicaMinolta.com

City Council Agenda Memo

Crest Hill, IL

Meeting Date:	11/17/2025
Name:	Daniel Ritter AICP, Community and Economic Development Director Ronald Mentzer, Community & Economic Development Consultant
Department:	Community Development
Topic:	Review of Conceptual Planned Unit Development (PUD) Plans for the Proposed Seasons at Crest Hill Class A Apartment Home Community

Background: For the past eight months, Community Development Department staff have been in communication with Fiduciary Real Estate Development, Inc. (FRED) regarding its desire to develop a new class A apartment home community on the approximately 16-acre vacant, B-3 Business Service District zoned site located southeast of the Weber Road/Renwick Road intersection and north of Ryan Drive (the "Site"). In August, FRED executed purchase agreements with the owners of the Site. In mid-October, FRED submitted a formal application for the City's review of the conceptual Planned Unit Development (PUD) for the Seasons at Crest Hill apartment home community proposed on this Site.

FRED has been a respected and award-winning developer of high-quality multifamily and mixed-use projects in the Midwest market since 1985. FRED has successfully delivered six similar projects in Illinois, including the Seasons at Romeoville (now marketed as The Bluffs) and Seasons at Plainfield. Collectively, these six projects contain 1,776 units.

Per the Zoning Ordinance (the "Z.O."), the size and scope of this project mandate that it be processed as a PUD. Chapter 10 of the Z.O. outlines the detailed regulations, standards, and the four-step procedure the City uses to review and process PUD requests. The November 17, 2025, City Council Meeting discussion of this project is being conducted in accordance with Step 2 - Conceptual Plan Procedure of the City's PUD review and approval process. The intent of Step 2 is to provide the City Council an opportunity to learn about the scope of the project, the key approvals it requires, and "provide direction, modify, or disapprove the Plan". The underlying goal of Step 2 is to provide the petitioner (FRED in this case) with reasonable assurance that if the agreed-upon concept plans are carried out, Preliminary and Final PUD approval will be granted by the City of Crest Hill. It is important to note that Step 2 does not require public hearing notices for the project to be published, sent, or posted on the project site. These notices are required during the formal public hearing process, which is an integral component of Step 3 of the City's PUD review process. No formal zoning changes or entitlements are given with Step 2.

Project Summary: As proposed, the Seasons at Crest Hill project includes 260 new, Class A, apartment homes in 14, 18-20 unit buildings, situated around a 5,400 sq. ft.+/- clubhouse and pool complex, 136 enclosed garage parking spaces, and 428 surface parking spaces. Access to the project is from the existing public and private streets that surround the site. No new public streets are proposed in the project. Buildings will be constructed with high-quality and durable building materials, including fiber cement board siding, a significant amount of brick/masonry, standing seam metal roof accents, and generous amounts of energy-efficient windows and sliding glass patio doors. Each unit has access to a balcony or a patio. Upgraded interior unit features include designer cabinetry, upgraded stainless steel appliances, in-unit laundry, 9-foot ceilings, quartz countertops, and kitchen islands.

Application Information: FRED has submitted the following concept plan application materials for staff and City Council review. Items highlighted in bold italic font are being distributed to the City Council with this memo. The remaining technical application materials are available upon request to the Community Development Department. FRED representatives will present a summary of this information at the November 17, 2025, City Council meeting.

1. Application for Development
2. ***Conceptual Plan Review Seasons at Crest Hill project narrative, prepared by Fiduciary Real Estate Development, Inc., dated September 16, 2025, and consisting of 20 pages.*** This document provides detailed information about FRED, market demand for the project, key design elements of the project, school-age projections, and a summary of the benefits the project will have for the community.
3. ***Written Responses to Crest Hill Zoning Ordinance Section 10.0-2 Planned Unit Development Objectives (two pages).***
4. Copies of Purchase Contracts evidencing property control
5. Preliminary Engineering Drawings, including the following documents:
    - ***a. Concept Site Plan***
    - ***b. Alta Survey***
    - c. Topographic Survey
    - ***d. Conceptual Landscape Plan***
    - ***e. Surrounding Zoning Exhibit***
    - ***f. Concept Utility Plan***
    - g. Existing Surface Drainage Exhibit
    - h. Proposed Surface Drainage Exhibit
    - i. Existing Vegetation Exhibit
    - j. FEMA Floodplain Map showing the project site is not located in a floodplain
    - k. Soil Report
    - l. Wetland Map showing no wetlands on the project site.
6. ***Architectural Plans and Renderings***

Required City Approvals and Initial Staff Feedback: To proceed, this project requires the following important City zoning and subdivision-related approvals:

1. **Rezoning of the Site from B-3 Business Service District to R-3 Multiple Family Residence District:** Despite being zoned for commercial development for approximately two decades, the Site remains vacant. Over that time, the commercial real estate market

has evolved to the point where this site is not attractive for the type of coordinated commercial/retail development the City of Crest Hill is seeking to promote in the Weber Road Corridor. From a staff perspective, the Site's considerable setback from Weber Road and Renwick Road, its adjacency to the established single-family residential neighborhood to the south, and its proximity to the Prairie Bluff Forest Preserve make it an excellent location for a high-quality planned apartment home community. As such, staff supports the requested rezoning of the Site.

2. **Preliminary and Final Planned Unit Development Special Use Permit:** Staff believes the submitted concept PUD plans represent a project design that is more creative and desirable than what is required or allowed under the City's standard Zoning Ordinance requirements. The development is rooted in existing market trends and produces a housing type not currently available in Crest Hill. As such, staff supports the approval of a PUD special use permit that allows for the development of this type of class A, apartment home community on the Site.
3. **The following PUD Waivers:**
    a. **Increase the permitted residential density allowed in the proposed R-3 Zoning District to 16.44 dwelling units per acre.** The standard residential density restrictions contained in the City's Zoning Ordinance do not accommodate the type of high-quality, highly amenitized, modern multifamily developments that have been and continue to be constructed in the communities that surround Crest Hill. Staff strongly supports the approval of waivers from the City's standard density restrictions to encourage the development of high-quality multi-family projects like the Seasons at Crest Hill.
    b. **Decrease the minimum parking requirements for the project to 2.17 parking spaces per unit/1.35 parking spaces per bedroom.** Staff believes the City's current apartment parking requirements are excessive and inconsistent with actual parking needs in modern-day suburban multi-family residential developments. Imposing these antiquated requirements on new projects results in large areas of valuable land being unnecessarily paved over. The additional pavement leads to undesirable environmental impacts and reduces the economic value this type of project produces for the community. Based on staff's professional experience and research, the proposed parking ratios for this project are reasonable, appropriate, and consistent with the parking demands of modern-day, class A, suburban multi-family projects.
    c. **Reduce the required minimum percentage of masonry provided on specific apartment building facades.** The City's standard masonry code requirements are somewhat rigid and do not by themselves guarantee a high-quality or attractive building design. While the concept building elevations proposed for the Seasons at Crest Hill project do not meet every aspect of the City's standard masonry code requirements, they do satisfy the City's requirement that at least 20% of the total exterior wall area on a building be clad with masonry materials. Furthermore, staff believe the proposed mix of high-quality and durable building façade materials is aesthetically attractive, age/weather well, and will look great for decades.
    d. **Preliminary and Final Plat of Subdivision.** The proposed resubdivision consolidates the eight existing lots that comprise the Site, vacates existing utility easements, and dedicates new utility easements. Staff supports the consolidation of

the existing lots to support the unified development, ownership, and management of the proposed Seasons at Crest Hill apartment home project.

Other Important Considerations:

- ***Market Demand and Housing Diversification:*** Pages 8 and 9 of FRED's Project Narrative for this project document the strong market demand and target residents for this project. From a staff perspective, this project provides a missing and very desirable type of housing in the City of Crest Hill.
- ***Economic Development and Tax Revenue Benefits:*** FRED estimates that the new residents in the project, when complete, will contribute approximately 24.4 million dollars in new consumer spending to the local economy each year and will generate approximately $875,000 in new property taxes on an annual basis. This will be enough property tax revenue to offset the increased school district costs associated with the education of the estimated 26-37 school-age residents the project is projected to produce.
- ***Maintenance and Repair of Existing Private Streets:*** The private streets that surround the Site are currently owned and maintained by the adjacent property owners. In the past, the City Council has expressed concern over the deteriorating conditions and lack of proactive maintenance of these streets. Currently, there is no formal owner's association to coordinate the proactive maintenance of these streets. These existing conditions and ongoing City concerns have been discussed with FRED. If FRED acquires the Site, it will own many of these private streets and will have a vested interest in coordinating proactive maintenance, repair, and resurfacing activities on them. FRED understands this and has committed to working with City staff to ensure ongoing proactive street maintenance occurs going forward.
- ***Traffic Impact Study:*** If this project moves forward to the next step in the City's PUD approval process, FRED understands it will be required to produce and submit a detailed traffic impact study for City review.

Next Steps and Recommended Council Action:

City staff and the Lockport Fire Protection District are actively reviewing FRED's detailed concept plan application materials for this project. As a follow-up to the November 17, 2025, City Council discussion of the concept plans for this project, staff intends to provide FRED a detailed review letter that summarizes the staff and City Council feedback FRED will need to address in any formal PUD application it submits to the City of Crest Hill for this project.

Staff recommends that the City Council review the concept plan application materials for the Seasons at Crest Hill project and provide direction on any adjustments or revisions to be made to the project before FRED submits its formal Preliminary/Final PUD application materials.

Financial Impact: The full investment is to be determined pending the final scope of the project. However, this includes significant new taxable EAV and new residents to support existing and future commercial uses that surround the development. No new public infrastructure costs are expected, and no incentives have been requested.

FIDUCIARY
REAL ESTATE DEVELOPMENT, INC

CONCEPTUAL PLAN REVIEW

Seasons
AT CREST HILL

OCTOBER 16, 2025

OUR COMMITMENT TO CREST HILL'S FUTURE

On behalf of Fiduciary Real Estate Development, Inc. (FRED), we are pleased to submit our concept design for a new luxury multifamily residential community in Crest Hill. FRED has successfully delivered similar communities in nearby suburbs including Seasons at Romeoville (now known as The Bluffs) and Seasons at Plainfield, both of which have achieved strong occupancy, top-of-market rents, and attracted high-quality residents. **The success of those projects highlights the strength of our development approach and demonstrates the pent-up demand for modern, amenity-rich rental housing in this part of Will County.**

Unlike Romeoville and Plainfield, Crest Hill has not seen new apartment development in decades, leaving residents with few options for high-quality rental living. The limited supply of modern multifamily housing, combined with ongoing population and job growth in the region, has created a significant need for housing of this type. By bringing forward 260 thoughtfully designed apartment homes, **this project will fill a critical gap in the market and ensure Crest Hill can compete with surrounding communities in attracting new residents and investment.**

Our two-story buildings, designed with 18–20 apartment homes each, deliver a human-scaled neighborhood feel while offering the amenities and finishes today's renters expect from direct-access garages and private entries to a resort-style pool, clubhouse, and fitness center. The community will serve as a natural fit within the Weber Road corridor, offering residents walkable access to services, easy interstate connectivity, and proximity to major employers.

FRED is committed to building best in class communities, ensuring they remain vibrant for years to come. We view this proposal not only as an investment in housing but as an investment in Crest Hill's continued vitality, competitiveness, and quality of life.

Tony DeRosa

VP of Development
Fiduciary Real Estate Development

A TEAM OF TRUSTED
DEVELOPMENT LEADERS

TONY DEROSA, VP OF DEVELOPMENT

Tony is a Vice President and project principal with Fiduciary. Tony is responsible for leading the company's growing development team including all aspects of the firm's development activities, from sourcing opportunities to working closely with lenders, architects and contractors. Over the course of his career, Tony has been involved in more than $1B of real estate development transactions.

DAVID FERRELL, DIRECTOR OF DEVELOPMENT

David is the Director of Development as well as a project principal at Fiduciary. David is responsible for ensuring the team's new development projects are a success through managing all aspects of the development process including municipal approvals, design, financing and project execution.

ASHLEY HEIDORN, DEVELOPMENT COORDINATOR

Ashley is a Development Coordinator with Fiduciary. Ashley is responsible for working with architects, engineers, contractors, and municipalities to develop efficient and well thought out developments while considering local code requirements.

AG ARCHITECTURE
Bright Vision. Bold Communities.

Manhard CONSULTING

OUR COMPANY

FIDUCIARY REAL ESTATE DEVELOPMENT, INC

Since 1985, FRED has been a leader in the multifamily market.

250+	3	35+
EMPLOYEES	STATES	COMMUNITIES

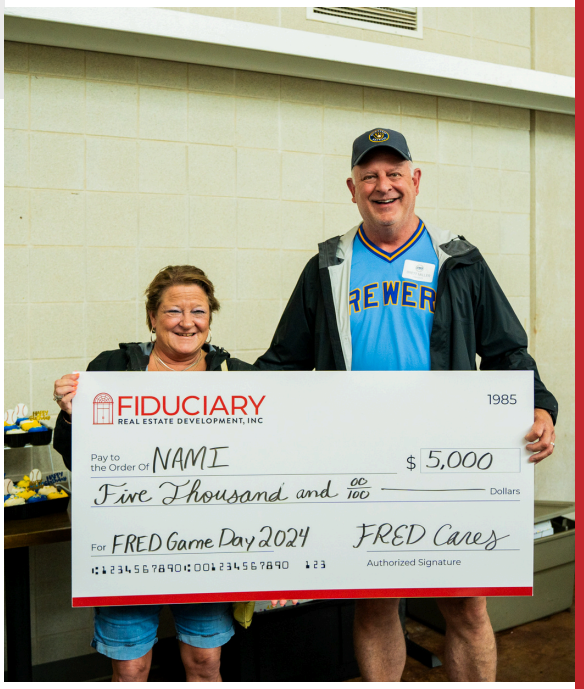
- Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily and mixed use projects.
- Founded in 1985, FRED's proven track record of successful investment management has grown the business into one of Wisconsin's largest real estate companies. The company owns and manages more than 9,000 market rate apartments, with an owned portfolio conservatively valued at over $2.1 billion.

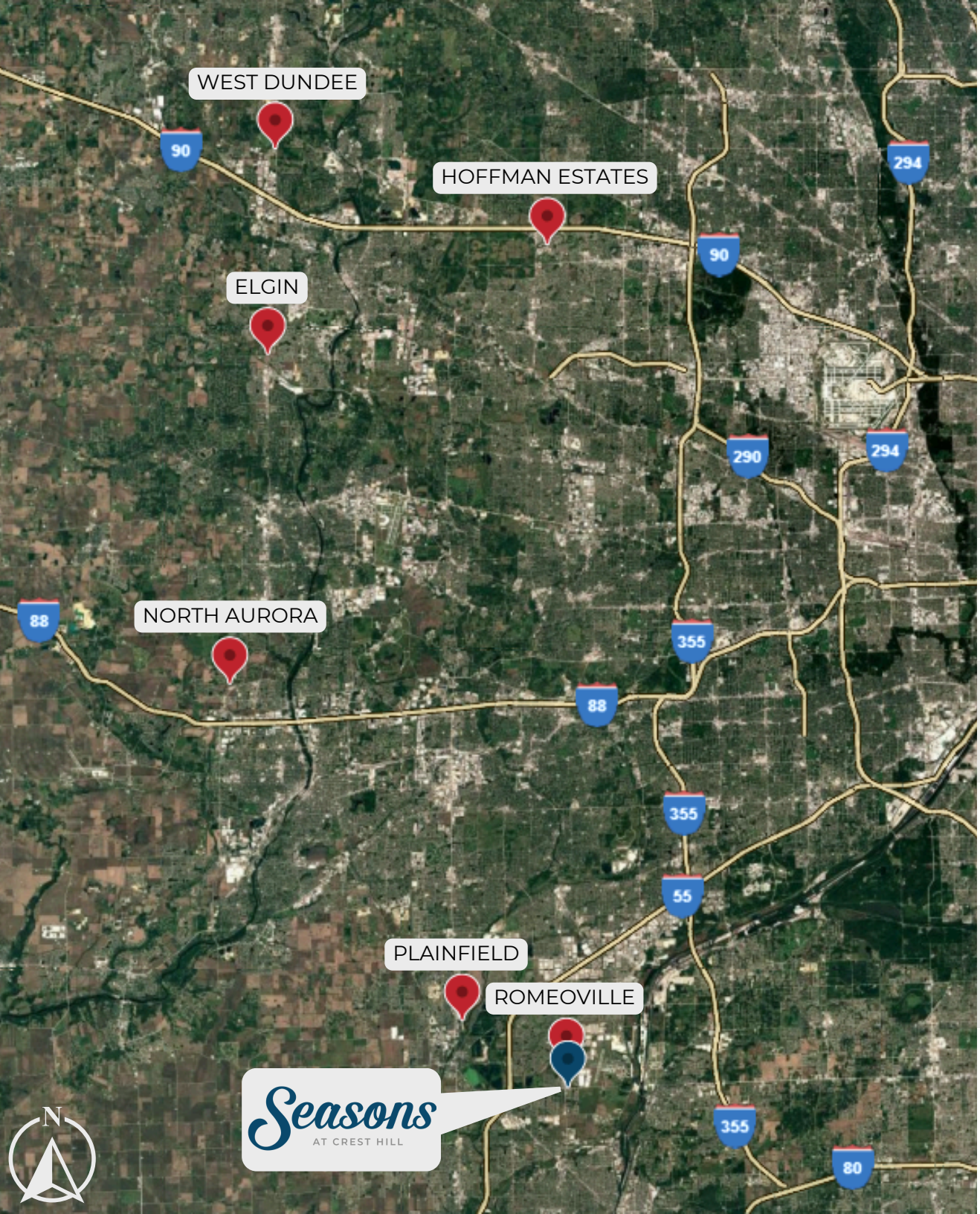
AWARD WINNING EXCELLENCE

20X WINNER OF "PROPERTY OF THE YEAR"

8X WINNER OF "NEW CONSTRUCTION OF THE YEAR"

6X WINNER OF "REGIONAL / MANAGER OF THE YEAR"





ILLINOIS MARKET OVERVIEW

WEST DUNDEE	380 Units
HOFFMAN ESTATES	296 Units
ELGIN	280 Units
NORTH AURORA	260 Units
PLAINFIELD	320 Units
ROMEOVILLE	240 Units

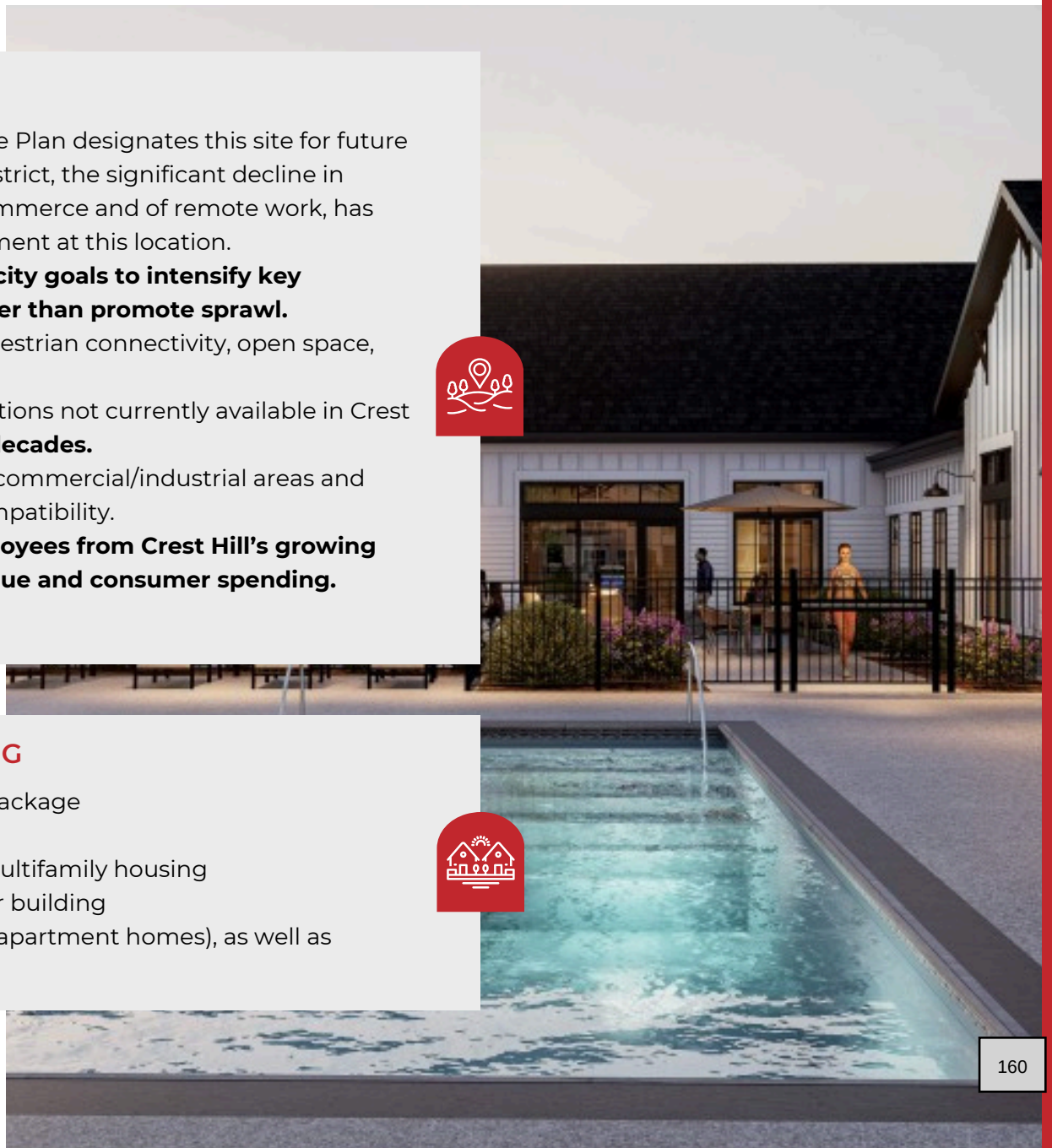
TOTAL 1,776 UNITS

DEVELOPMENT HIGHLIGHTS

Delivering a vibrant, upscale residential community tailored to modern living

STRATEGIC SITE POSITIONING

- Future Land Use: While The Crest Hill Comprehensive Plan designates this site for future commercial and is zoned for B-3 Business Service District, the significant decline in commercial demand, accelerated by the rise of e-commerce and of remote work, has diminished the viability of new commercial development at this location.
- Strategic Fit: **Multifamily development aligns with city goals to intensify key corridors and leverage existing infrastructure rather than promote sprawl.**
- Walkability & Green Space: Site plan emphasizes pedestrian connectivity, open space, and neighborhood-style design.
- Addresses Housing Gaps: Provides modern rental options not currently available in Crest Hill, where **no new apartments have been built in decades.**
- Buffering Land Uses: Serves as a transition between commercial/industrial areas and single-family neighborhoods, improving corridor compatibility.
- Supports Local Economy: **Attracts and houses employees from Crest Hill's growing employment base while generating new tax revenue and consumer spending.**



LUXURY MARKET RATE MULTIFAMILY LIVING

- Luxury multifamily housing with a Class A amenity package
- Condo quality construction and level of finishes
- Significant pent-up demand for this type of luxury multifamily housing
- Two-story buildings with 18-20 apartment homes per building
- Private entries with direct access garages (for select apartment homes), as well as detached garages available

DESIGNED FOR WELLNESS
BUILT FOR CREST HILL'S FUTURE

Our team is committed to delivering a community that aligns with the City of Crest Hill's long-term goals for sustainability, resilience, and responsible growth. The Comprehensive Plan emphasizes efficient use of infrastructure, thoughtful land use, and preservation of community character, principles that guide our approach

HIGH-EFFICIENCY BUILDING SYSTEMS

- Energy Star rated appliances standard in every unit
- Energy efficient HVAC equipment and programmable thermostats
- Low-flow plumbing fixtures throughout
- LED lighting throughout interior and exterior spaces
- High-performance windows and tight building envelope to reduce energy loss
- Durable cladding across exterior to ensure longevity and reduced maintenance

SUSTAINABLE SITE DESIGN

- Native landscaping to minimize irrigation demand
- Stormwater management best practices
- Select EV charging stations to support the growing adoption of electric vehicles

RESIDENT HEALTH & WELL-BEING

- Smoke free community
- Low-VOC paints
- Maximized natural daylighting in common areas
- Design emphasis on walkability and open space to foster community wellness

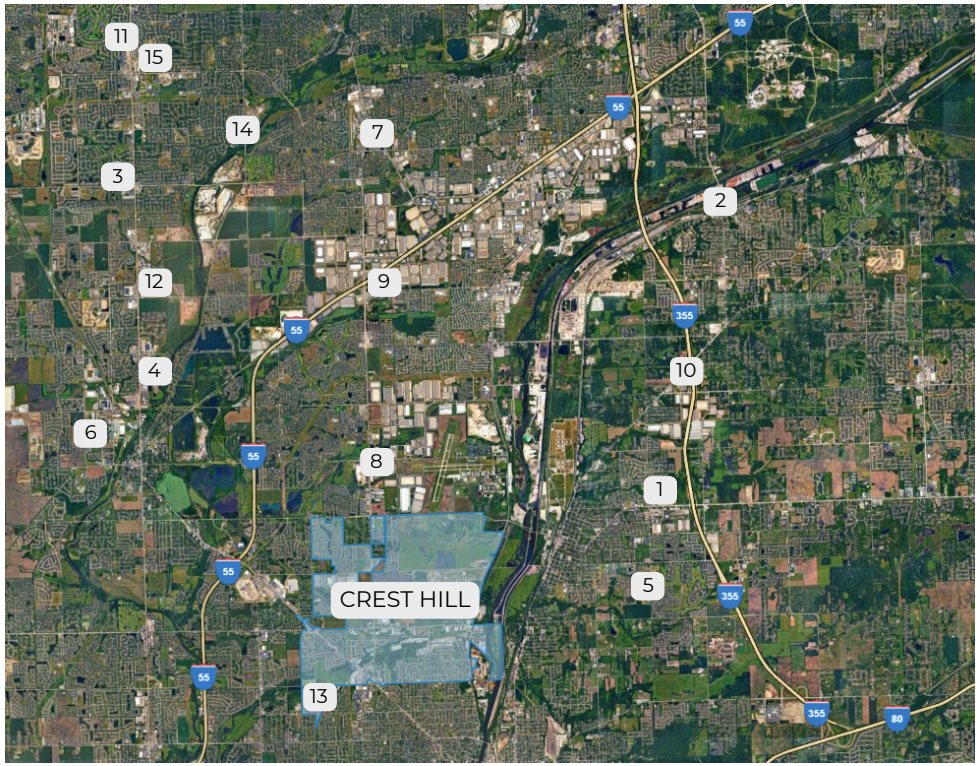
CREST HILL
AN UNDERSERVED MARKET

LIMITED HOUSING DIVERSITY AND NEW SUPPLY

- Current housing stock is predominantly single-family
- Lack of direct entry townhome and stacked-flat style rentals
- Aging Rental Stock: The majority of Crest Hill's apartments date back to the **1970s–1980s**, with no modern Class A properties available

STRONG MARKET DEMAND

- Crest Hill's population increased roughly 48% since 2000, indicating periods of strong growth historically, however over the last decade has declined by approximately 5.2%.
  - Without new modern multifamily supply, prospective renters will likely seek options in surrounding suburbs with newer product
- **A balanced multifamily market is often defined around 94% occupancy; in the broader surrounding market area, occupancy rates range from 96–98%, reflecting tight conditions (i.e. supply constraints)**
  - Supply Gap: With population and employment growth outpacing new housing construction, supply is not keeping up with demand, creating an opportunity for this 260-unit community
- **This proposed development will elevate Crest Hill's rental offerings with top-tier design, finishes, and amenities, helping retain demand and strengthen the local housing market**
- **New multifamily housing in Crest Hill is essential to sustaining commercial enterprise because it expands the local customer base and drives demand for retail, dining, and service businesses**



	COMMUNITY	UNIT COUNT	YEAR BUILT	OCCUPANCY
1	Springs at Lockport *(Lockport)*	320	2024	Pre-Lease
2	Marbella *(Lemont)*	78	2024	96.2%
3	The Belvedere *(Naperville)*	212	2024	95.3%
4	Seasons at Plainfield *(Plainfield)*	320	2023	98.1%
5	Redwood Townhomes *(Lockport)*	112	2022	98.2%
6	Sixteen30 *(Plainfield)*	284	2021	97.9%
7	Springs at Lily Cache Creek *(Bolingbrook)*	320	2021	97.2%
8	The Bluffs *(Romeoville)*	240	2021	95.0%
9	Village Place *(Romeoville)*	216	2020	97.7%
10	Highland Ridge *(Lockport)*	240	2019	99.2%
11	Tapestry *(Naperville)*	298	2014	97.3%
12	Enclave at 127th *(Plainfield)*	340	2013	97.4%
13	**Sutton Place *(Crest Hill)***	**183**	**2003**	**99.5%**
14	River Run *(Naperville)*	206	2003	96.1%
15	Glenmuir *(Naperville)*	321	2000	97.5%
	Total (Excluding Pre-Lease)	**3,370**	**2016**	**97.4%**

Communities shown in **BOLD** lie within the City of Crest Hill's municipal boundaries.

MARKET DEMAND

- Pent up demand for a unique type of new, Class A apartment homes
- Growing demand for alternatives to single family homes
- Multifamily housing options in the local submarket are older communities with dated finishes and amenities

TARGET DEMOGRAPHICS

- Demographic looking for modern suburban communities to call home
- Empty nesters/baby boomers, young professionals and many of those that are “choosing” to rent
- Typical resident employment: healthcare, finance, retail, insurance, real estate, technology, police/fire, management, government, education, service industries, retirees
- Area employers

UNIQUE COMMUNITY

- Development will cater to those not looking to live in the typical 3 or 4 story building with common corridors
- Private, direct entries creating more of a condo or townhome type feel
- Retail access and recreational amenities make this location along the Weber Road corridor a very attractive option for a Class A development

PROPOSED DEVELOPMENT
CREST HILL-LUXURY MULTIFAMILY DEVELOPMENT

15.81
TOTAL ACRES

260
APARTMENT HOMES

3
PROPOSED
ACCESS POINTS

SITE STATISTICS

MULTIFAMILY

TWO STORY WALKUP BUILDINGS WITH 18 UNIT AND 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL

UNIT MIX	
ONE BEDROOM	120
TWO BEDROOM	120
THREE BEDROOM	20
TOTAL UNIT COUNT	260

BUILDING AREAS	
20 UNIT:	24,147 SQFT
18 UNIT:	21,274 SQFT
CLUBHOUSE:	5,384 SQFT

RESIDENTIAL MASONRY PERCENTAGE	
20 UNIT:	26%
18 UNIT:	20%
AVERAGE MASONRY PROVIDED	23%

TOTAL RESIDENTIAL SITE AREA:	15.814 ACRES
UNITS / ACRE:	16.44

PARKING	
SITE STALLS:	404 (1.55 STALLS/UNIT)
ENCLOSED STALLS:	136 (0.52 STALLS/UNIT)
CLUBHOUSE STALLS:	11
PARALLEL STALLS:	16
TOTAL STALLS	540 (2. 08 STALLS/UNIT)

15.81
TOTAL ACRES

260
APARTMENT HOMES

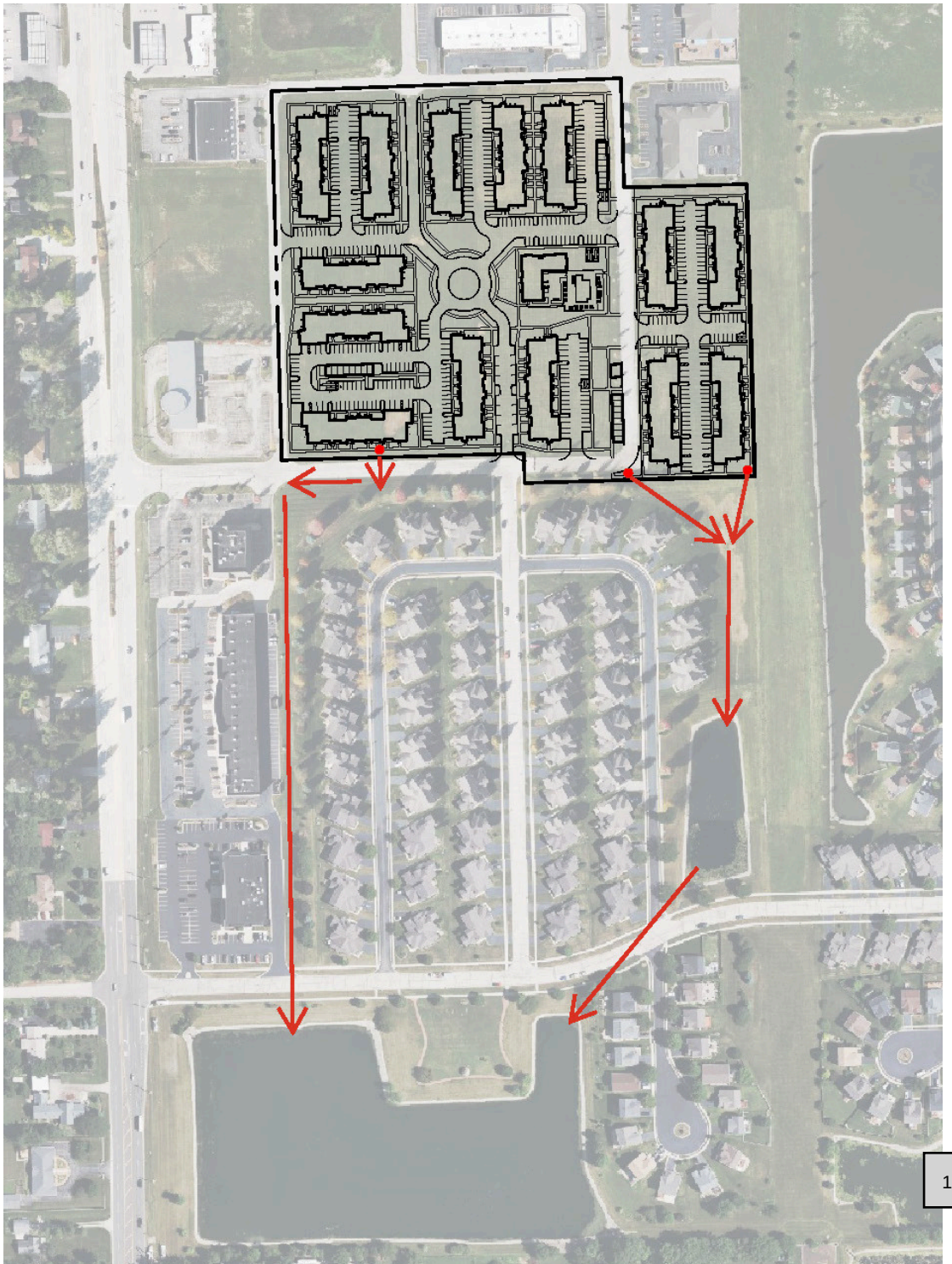
3
PROPOSED ACCESS POINTS

Average Unit Sizes

1 Bedroom - 704 Square Feet
2 Bedroom - 1,199 Square F
3 Bedroom - 1,548 Square F

STORMWATER MANAGEMENT

- The subject property was originally incorporated into the regional stormwater master plan, which was developed several years ago to guide long-term infrastructure and drainage strategies across the area. This arrangement not only aligns with the original design intent but also ensures compliance with regional stormwater management standards and helps streamline development on the site.
  - This detention is provided in the Remington Lakes development stormwater detention system through existing infrastructure provided by the Preliminary Plat prepared by Cemcon, LTD as part of Stormwater Easement, Management, Operation and Maintenance Declaration document No. R2002147634
  - No additional offsite stormwater improvements are required to implement the proposed development plan.
- **The proposed development plan has less total impervious area than the original preliminary plan put together as part of the Crest Hill Business Center Plan.**
- Included is a depiction of the route that the stormwater will flow upon collection from the on-site stormwater system into the existing Remington Lakes stormwater management system.



CREST HILL BUSINESS CENTER ROAD MAINTENANCE

- The subject property is governed by the Crest Hill Business Center (CHBC) Maintenance Agreement recorded as document No. R2005144740
- The subject property is also governed by the Equimax Plat of Subdivision (Equimax) recorded as document No. R2007117350
  - Each lot owner identified below of CHBC is responsible for their prorata share of the costs of maintaining the roadway shaded in red
  - Each lot owner identified below of Equimax is responsible for their prorata share of the costs of maintaining the roadway shaded in yellow
  - The roadway area shaded in blue is dedicated public ROW that is maintained by the City of Crest Hill
- The administration of these maintenance agreements is currently being run by Margaret Stoch of Advanced Wellness and Therapy Center located at 16009 Executive Drive (Within Lot 9 of Equimax)

LUXURY
CLUBHOUSE

CLUBHOUSE
POOL

ARCHITECTURAL EXCELLENCE

MATERIAL QUALITY AND DURABILITY

- The design utilizes high-quality fiber cement siding and panels (James Hardie), which are a significant upgrade over vinyl siding. Fiber cement is recognized for its durability, fire resistance, and low maintenance, outperforming vinyl in longevity and aesthetic appeal.
- Brick Accents: While the masonry percentage is below the code minimum, brick is still used strategically on the most visible portions, providing a premium look and reinforcing the sense of permanence.
- Metal Roof Accents: Standing seam metal roofs are incorporated, adding strong visual interest.
- This project not only meets but exceeds the intent of the zoning code by delivering a visually compelling, durable, and high-value community asset.

ARCHITECTURAL ARTICULATION AND DESIGN FEATURES

- Varied Rooflines and Gables: The buildings feature multiple gables and roof pitches, breaking up massing and creating a visually dynamic streetscape.
- Decorative Brackets: Decorative brackets add architectural detail and richness, elevating the design above typical multifamily standards.
- Board and Batten Treatments: Vertical fiber cement panels with battens at 16" O.C. provide texture and shadow, enhancing the facade's depth and interest.
- Color Palette: The use of contrasting color palettes (Arctic White, Iron Grey) and fiber cement trims creates a sophisticated, modern aesthetic.

ARCHITECTURAL EXCELLENCE

ENHANCED CURB APPEAL AND NEIGHBORHOOD VALUE

- Artist Renderings: The provided renderings demonstrate a cohesive, attractive community with strong curb appeal, landscaping, and pedestrian-friendly site planning.
- Community Identity: Monument signage, clubhouse, and outdoor amenity designs reinforce a sense of place and community, contributing to Crest Hill's long-term vision.

CODE INTENT AND PRECEDENT

- Vinyl Siding is Permitted: The zoning code allows vinyl siding, which is a lower-tier material. By using fiber cement, the project exceeds the minimum standard for exterior cladding.
- Design Integrity: The overall design integrity, articulation, and material selection fulfill the spirit of the code, ensuring lasting value, aesthetic quality, and neighborhood compatibility.

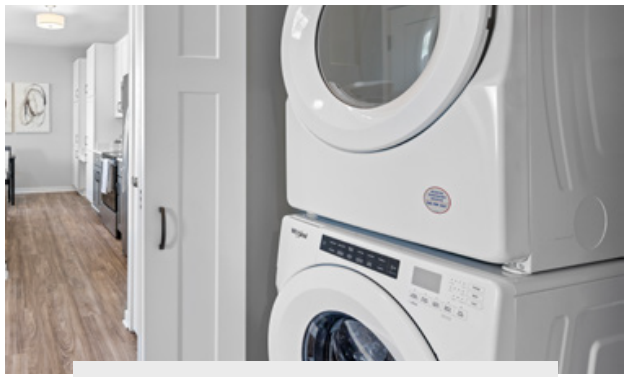
SUSTAINABILITY AND MAINTENANCE

- Low Maintenance: Fiber cement and metal roofing require less maintenance and have longer lifespans than vinyl or even some masonry products.
- Energy Efficiency: The design supports energy efficiency through high-performance materials and thoughtful detailing.

IN-DEMAND SINGLE FAMILY FEATURES

- Direct-Access Garages Available
- Patios/Balconies for all Apartment Homes
- Private Entrances
- Primary Suites w/ Walk-In Closets
- Stainless Steel Appliances

SPACIOUS LIVING ROOMS



IN-UNIT FULL SIZE WASHER/DRYER

UPGRADED KITCHENS

INSPIRING INTERIORS

- Upgraded stainless steel appliances
- Designer cabinetry
- Large windows
- Open concept floor plans
- In-unit full size washer / dryer
- Walk-in closets for primary bedrooms
- Balconies & patios
- 9’ ceilings
- Designer plank flooring in kitchens, living rooms & bathrooms
- Quartz countertops & islands

DEVELOPMENT **DETAILS**

Current Zoning	B-3 Business Service District
Proposed Zoning	• R-3 Multiple-Family Residence District • Special Use for a Planned Unit Development (PUD)
Expected School Age Residents	We would expect to see a range of 10-14 school age residents per 100 units within the development. (based upon averages across 2,000 similar style units within Fiduciary Real Estate Development's portfolio) • Some of the expected school age residents will likely be already within the school district • Typically more school aged residents live in 3 bedroom units which the proposed plan incorporates only 20 total 3 bedroom units (approximately 7% of the total units)
Residential Parking	Parking will be provided through a mix of building-attached garages containing eight attached garages per building, detached garages, along with surface parking. Code Required Parking Ratio: Minimum 3 spaces per apartment home including 1 guest space per 2 apartment homes Code required spaces: 780 spaces for the apartment homes plus 130 guest spaces Proposed Project Parking Plan: • Parking Ratio: 2.21 spaces per apartment home • 574 total spaces • 136 enclosed garages • Garage Ratio: .52 garage spaces per apartment home The proposed parking ratio, both enclosed and surface, is consistent with the demands across our portfolio of approximately 2,000 similar units and building types. Our typical property parking ratio is between 1.75 - 2.25 parking spaces per apartment home.
Proposed Connection to Prairie Bluff Preserve	Pedestrian walkways that flow throughout the development and a proposed sidewalk connection (subject to Nicor easement approval) to Renwick Road to provide connection to Prairie Bluff Preserve providing residents with access to a significant recreational amenity.
Significant Increment in Assessed Property Value	• Current Property Assessed Value: $445,598 • 2024 Property Taxes: $35,598 • Significant property tax increment of approximately $875,000
Economic Benefit from Additional Consumer Spending	Estimated $24,440,000 economic benefit from additional consumer spending from residents over ten years • Economic Benefit = ($94,000 Median Household Income) * (10% New Consumer Spending) * (260 Units) * (10 Years)
Estimated Impact Fee Revenue	Approximately $2,100,000 in water and sewer connection fees

FIDUCIARY
REAL ESTATE DEVELOPMENT, INC

SEASONS AT CREST HILL

Crest Hill, Illinois

DEVELOPER

FIDUCIARY REAL ESTATE DEVELOPMENT
789 N. Water Street #500
Milwaukee, WI 53202
P: 414-226-4535

ARCHITECT

AG Architecture
1414 Underwood Ave. #301
Wauwatosa, WI 53213
P: 414-431-3131

CIVIL ENGINEER

Manhard Consulting
1 Overlook Point, Suite 290
Lincolnshire, IL 60069
P: 847-634-555.

CONCEPTUAL PLAN REVIEW

P 252101
OCTOBER 10, 2025

AG ARCHITECTURE
Bright Vision. Bold Communities.

SITE STATISTICS

MULTIFAMILY

TWO STORY WALKUP BUILDINGS WITH 18 UNIT AND 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL

UNIT MIX	
ONE BEDROOM	120
TWO BEDROOM	120
THREE BEDROOM	20
TOTAL UNIT COUNT	260

BUILDING AREAS	
20 UNIT:	24,147 SQFT
18 UNIT:	21,274 SQFT
CLUBHOUSE:	5,384 SQFT

RESIDENTIAL MASONRY PERCENTAGE

20 UNIT:	26%
18 UNIT:	20%
AVERAGE MASONRY PROVIDED	23%

TOTAL RESIDENTIAL SITE AREA:	15.814 ACRES
UNITS / ACRE:	16.44

PARKING

SITE STALLS:	404 (1.55 STALLS/UNIT)
ENCLOSED STALLS:	136 (0.52 STALLS/UNIT)
CLUBHOUSE STALLS:	11
PARALLEL STALLS:	16
TOTAL STALLS	540 (2. 08 STALLS/UNIT)

0' 10' 50' 150' 250'

Crest Hill, Illinois

SEASONS AT CREST HILL | COLORED SITE PLAN

GREY COLOR PALETTE

IRON GREY

WHITE COLOR PALETTE

ARCTIC WHITE

Crest Hill, Illinois

SEASONS AT CREST HILL | SITE PLAN - BUILDING COLOR LOCATIONS

Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

SEASONS AT CREST HILL | LANDSCAPE CIRCLE

Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

SEASONS AT CREST HILL | 18 - UNIT BUILDING WHITE COLOR PALETTE

Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

SEASONS AT CREST HILL | 18 - UNIT BUILDING WHITE COLOR PALETTE GARAGES

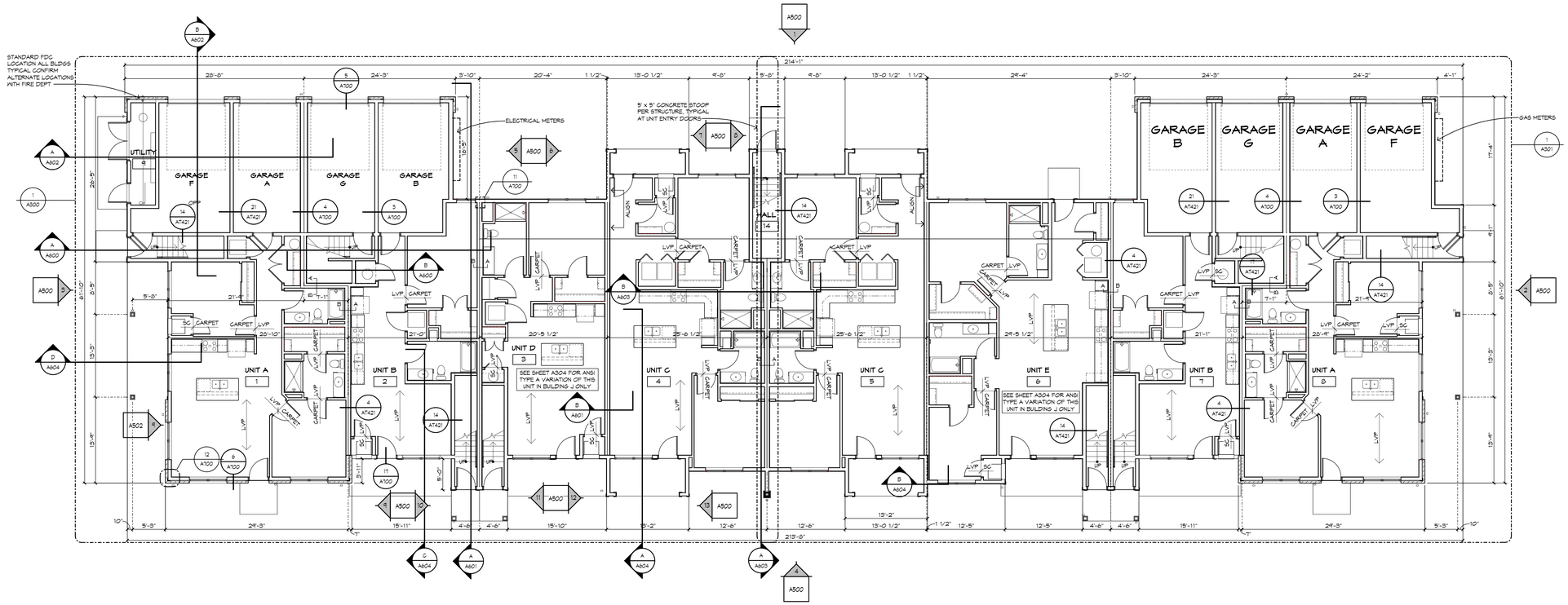
Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

SEASONS AT CREST HILL | 18 - UNIT BUILDING GREY COLOR PALETTE

Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

SEASONS AT CREST HILL | 20 - UNIT BUILDING GREY COLOR PALETTE

ARCHITECTURE



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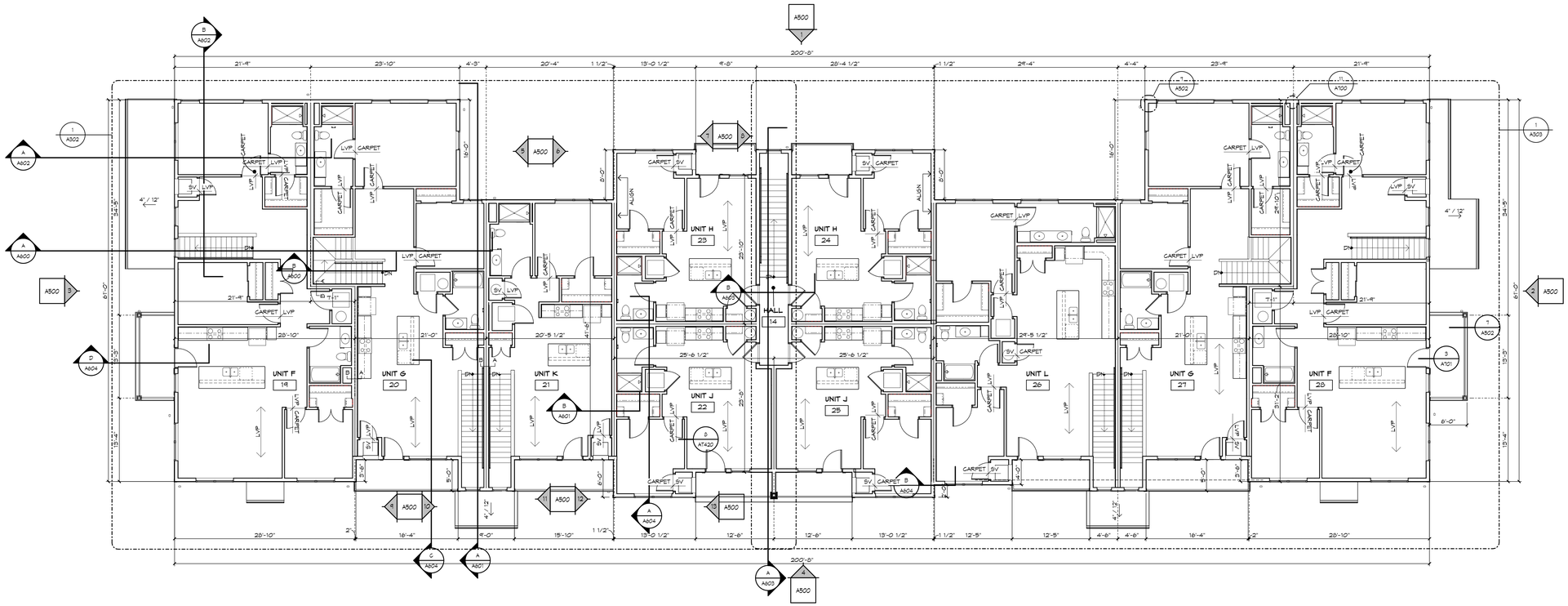
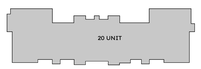
SEASONS AT CREST HILL | 18 - UNIT BUILDING FIRST FLOOR PLAN

ARCHITECTURE

Item G.





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REVISIONS
NO. DATE DESCRIPTION

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SEASONS AT CREST HILL | 18 - UNIT BUILDING SECOND FLOOR PLAN

ARCHITECTURE

MATERIAL LEGEND

A - ASPHALT SHINGLE
B - BRICK - GLEN GERY - ANTIQUE WHITE - MODULAR
FC1 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 6" EXPOSURE
FC2 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 4" EXPOSURE
FC3 - FIBER CEMENT PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
M - METAL ROOF - STANDING SEAM

COLOR LEGEND:

GREY COLOR PALETTE:
BUILDINGS C, D, E, G, H, M, N
FC1 - IRON GREY
FC2 - IRON GREY
FC3 - IRON GREY - BATTENS TO MATCH
FP1 - ARCTIC WHITE - BATTENS TO MATCH
FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - ARCTIC WHITE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

WHITE COLOR PALETTE:
BUILDINGS A, B, F, I, J, K, L
FC1 - ARCTIC WHITE
FC2 - ARCTIC WHITE
FP1 - ARCTIC WHITE - BATTENS TO MATCH
FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - MIDNIGHT BLACK
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

HIGH QUALITY MATERIAL

B
GLEN GERY - ANTIQUE WHITE

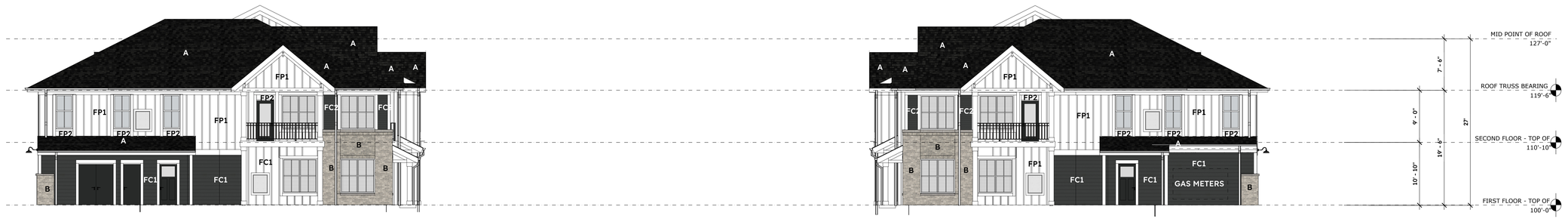
PRIMARY COLOR 1

FP1, FP2
JAMES HARDIE ARCTIC WHITE

PRIMARY COLOR 2

FC1, FC2
JAMES HARDIE IRON GREY

FRONT ELEVATION 4 / A500
Scale: 1/8"=1'



SIDE ELEVATION 3 / A500
Scale: 1/8"=1'

SIDE ELEVATION 2 / A500
Scale: 1/8"=1'

BACK ELEVATION 1 / A500
Scale: 1/8"=1'

MATERIAL LEGEND

A - ASPHALT SHINGLE
B - BRICK - GLEN GERY - ANTIQUE WHITE - MODULAR
FC1 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 6" EXPOSURE
FC2 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 4" EXPOSURE
FC3 - FIBER CEMENT PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
M - METAL ROOF - STANDING SEAM

COLOR LEGEND:

GREY COLOR PALETTE:
BUILDINGS C, D, E, G, H, M, N
FC1 - IRON GREY
FC2 - IRON GREY
FC3 - IRON GREY - BATTENS TO MATCH
FP1 - ARCTIC WHITE - BATTENS TO MATCH
FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - ARCTIC WHITE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

WHITE COLOR PALETTE:
BUILDINGS A, B, F, I, J, K, L
FC1 - ARCTIC WHITE
FC2 - ARCTIC WHITE
FP1 - ARCTIC WHITE - BATTENS TO MATCH
FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - MIDNIGHT BLACK
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

HIGH QUALITY MATERIAL

B
GLEN GERY - ANTIQUE WHITE

PRIMARY COLOR 1

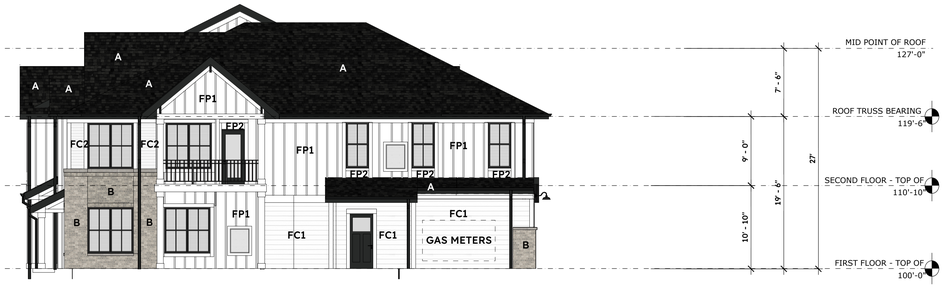
FP1, FP2
JAMES HARDIE ARCTIC WHITE

PRIMARY COLOR 2

FC1, FC2
JAMES HARDIE ARCTIC WHITE

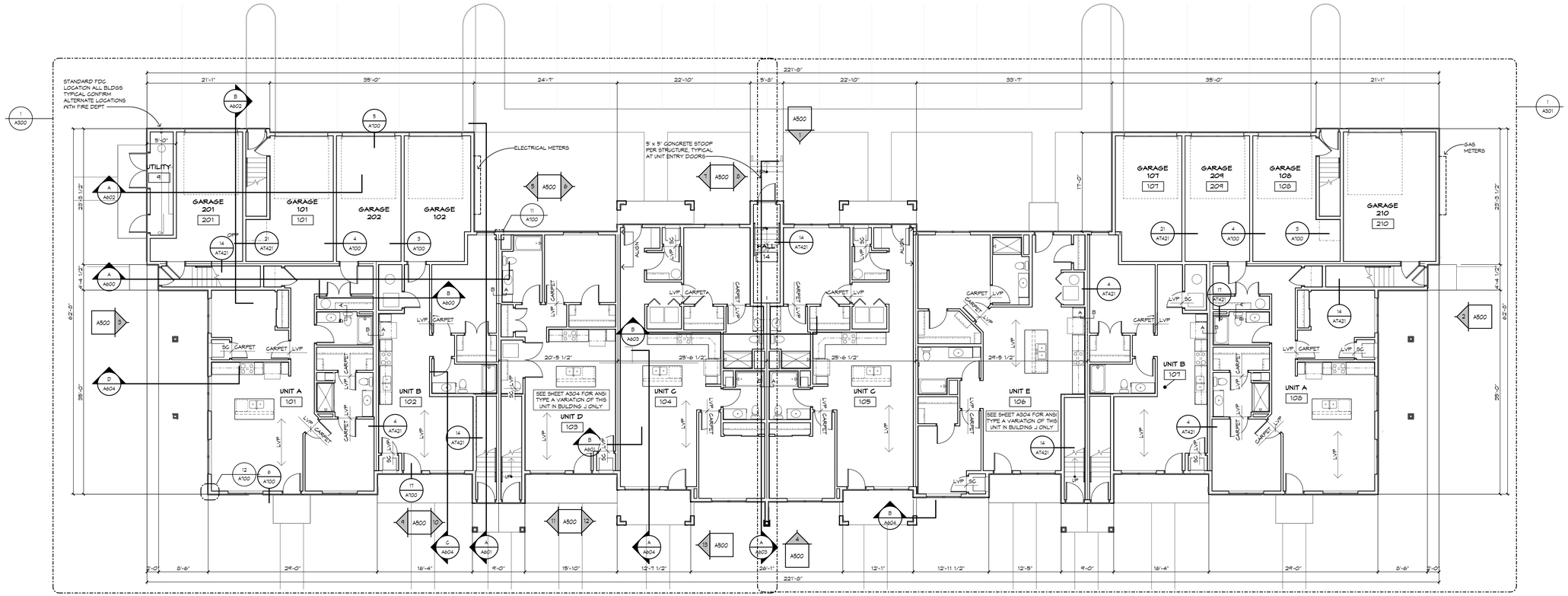
FRONT ELEVATION 4 A500
Scale: 1/8"=1'

SIDE ELEVATION 3 A500
Scale: 1/8"=1'



SIDE ELEVATION 2 A500
Scale: 1/8"=1'

BACK ELEVATION 1 A500
Scale: 1/8"=1'



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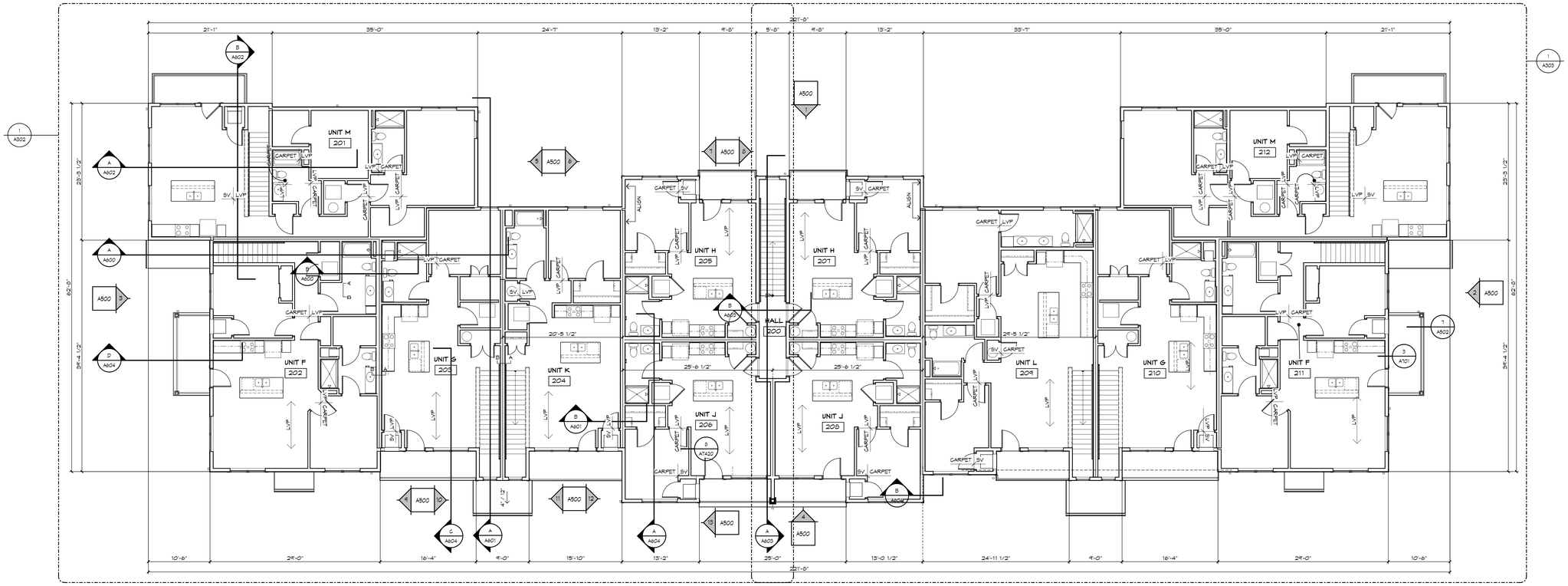
SEASONS AT CREST HILL | 20 - UNIT BUILDING FIRST FLOOR PLAN

ARCHITECTURE



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MATERIAL LEGEND

A - ASPHALT SHINGLE
B - BRICK - GLEN GERY - ANTIQUE WHITE - MODULAR
FC1 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 6" EXPOSURE
FC2 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 4" EXPOSURE
FC3 - FIBER CEMENT PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
M - METAL ROOF - STANDING SEAM

COLOR LEGEND:

GREY COLOR PALETTE:
BUILDINGS C, D, E, G, H, M, N
FC1 - IRON GREY
FC2 - IRON GREY
FC3 - IRON GREY - BATTENS TO MATCH
FP1 - ARCTIC WHITE - BATTENS TO MATCH
FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - ARCTIC WHITE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

WHITE COLOR PALETTE:
BUILDINGS A, B, F, I, J, K, L
FC1 - ARCTIC WHITE
FC2 - ARCTIC WHITE
FP1 - ARCTIC WHITE - BATTENS TO MATCH
FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - MIDNIGHT BLACK
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

HIGH QUALITY MATERIAL

B
GLEN GERY - ANTIQUE WHITE

PRIMARY COLOR 1

FP1, FP2
JAMES HARDIE ARCTIC WHITE

PRIMARY COLOR 2

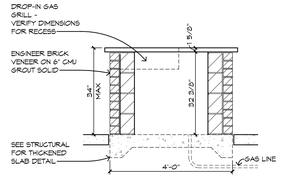
FC1, FC2, FC3
JAMES HARDIE IRON GREY

FRONT ELEVATION 4 A500
Scale: 1/8"=1'

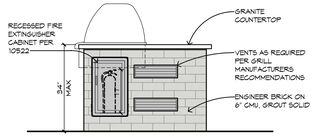
SIDE ELEVATION 3 A500
Scale: 1/8"=1'

SIDE ELEVATION 2 A500
Scale: 1/8"=1'

BACK ELEVATION 1 A500
Scale: 1/8"=1'



6 A230 GRILL STATION SECTION



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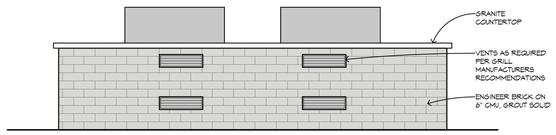

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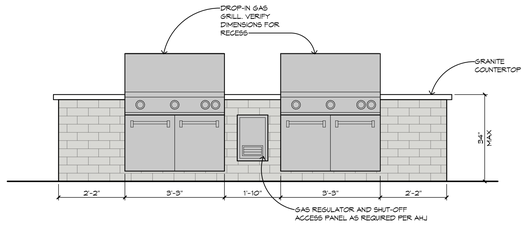
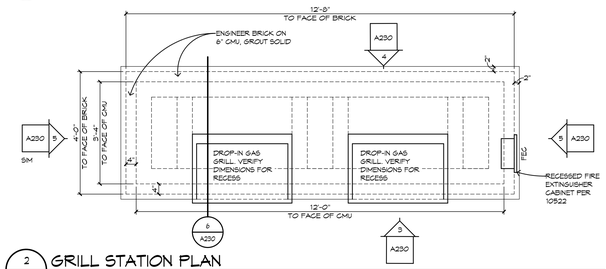
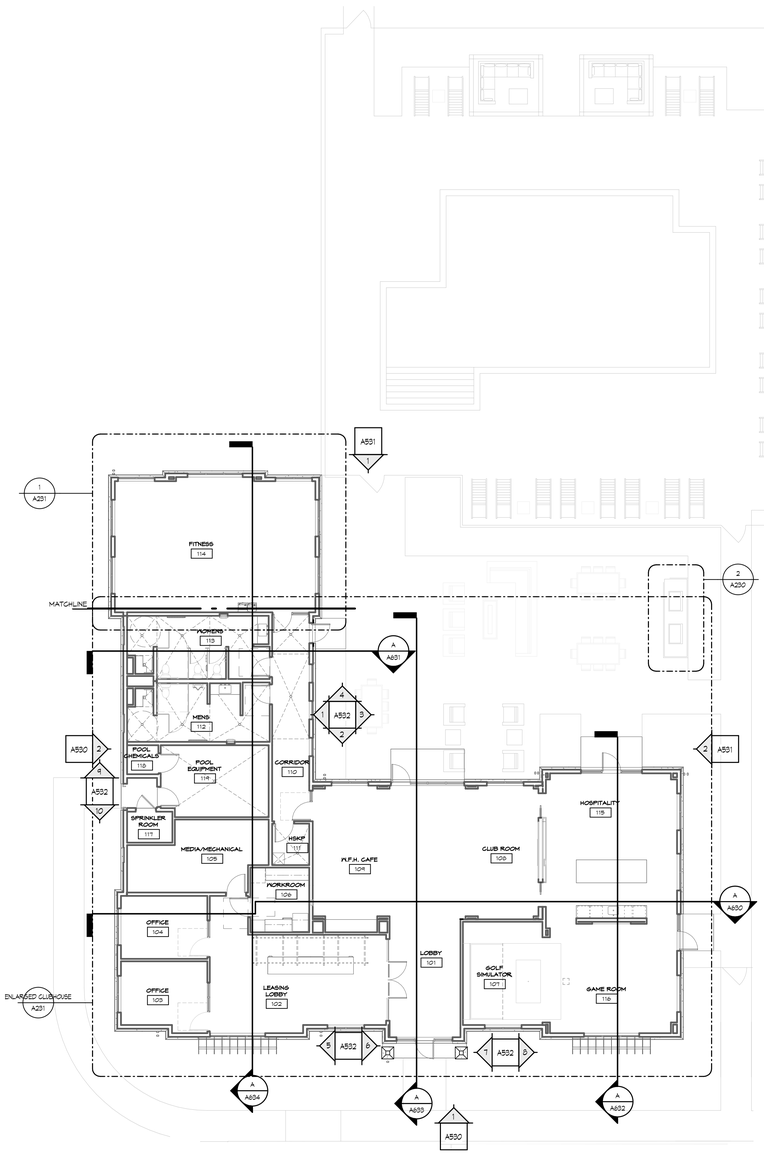


3 A230 GRILL STATION ELEVATION



2 A230 GRILL STATION PLAN



Seasons at Crest Hill

CLUBHOUSE
CREST HILL, ILLINOIS

AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS

NO.	DATE	DESCRIPTION

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DATE
10 October 2025

PROJECT
252101

SHEET NO.
A230

1" = 10'-0" CLUBHOUSE OVERALL SITE AND FLOOR PLAN

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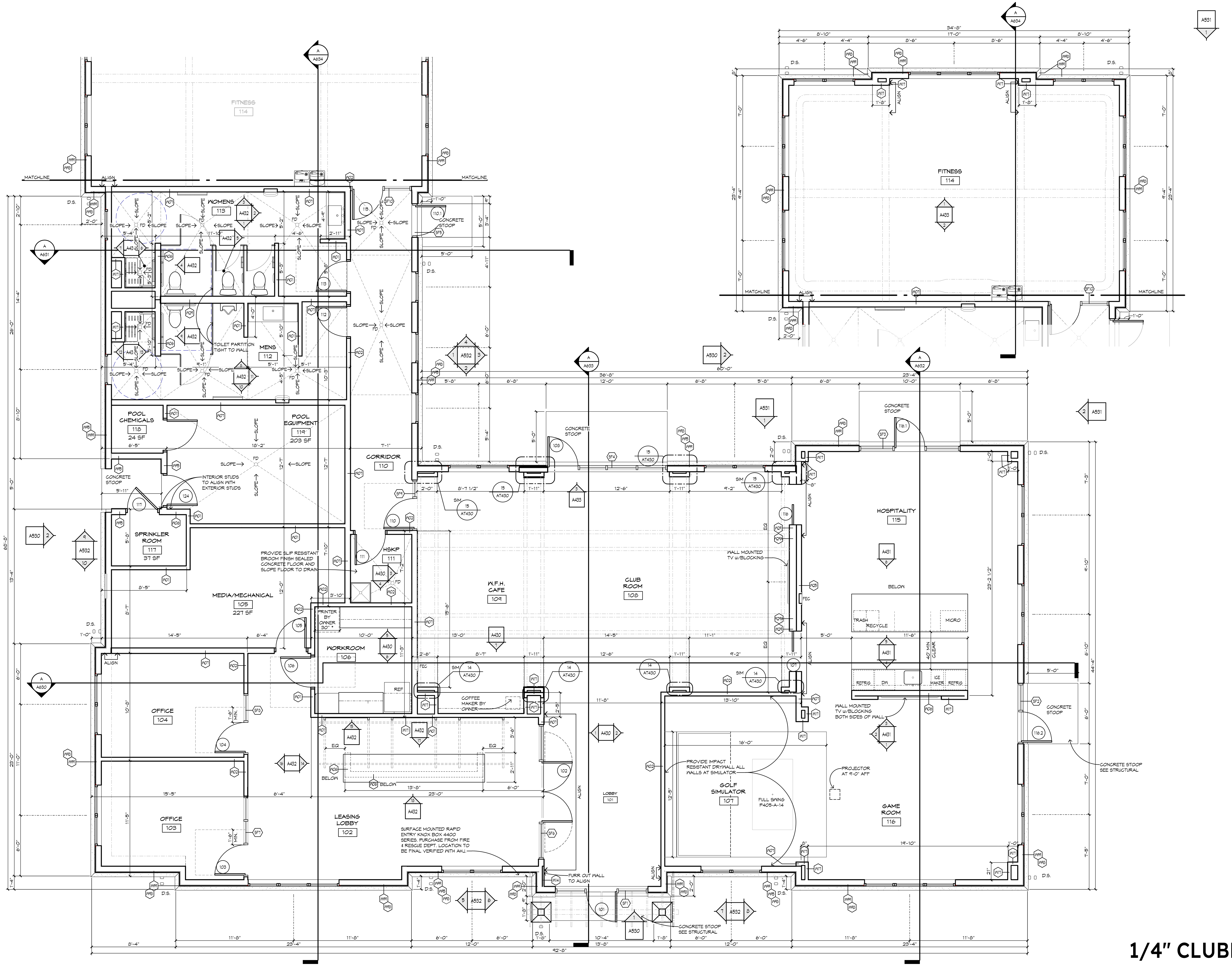

FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

COORDINATE WALL AND FLOOR CERAMIC TILE PATTERN WITH OWNER.

COORDINATE LOCATION OF KNOX BOX & RENT DROP BOX w/OWNER / AHJ / FIRE DEPARTMENT AS REQUIRED. INSTALL AT ACCESSIBLE HEIGHTS PER SHEET AT431.

PROVIDE FINISHED FLOOR SLOPE TO FLOOR DRAINS TYPICAL 1% MINIMUM AND 2% MAXIMUM

6'-6" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** — PLUS OR MINUS - FOR REFERENCE ONLY.

WALL TYPES	SHEET AT330
DOOR SCHEDULE	SHEET AT130
WINDOW & STOREFRONT SCHEDULE	SHEET A530
INTERIOR FINISH & MOUNTING HEIGHT SCHEDULE	SHEET AT431 & SPEC

FEC — FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522 SEE DETAIL 15/AT430

AED — AUTOMATED EXTERNAL DEFIBRILLATOR AND CABINET WITH AUDIBLE ALARM
PHILIPS HEARTSTART ONSITE AED
SEMI-RECESSED AED CABINET WITH AUDIBLE ALARM
180SR3-1 aeduniverse.com
SEE DETAIL 15/AT430 SIM

FURNITURE LAYOUT IS FOR GENERAL REFERENCE ONLY. OWNER TO SELECT FURNITURE.

Item G.

Seasons at Crest Hill
CLUBHOUSE
CREST HILL, ILLINOIS

AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION

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DATE
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PROJECT
252101
SHEET NO.
A231

1/4" CLUBHOUSE FLOOR PLAN

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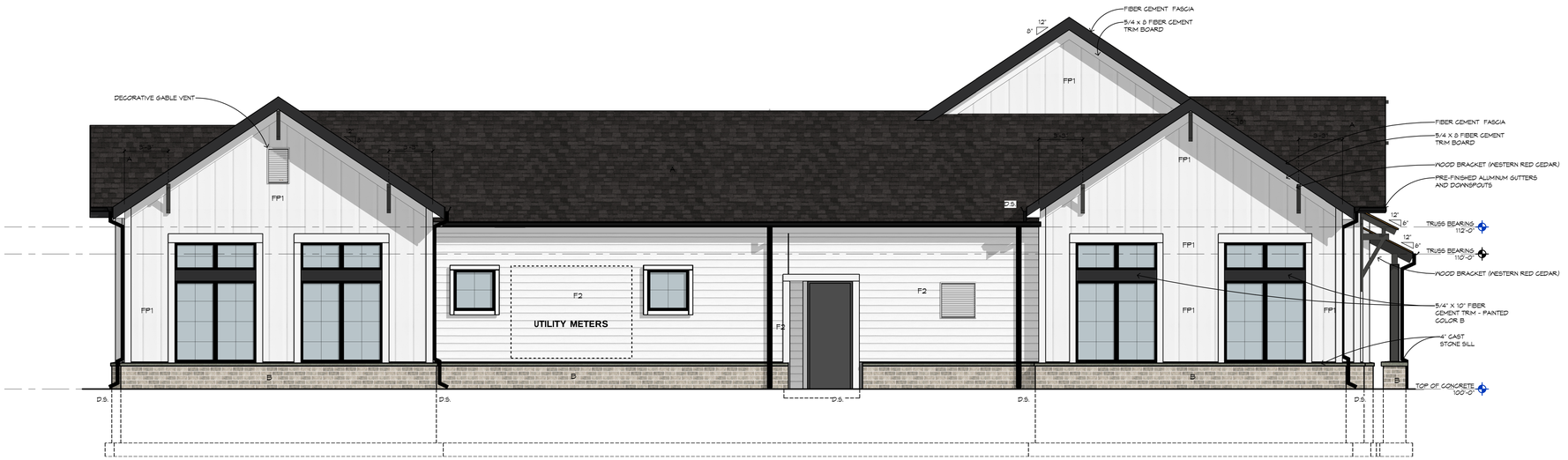
Item G.

Seasons at Crest Hill

CLUBHOUSE
CREST HILL, ILLINOIS



2 A530 NORTH ELEVATION

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM - BLACK FINISH
4. SEE SHEET A532 FOR WINDOW AND STOREFRONT SCHEDULE - BLACK FINISH
5. ALL FIELD PAINTED FASCIAS TO BE COLOR B - TRICORN BLACK SW 6258
6. FIBER CEMENT TRIM TO BE COLOR A - ARCTIC WHITE UNLESS NOTED OTHERWISE

EXTERIOR ELEVATION KEY NOTES:

MR	STANDING SEAM METAL ROOF - COLOR BLACK
A	THREE DIMENSIONAL ASPHALT SHINGLES - COLOR GAF CHARCOAL
B	BRICK - COLOR GLACIER GRAY
F2	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE - COLOR A - ARCTIC WHITE
FP1	VERTICAL FIBER CEMENT PANEL & BATTENS AT 16" O.C. - COLOR A - ARCTIC WHITE
FP2	SMOOTH FIBER CEMENT PANEL - COLOR A - ARCTIC WHITE
FP3	SMOOTH FIBER CEMENT PANEL - COLOR B - TRICORN BLACK SW 6258

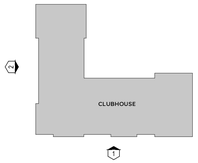
AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS

NO.	DATE	DESCRIPTION

WEST ELEVATION

1 A530 WEST ELEVATION



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DATE
10 October 2025

PROJECT
252101

SHEET NO.
A530

1/4" EXTERIOR ELEVATIONS - CLUBHOUSE

SHEET PRINTED ON:
6/4/2025 5:49:21 PM
FILE PATH:
Autodesk Docs://252101 FRED Cory IL/252101 FRED Cory IL Arch Clubhouse R25.rvt

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM - BLACK FINISH
4. SEE SHEET A532 FOR WINDOW AND STOREFRONT SCHEDULE - BLACK FINISH
5. ALL FIELD PAINTED FASCIAS TO BE COLOR B - TRIGORN BLACK SW 6258
6. FIBER CEMENT TRIM TO BE COLOR A - ARCTIC WHITE UNLESS NOTED OTHERWISE

EXTERIOR ELEVATION KEY NOTES:

MR	STANDING SEAM METAL ROOF - COLOR BLACK
A	THREE DIMENSIONAL ASPHALT SHINGLES - COLOR GAF CHARCOAL
B	BRICK - COLOR GLACIER GRAY
F2	FIBER CEMENT LAP SIDING WITH 6" EXPOSURE - COLOR A - ARCTIC WHITE
FP1	VERTICAL FIBER CEMENT PANEL & BATTENS AT 16" O.C. - COLOR A - ARCTIC WHITE
FP2	SMOOTH FIBER CEMENT PANEL - COLOR A - ARCTIC WHITE
FP3	SMOOTH FIBER CEMENT PANEL - COLOR B - TRIGORN BLACK SW 6258

2 A531 SOUTH ELEVATION

1 A531 EAST ELEVATION

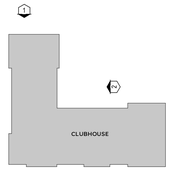
Seasons at Crest Hill

CLUBHOUSE
CREST HILL, ILLINOIS

AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS

NO.	DATE	DESCRIPTION



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DATE
10 October 2025

PROJECT
252101

SHEET NO.
A531

1/4" EXTERIOR ELEVATIONS - CLUBHOUSE

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10/10/2025 7:36:11 PM
FILE PATH:
Autodesk Docs://252101 FRED Gorr IL Arch Clubhouse R25.rvt

EXTERIOR ELEVATION GENERAL NOTES

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES - GAF; COLOR - CHARCOAL

B BRICK - COLOR GLEN GERRY ANTIQUE WHITE

F2 FIBER CEMENT SIDING WITH 8" EXPOSURE - IRON GREY

FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C. - ARCTIC WHITE

COLOR LEGEND
FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

PROVIDE CONCRETE SPLASH AT ALL DOWNSPOUTS THAT ARE NOT CONNECTED TO STORM SEWER.

ALL CONDUIT, METERS, VENTS ECT. TO BE PAINTED TO MATCH ADJACENT SURFACE.

SEE DOOR SCHEDULE SHEET AT120

SEE WALL TYPE SHEET AT300

GUTTERS AND DOWNSPOUTS TO BE PREFINISHED ALUMINUM.

ICE AND WATER SHIELD TO EXTEND HORIZONTALLY 24" MIN. INSIDE THE INTERIOR FACE OF THE EXTERIOR WALL TYP.

R.V. - RIDGE VENT

D.S. - DOWNSPOUT

INDICATES ICE AND WATER SHIELD

6'-6" * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

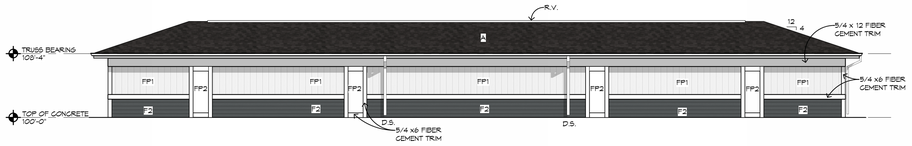
6'-6" ** PLUS OR MINUS - FOR REFERENCE ONLY.

DOOR NOTES

G.1 G.2 9'-0" x 7'-0" INSULATED SECTIONAL OVERHEAD GARAGE DOOR

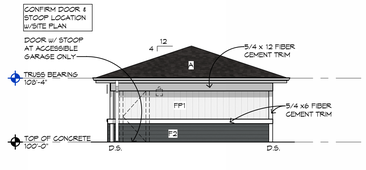
U UA 3'-0" x 6'-8" INSULATED FIBERGLASS ENTRY DOOR AND FRAME

C 3'-0" x 6'-8" WOOD DOOR AND FRAME



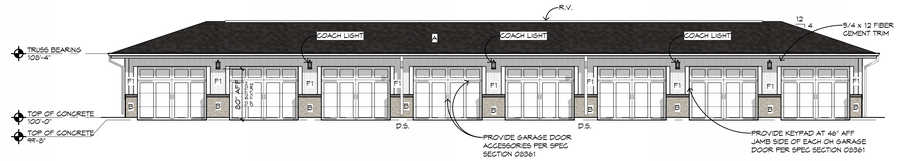
9 / 6230 — 1/8" = 1'-0" TYPICAL

8 CAR GARAGE REAR ELEVATION



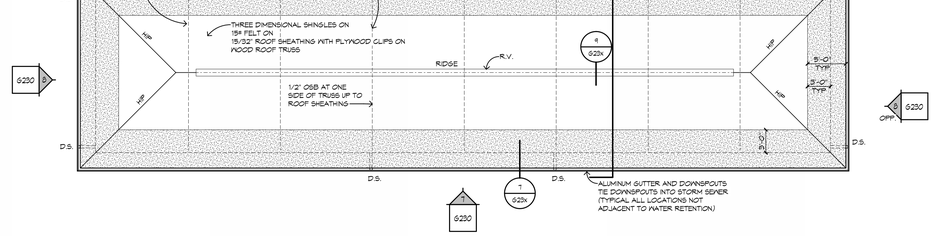
8 / 6230 — 1/8" = 1'-0" TYPICAL

8 CAR GARAGE SIDE ELEVATION



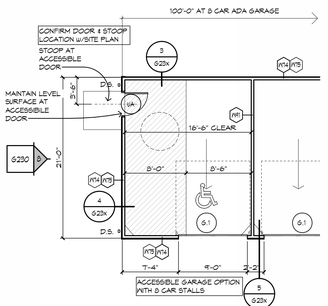
7 / 6230 — 1/8" = 1'-0" TYPICAL

8 CAR GARAGE FRONT ELEVATION



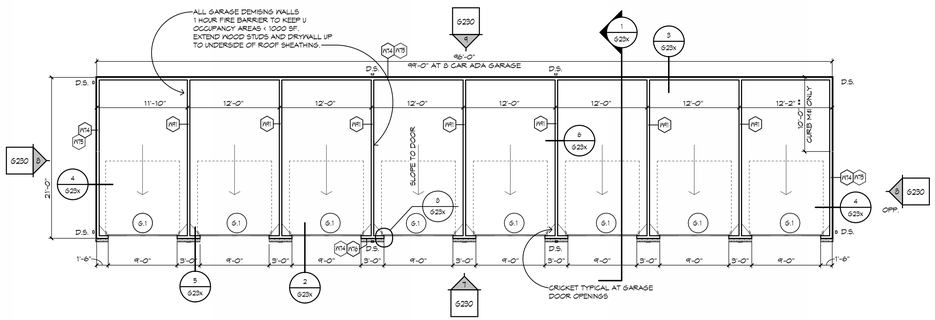
5 / 6230 — 1/8" = 1'-0" TYPICAL

8 CAR GARAGE ROOF PLAN



2 / 6230 — 1/8" = 1'-0" ACCESSIBLE

8 CAR GARAGE PARTIAL FLOOR PLAN



1 / 6230 — 1/8" = 1'-0" TYPICAL

8 CAR GARAGE FLOOR PLAN

Seasons at Crest Hill

SITE STRUCTURES
CREST HILL, ILLINOIS

AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION

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DATE
04 JUNE 2025

PROJECT
252101

SHEET NO.
SITE DETAILS G230

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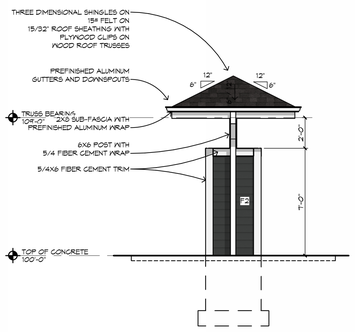
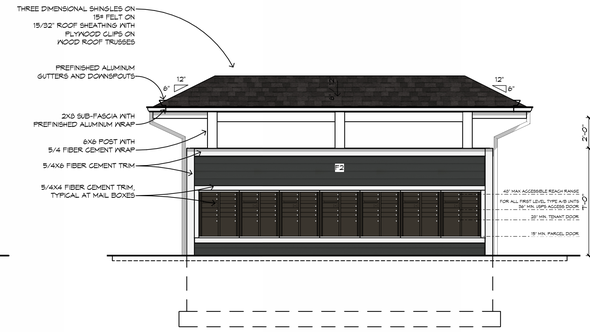
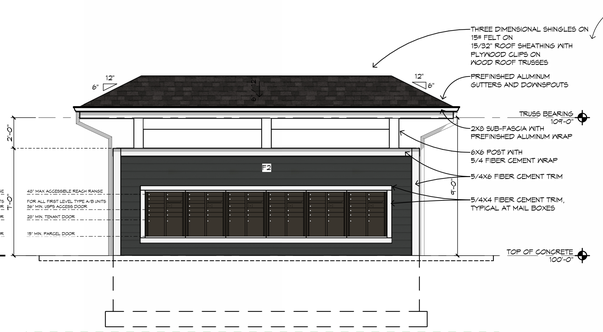


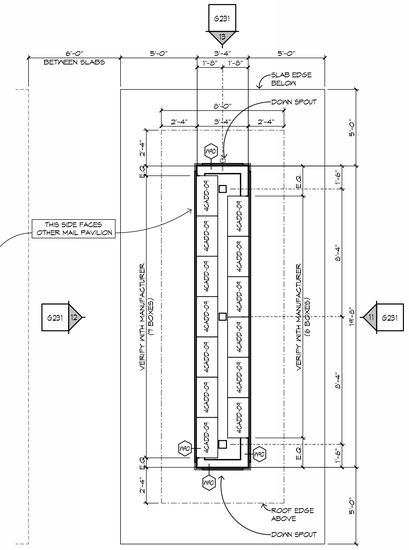
13 / G231 MAIL ELEVATION
1/4" = 1'-0"



12 / G231 MAIL PAVILION ELEVATION
1/4" = 1'-0"



11 / G231 MAIL PAVILION ELEVATION
1/4" = 1'-0"



10 / G231 MAIL PAVILION PLAN

TRASH ENCLOSURE GENERAL NOTES:

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

SEE SHEET G230 FOR EXTERIOR ELEVATION GENERAL NOTES & COLOR KEY.

6'-6" * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** PLUS OR MINUS - FOR REFERENCE ONLY.

EXTERIOR ELEVATION GENERAL NOTES

EXTERIOR ELEVATION KEY NOTES:

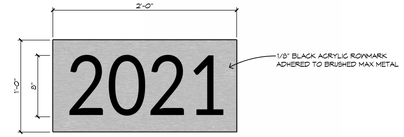
A THREE DIMENSIONAL ASPHALT SHINGLES - GAF; COLOR - CHARCOAL

B BRICK - COLOR GLEN GERRY ANTIQUE WHITE

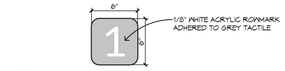
F2 FIBER CEMENT SIDING WITH 6" EXPOSURE - IRON GREY

FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C. - ARCTIC WHITE

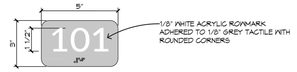
COLOR LEGEND
FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE



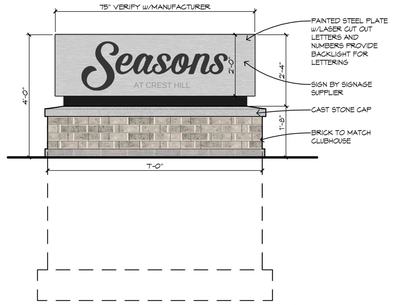
9 / G231 BUILDING ID/ADDRESS SIGNAGE
1 1/2" = 1'-0"



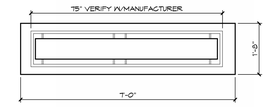
8 / G231 GARAGE ID SIGNAGE
1 1/2" = 1'-0"



7 / G231 DOOR ID SIGNAGE
3" = 1'-0"

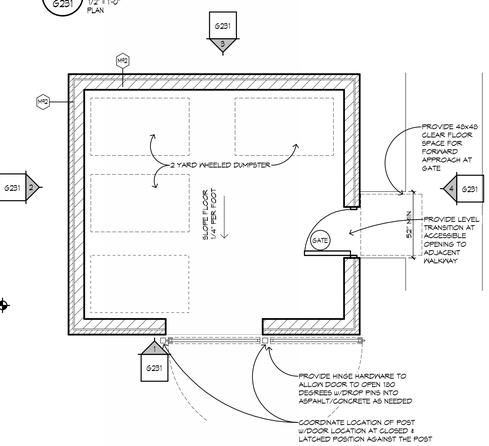


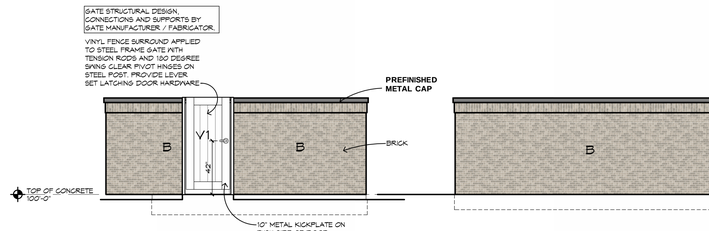
6 / G231 MONUMENT SIGN - B
1/2" = 1'-0"
ELEVATION



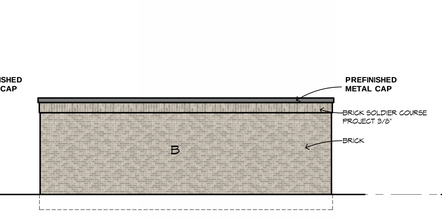
MONUMENT SIGN B

5 / G231 MONUMENT SIGN - A AND B
1/2" = 1'-0"
PLAN

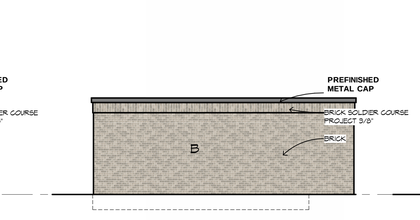




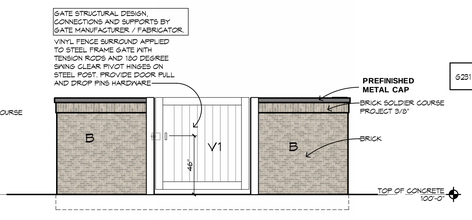
4 / G231 TRASH ENCLOSURE SIDE ELEVATION



3 / G231 TRASH ENCLOSURE REAR ELEVATION



2 / G231 TRASH ENCLOSURE SIDE ELEVATION



1 / G231 TRASH ENCLOSURE FRONT ELEVATION

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Seasons at Crest Hill
SITE STRUCTURES
CREST HILL, ILLINOIS

AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION

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DATE
10 October 2025
PROJECT
252101
SHEET NO.

SITE DETAILS G231

EXTERIOR ELEVATION GENERAL NOTES

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES - GAF: COLOR - CHARCOAL

B BRICK - COLOR GLEN GERRY ANTIQUE WHITE

F2 FIBER CEMENT SIDING WITH 6" EXPOSURE - IRON GREY

FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C. - ARCTIC WHITE

COLOR LEGEND
FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

Seasons at Crest Hill

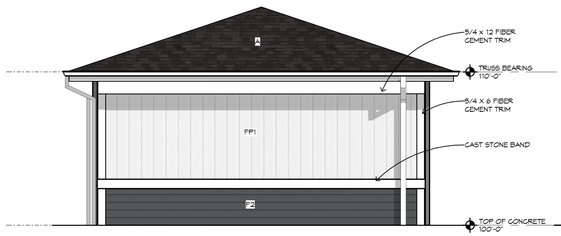
SITE STRUCTURES
CREST HILL, ILLINOIS

5 / 6232 MAINTENANCE GARAGE SIDE ELEVATION

1/4" = 1'-0" SEE SHEET G230 FOR MATERIAL LEGEND AND COLORS

4 / 6232 MAINTENANCE GARAGE BACK ELEVATION

1/4" = 1'-0" SEE SHEET G230 FOR MATERIAL LEGEND AND COLORS

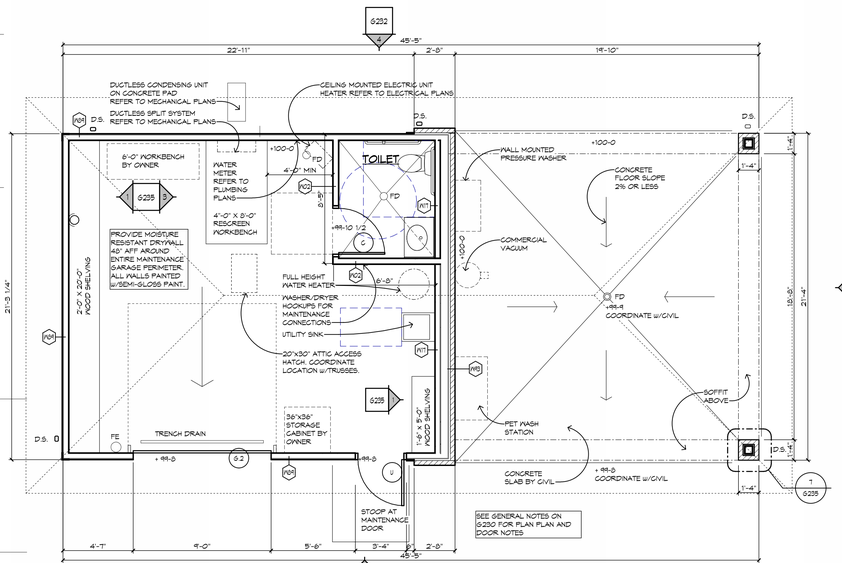


3 / 6232 MAINTENANCE GARAGE SIDE ELEVATION

1/4" = 1'-0" SEE SHEET G230 FOR MATERIAL LEGEND AND COLORS

2 / 6232 MAINTENANCE GARAGE FRONT ELEVATION

1/4" = 1'-0" SEE SHEET G230 FOR MATERIAL LEGEND AND COLORS



1 / 6232 MAINTENANCE GARAGE FLOOR PLAN

1/4" = 1'-0"

AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS

NO.	DATE	DESCRIPTION

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DATE
04 JUNE 2025

PROJECT
252101

SHEET NO.
G232 SITE

SITE DETAILS

SHEET PRINTED ON:
SCALE: 1/4" = 1'-0"
FILE PATH:
Autodesk Docs://252101 FRED Crest Hill/252101 FRED Crest Hill Arch Site Structures_R24.rvt

RYAN DRIVE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

GARAGE

BUILDING F

BUILDING G

GARAGE
6 SPACES

BUILDING H

BUILDING I

BUILDING J

GARAGE

CLUBHOUSE

POOL

BUILDING K

BUILDING L

BUILDING M

BUILDING N

EXECUTIVE DRIVE (PRIVATE DRIVE)

RYAN DRIVE
(HERETOFORE DEDICATED PER DOC. NO. R2005-124097)

15' DRAINAGE & UTILITY EASEMENT

30' ACCESS-INGRESS/EGRESS EASEMENT

60' BUILDING SETBACK LINE

10' DRAINAGE & UTILITY EASEMENT

7.5' DRAINAGE & UTILITY EASEMENT

60' BUILDING SETBACK LINE PER DOC. NO. R2007117350

30' ACCESS-INGRESS /EGRESS EASEMENT

30' DRAINAGE & UTILITY EASEMENT

36' ACCESS-INGRESS /EGRESS EASEMENT

25' DRAINAGE & UTILITY EASEMENT

60' ACCESS-INGRESS/EGRESS & DRAINAGE & UTILITY EASEMENT

30' BUILDING SETBACK LINE PER DOC. NO. R2007117350

15' LANDSCAPE EASEMENT

100.00'

0 20 40 80

SCALE: 1"=40'

SITE DATA TABLE

A. DESCRIPTION OF PROPERTY: TWO STORY WALK UP BUILDINGS WITH 18 UNIT AND 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL
B. TOTAL SITE AREA: 15.814 ACRES
C. TOTAL NUMBER OF UNITS: 260 UNITS
D. LAND USE: ALL LAND USE WILL BE MULTI-FAMILY RESIDENTIAL
E. DENSITY: 17.71 UNITS / ACRE:
F. REQUIRED PARKING: 3.5 PER UNIT, 910 STALLS
PROPOSED PARKING: 564 TOTAL STALLS 2.17 PER UNIT
428 SITE STALLS
136 ENCLOSED STALLS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Parkview Plaza, Suite 7800, Lincolnshire, IL 60069 | (847)537-9545 | Fax: (847)537-9550 | Toll Free: (800)SAY-MHC | www.manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Structural Engineers • Mechanical Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SEASONS AT CREST HILL

CITY OF CREST HILL, ILLINOIS

CONCEPT SITE PLAN EXHIBIT

PROJ. MGR.: JSE
PROJ. ASSOC.: MSL
DRAWN BY: GAW
DATE: 10-10-25
SCALE: 1" = 40'

SHEET
EXH
FRD.CRIL01

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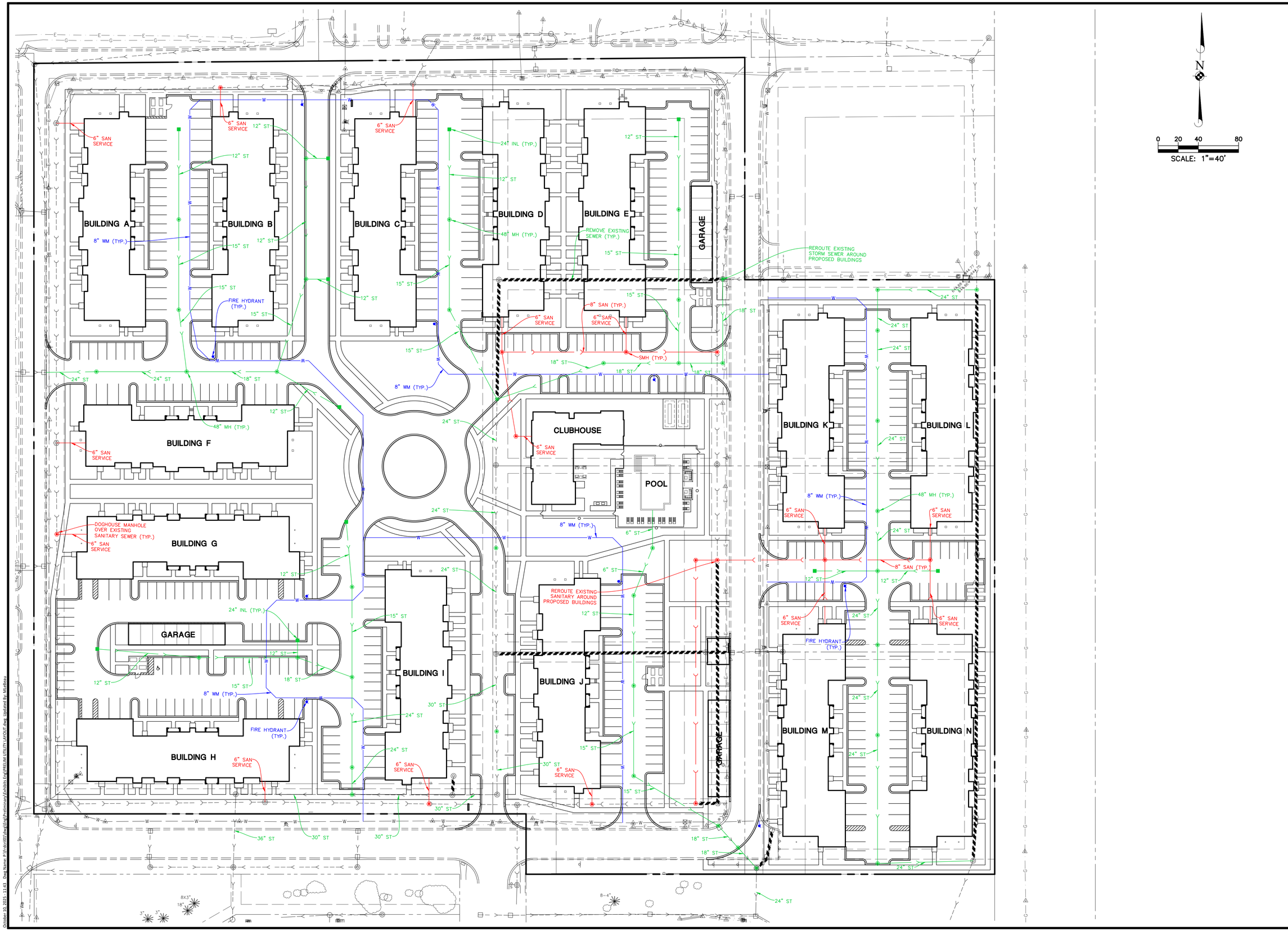
October 10, 2025 - 10:49 Dwg Name: P:\Projects\Work\Engineering\Preliminary\Exhibits Eng\City of Crest Hill Concept Plan.dwg Updated By: gcastellewski



October 10, 2025 - 11:43 Dwg Name: P:\Fridcril01\dwg\Eng\Preliminary\Exhibits Eng\PRELIM UTILITY LAYOUT.dwg Updated By: MLeBeau

DATE	REVISIONS	DRAWN BY

Manhard CONSULTING

One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0085 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SEASONS AT CREST HILL

CITY OF CREST HILL, ILLINOIS

PRELIMINARY UTILITY LAYOUT EXHIBIT

PROJ. MGR.:	JSE
PROJ. ASSOC.:	MSL
DRAWN BY:	GAW
DATE:	10-10-25
SCALE:	1" = 40'

SHEET

EXH

FRD.CRIL01

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Conceptual Landscape Plan
for
SEASONS AT CREST HILL
CREST HILL, ILLINOIS

Crest Hill Required Landscaping

MINIMUM PLANTING REQUIREMENTS

One approved planting for each 725 sf of gross lot area. For each required planting, there shall be an additional 10 sf of approved ground cover adjacent thereto. Approx. 688,840 sf gross lot area (preliminary) = 950 approved plantings and 9,500 sf approved adjacent groundcover required.

Approved Plantings and Ground Cover: Shade trees min 0.5" caliper, conifers min 6' height, ornamental trees min 6' in height, border plantings and foundation plantings, living ground coverages at a density sufficient to guarantee total coverage within 2 yrs of planting, other ground covers.

SCREENING AND BUFFERING REQUIREMENTS

Multi-family sites shall be buffered from adjacent single-family sites via landscape berms, plantings, and/or fencing to achieve less than a minimum of 75% visual screen at a min. mature height of 6'.

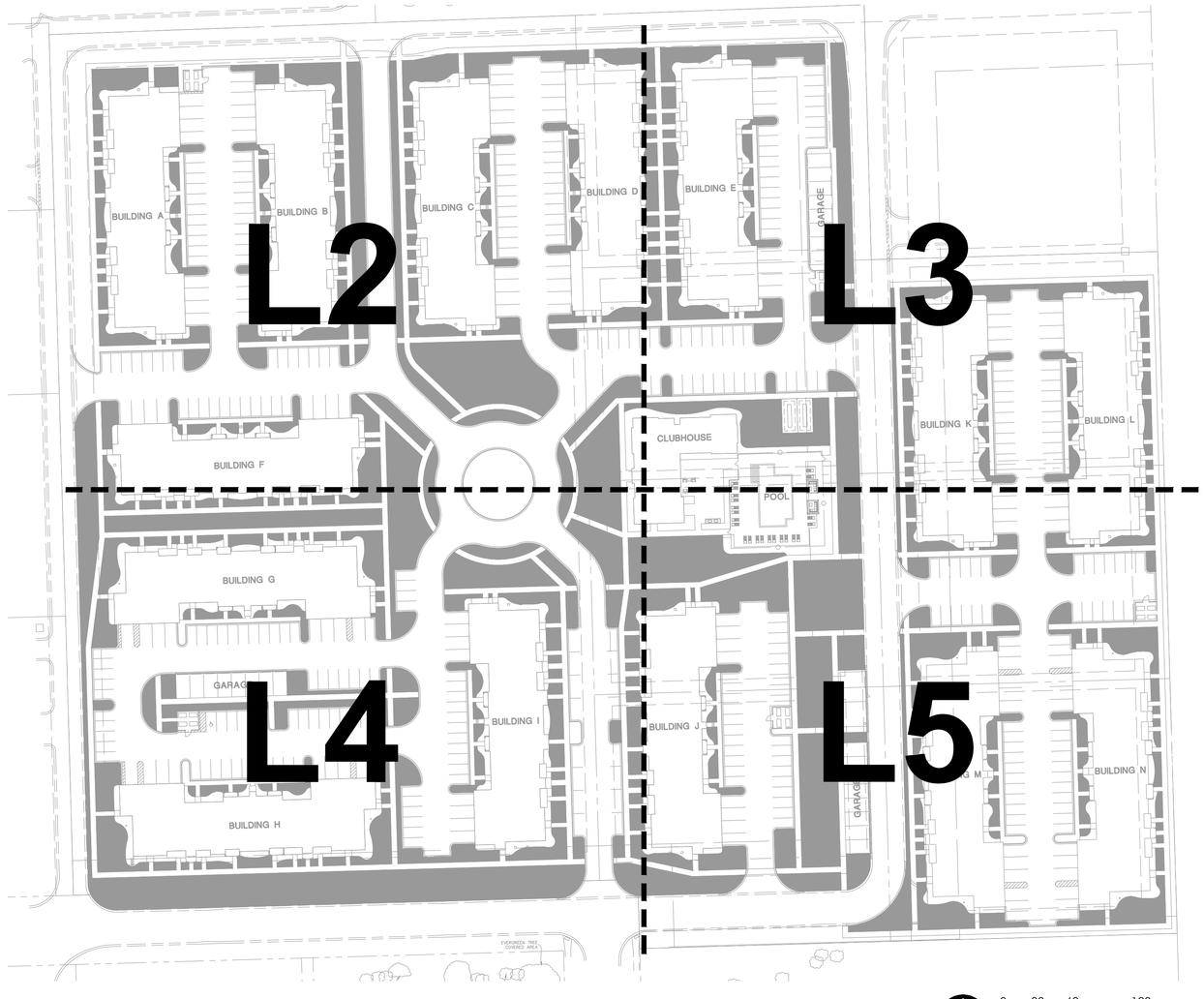
Per 8.3-9.1, a fence, wall, hedge, or shrubbery may be placed along the side and rear lot line. If placed in the front or corner side yard it must maintain a min. setback of 6'. Maximum height 6' in rear and side, 4' in front or corner side.

PARKING REQUIREMENTS

All off-street parking areas containing more than 4 spaces shall be effectively screened on each side adjoining or fronting on any property situated in a R- District. A landscape island shall be required at the end of each parking row. The interior of a parking lot with >20 cars shall include interior landscape islands at 1 tree per 20 parking spaces or fraction thereof, evenly distributed.

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
3. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
4. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.



KEY MAP

0 30 60 120

Scale: 1"= 60'-0"

CONCEPT PLANT SCHEDULE

SHADE TREE	126
CONIFER	2
ORNAMENTAL TREE	37
LARGE SCREENING EVERGREEN	49
EVERGREEN SHRUB	433
6` DECIDUOUS SHRUB	72
4` DECIDUOUS SHRUB	256
3` DECIDUOUS SHRUB	225
TALL ORNAMENTAL GRASS/FERN	290
LOW ORNAMENTAL GRASS	558
GROUND COVER	1,399 sf
PERENNIALS	5,527 sf

JENNIFER HENDRICKS 157-001253 LICENSED LANDSCAPE ARCHITECT STATE OF ILLINOIS

SEAL Date: 10/10/25

Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253
Expires 08/31/2027

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
303 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8000 fx 630.691.8585 manhard.com
Civil Engineers • Water Resource Engineers • Structural Engineers • Mechanical & Electrical Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SEASONS AT CREST HILL
CITY OF CREST HILL, ILLINOIS
CONCEPTUAL LANDSCAPE COVER SHEET

PROJ. MGR.: JSE
PROJ. ASSOC.: ____
DRAWN BY: JSH
DATE: 10/10/2025
SCALE: AS SHOWN

SHEET
L1 OF L5
FRD.CRIL01

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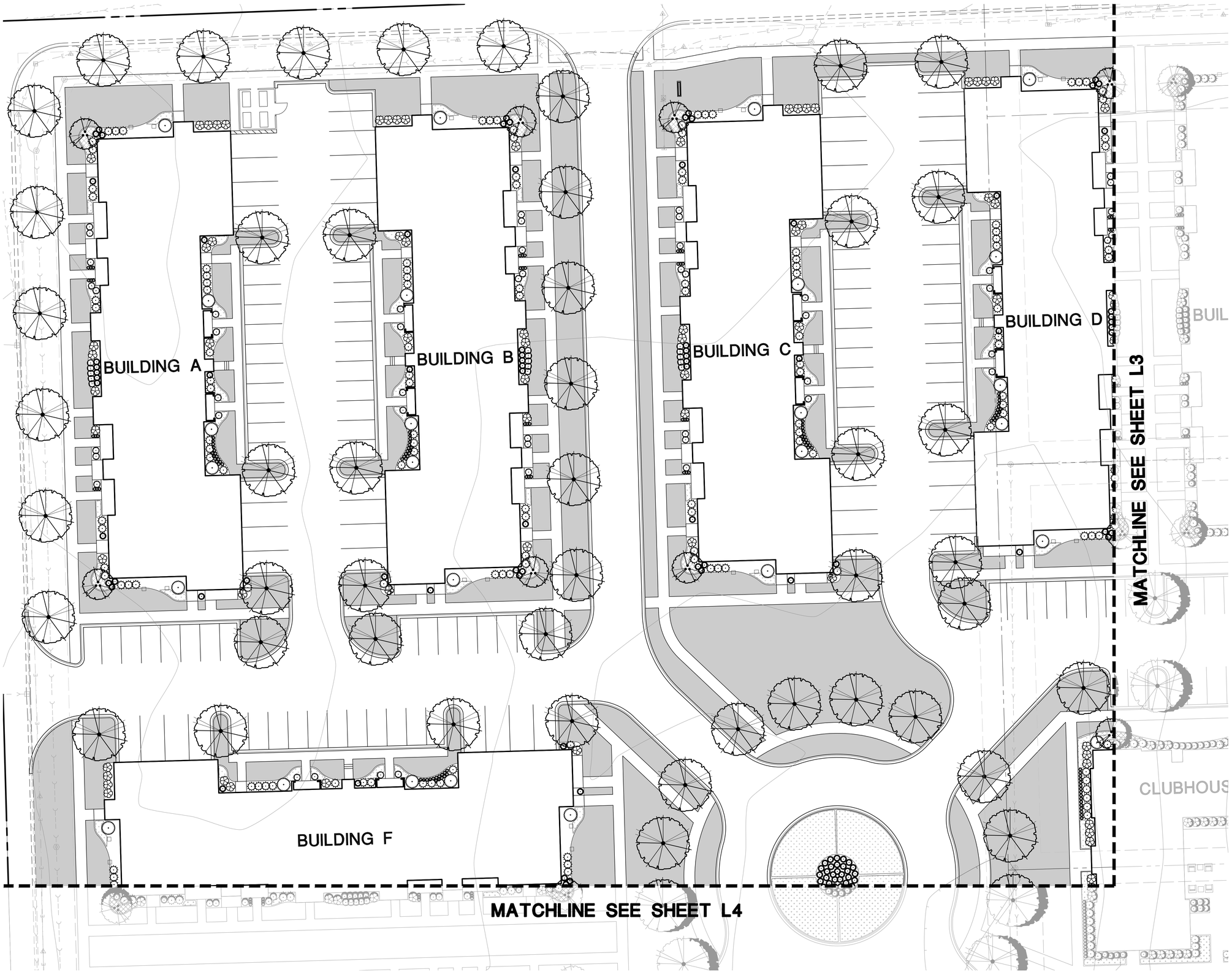
October 14, 2025 - 10:01 Dwg Name: P:\Frd\cril01\dwg\Landplan\01-Preliminary\02-Concept Landscape.dwg Updated By: JHendricks



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DATE | REVISIONS | DRAWN BY

SEASONS AT CREST HILL

CITY OF CREST HILL, ILLINOIS

CONCEPTUAL LANDSCAPE PLAN NORTHWEST

PROJ. MGR.: JSE
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 10/10/2025
SCALE: AS SHOWN

SHEET
L2 OF L5
FRD.CRIL01

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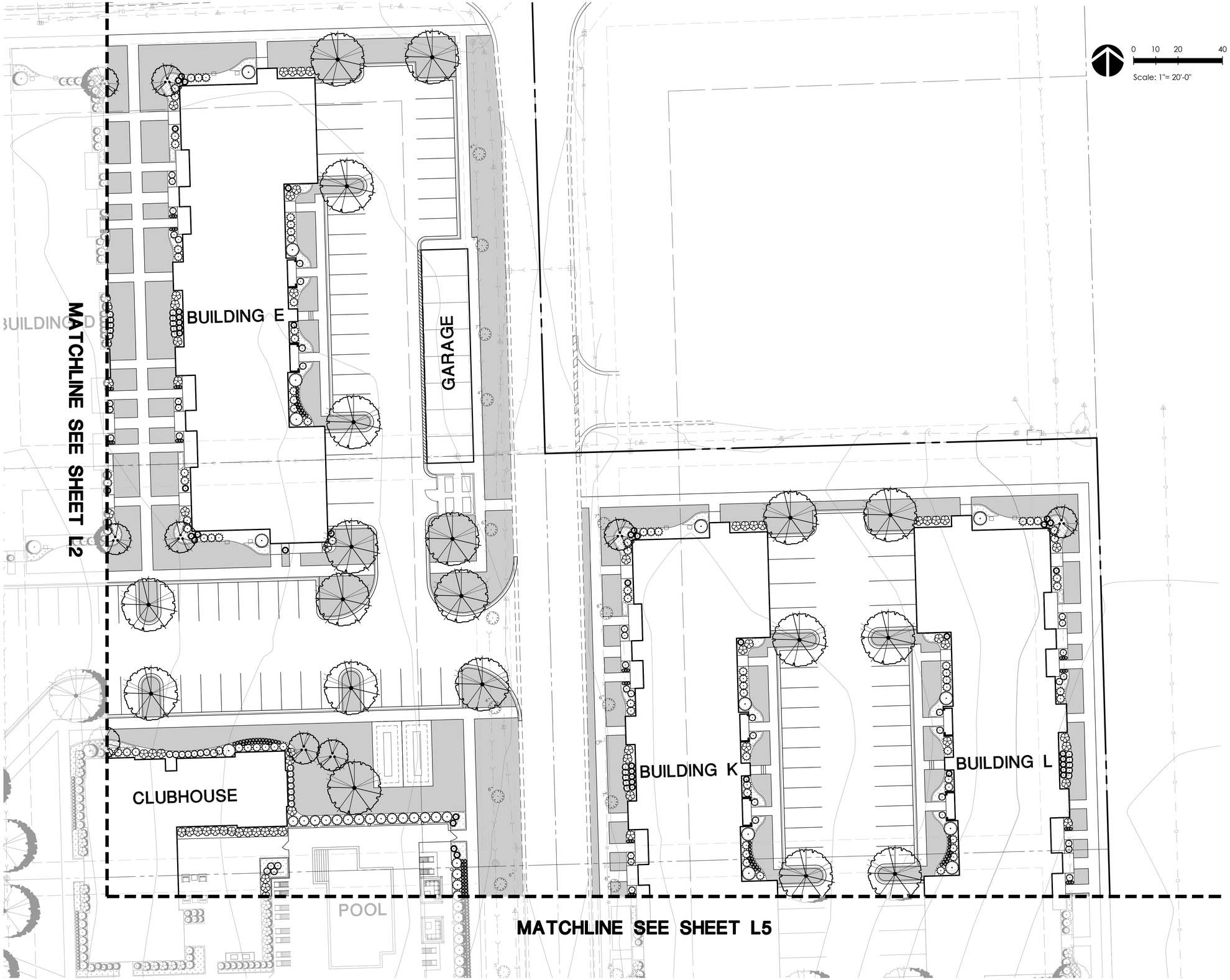
October 14, 2025 - 10:01 Dwg Name: P:\Frdcril01\dwg\Landplan\01-Preliminary\00-ConceptLandscape.dwg Updated By: JHendricks



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REVISIONS
DATE

SEASONS AT CREST HILL
CITY OF CREST HILL, ILLINOIS
CONCEPTUAL LANDSCAPE PLAN NORTHEAST

PROJ. MGR.: JSE
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 10/10/2025
SCALE: AS SHOWN

SHEET
L3 OF L5
FRD.CRIL01

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October 14, 2025 - 10:01 Dwg Name: P:\Frdcrl01\Dwg\Landplan\100 Preliminary\104-Concept Landscape.dwg Updated By: JHendricks

BUILDING F

MATCHLINE SEE SHEET L2

BUILDING G

GARAGE

BUILDING H

BUILDING I

BUILDING J

MATCHLINE SEE SHEET L5

EVERGREEN TREE
COVERED AREA

0 10 20 40

Scale: 1"= 20'-0"

DRAWN BY

REVISIONS

DATE

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SEASONS AT CREST HILL

CITY OF CREST HILL, ILLINOIS

CONCEPTUAL LANDSCAPE PLAN SOUTHWEST

PROJ. MGR.:	JSE
PROJ. ASSOC.:	
DRAWN BY:	JSH
DATE:	10/10/2025
SCALE:	AS SHOWN

SHEET
L4 OF L5
FRD.CRIL01

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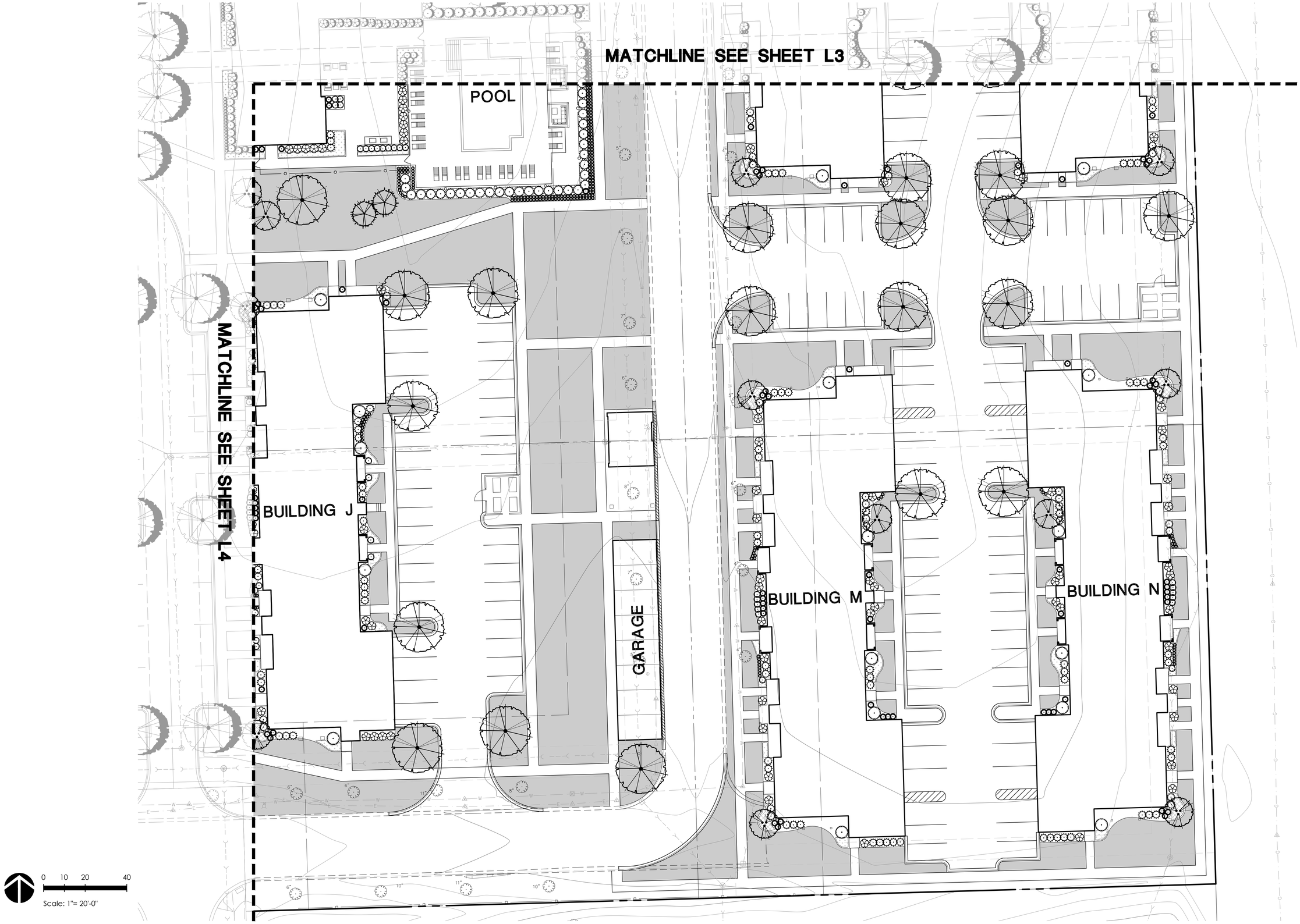
October 14, 2025 - 10:01 Dwg Name: P:\Frdcril01\dwg\Landplan\01-Preliminary\05-ConceptLandscape.dwg Updated By: JHendricks



DATE	REVISIONS	DRAWN BY

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SEASONS AT CREST HILL

CITY OF CREST HILL, ILLINOIS

CONCEPTUAL LANDSCAPE PLAN SOUTHEAST

PROJ. MGR.:	JSE
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	10/10/2025
SCALE:	AS SHOWN

SHEET

L5 OF L5

FRD.CRIL01

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October 14, 2025 - 10:01 Dwg Name: P:\Frdcril01\dwg\Landplan\01-Preliminary\00-ConceptLandscape.dwg Updated By: JHendricks

Response to Crest Hill Zoning Ordinance 10.0-2 Planned Unit Development Objectives

Below is our statement of how the Seasons at Crest Hill complies with the objectives for Planned Unit Developments as stated in Section 10.0-2:

1. To allow for the design of developments that are architecturally and environmentally innovative, and that achieve better utilization of land than is possible through strict application of standard zoning and subdivision controls.

    Response: The proposed 260-unit community utilizes a contemporary suburban design approach that combines high-quality architecture, sustainable materials, and a thoughtfully organized site plan. Building massing, orientation, and exterior detailing create visual interest and reflect a modern interpretation of traditional neighborhood character.

2. To encourage land development that, to the greatest extent possible, preserves natural vegetation, respects natural topographic and geologic conditions, and refrains from adversely affecting flooding, soil, drainage, and other natural ecological conditions.

    Response: Site planning has been informed by the property's natural contours and drainage patterns and minimizing grading. Landscape design incorporates native plantings while maintaining an attractive suburban setting.

3. To combine and coordinate architectural styles, building forms, and structural/visual relationships within an environment that allows mixing of different land uses in an innovative and functionally efficient manner.

    Response: The development integrates residential buildings, community amenities, and open spaces in a cohesive, pedestrian-friendly layout. Internal walkways connect residents to shared amenities and adjacent neighborhoods, supporting both convenience and a sense of community.

4. To provide for abundant, accessible, and properly located public open and recreation space, private open and recreation space, schools, and other public and private facilities.

    Response: Generous landscaped areas, walking paths, and outdoor gathering spaces are distributed throughout the site. Central amenities such as a clubhouse, fitness center and pool, provide accessible recreation opportunities for residents while preserving a suburban sense of openness.

5. To promote the efficient use of land resulting in networks of utilities, streets, and other infrastructure features that maximize the allocation of fiscal and natural resources

    Response: The project's density and compact building arrangement promote efficient use of suburban land and infrastructure. The layout supports cost-effective utility and roadway

extensions, while shared parking areas and pedestrian connections reduce reliance on individual vehicle trips.

6. To enable land developments to be completely compatible and congruous with adjacent and nearby land developments.

Response: Building heights and setbacks have been designed to provide an appropriate transition to nearby single-family neighborhoods and commercial uses. Landscape buffers and carefully thought through building orientation enhance privacy and soften the visual interface between differing land uses.

7. To ensure that development occurs at proper locations, away from environmentally sensitive areas, and on land physically suited to construction.

Response: The site is well suited for multifamily development given its proximity to major transportation routes, employment centers, and existing suburban infrastructure. The project avoids environmentally sensitive areas and is located on land physically appropriate for construction.

8. To allow unique and unusual land uses to be planned for and located in a manner that ensures harmony with the surrounding community.

Response: This community adds a multifamily residential component to a mixed-use suburban context in a manner that complements surrounding land uses. The design introduces a variety of housing options while maintaining the area's established suburban character.

9. To create a method for the permanent preservation of historic buildings and/or landmarks.

Response: No historic structures are present on the site. However, the project incorporates contextual materials and architectural details that reflect the character of the surrounding community, reinforcing a sense of place.

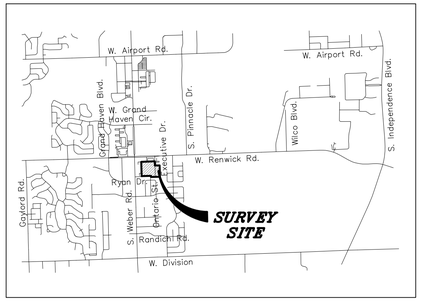
10. To provide for a variety of housing types.

Response: The development offers a new modern, high-end type of housing within the community with a range of unit sizes, from one bedroom to three bedroom residences, to accommodate diverse household types ranging from young professionals to empty-nesters within a single, well-planned community.

11. To provide a development that does not endanger the public health, welfare, or safety.

Response: The project prioritizes resident safety and comfort through compliant access design, clear pedestrian circulation, adequate lighting, and adherence to all applicable building, fire, and stormwater regulations. Walkable connections and access to open space further support active and healthy living.

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP

NOT TO SCALE

BASIS OF BEARINGS

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

SURVEY PREPARED FOR

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
789 NORTH WATER STREET, SUITE 500
MILWAUKEE, WISCONSIN 53202

SHEET INDEX

SHEET 1:	LEGAL DESCRIPTION, SURVEY NOTES, TITLE COMMITMENT, SURVEYOR CERTIFICATE
SHEET 2:	BOUNDARY LINES, LOT LINES, EASEMENT
SHEET 3-6:	SITE IMPROVEMENTS

LEGAL DESCRIPTION

LEGAL DESCRIPTION (BROWN)

PARCEL 1:

LOT 1 IN EQUIMAX BUSINESS CENTER, BEING A RESUBDIVISION OF LOT 8 IN CREST HILL BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2007117350, IN WILL COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS-INGRESS/EGRESS EASEMENT, AS CREATED BY AND DEPICTED ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT R2005124097, IN WILL COUNTY, ILLINOIS.

LEGAL DESCRIPTION (SAI)

PARCEL 1:

LOTS 2, 3, 4, 5, 6, 7 AND 8 IN EQUIMAX BUSINESS CENTER, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT R2007117350, IN WILL COUNTY, ILLINOIS

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY AND DEPICTED ON THE PLAT OF CREST HILL BUSINESS CENTER RECORDED AS DOCUMENT NUMBER R2005-124097 AND ON THE PLAT OF EQUIMAX BUSINESS CENTER RECORDED AS DOCUMENT NO. R2007-117350 FOR THE PURPOSE OF ACCESS-INGRESS/EGRESS.

PROPERTY AREA (BROWN)

341,013 SQUARE FEET (7.829 ACRES)

PROPERTY AREA (SAI)

347,827 SQUARE FEET (7.985 ACRES)

TOTAL PROPERTY AREA

688,840 SQUARE FEET (15.814 ACRES)

PROPERTY ADDRESS	LOT NUMBER	PARCEL INDEX NUMBER
VACANT RYAN DRIVE, CREST HILL, IL 60403	LOT 1	11-04-20-105-065-0000
VACANT EXECUTIVE DRIVE, CREST HILL, IL 60403	LOT 2	11-04-20-105-066-0000
VACANT EXECUTIVE DRIVE, CREST HILL, IL 60403	LOT 3	11-04-20-105-067-0000
VACANT EXECUTIVE DRIVE, CREST HILL, IL 60403	LOT 4	11-04-20-105-068-0000
VACANT EXECUTIVE DRIVE, CREST HILL, IL 60403	LOT 5	11-04-20-105-069-0000
VACANT EXECUTIVE DRIVE, CREST HILL, IL 60403	LOT 6	11-04-20-105-073-0000
VACANT EXECUTIVE DRIVE, CREST HILL, IL 60403	LOT 7	11-04-20-105-072-0000
VACANT EXECUTIVE DRIVE, CREST HILL, IL 60403	LOT 8	11-04-20-105-071-0000

INDEX TO SCHEDULE B (Brown)

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	LOCATED ON PROPERTY	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	N/A	NOT ADDRESSED BY SURVEY
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	YES	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	N/A	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
6	N/A	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER	NO	N/A	NOT ADDRESSED BY SURVEY
7	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
8	R2007117350	BUILDING SETBACK LINE ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
9	R2005124097 R2007117350	EASEMENTS FOR ACCESS INGRESS-EGRESS ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
10	R2007117350	EASEMENTS FOR DRAINAGE AND UTILITY ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
11	R2005124097	NOTES ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
12	R2007117350	NOTES ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
13	R2002147634	STORMWATER EASEMENT, MANAGEMENT, OPERATION AND MAINTENANCE DECLARATION	YES	YES	NOTED ON SURVEY
13	R2020003027	CORRECTIVE AMENDMENT	NO	YES	NO EASEMENTS GRANTED
14	R2006050612	EASEMENT GRANT	YES	YES	SHOWN ON SURVEY
15	R2001096009	AGREEMENT	NO	NO	NOTED ON SURVEY
16	R2005144740	CREST HILL BUSINESS CENTER MAINTENANCE AGREEMENT	NO	YES	NO EASEMENTS GRANTED
17	R2001155635	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1211 ENTITLED AN ORDINANCE ESTABLISHING RECAPTURE OF CERTAIN FUNDS ALLOCATED BY THE CITY OF CREST HILL TO CONSTRUCT A CERTAIN SEWER MAIN	NO	YES	NO EASEMENTS GRANTED
18	R2001155636	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1208 ENTITLED AN ORDINANCE ESTABLISHING RECAPTURE OF CERTAIN FUNDS ALLOCATED BY THE CITY OF CREST HILL TO CONSTRUCT A CERTAIN SEWER MAIN	NO	YES	NO EASEMENTS GRANTED
19	R2001001667	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1163 ENTITLED AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF CREST HILL	NO	YES	NO EASEMENTS GRANTED
20	N/A	RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT DESCRIBED IN SCHEDULE A	YES	YES	SHOWN ON SURVEY
21	N/A	EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.	NO	N/A	NOT ADDRESSED BY SURVEY

TITLE NOTES (BROWN)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1264860-MKE WITH A COMMITMENT DATE OF AUGUST 15, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

(EXCEPTION 11) THE SURVEYED PROPERTY IS SUBJECT TO CREST HILL BUSINESS CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER R2005124097. SAID DOCUMENT CONTAINS THE FOLLOWING NOTE: "DIRECT ACCESS TO RENWICK ROAD, COUNTY HIGHWAY 36 SHALL BE LIMITED TO ONE (1) RIGHT IN/RIGHT OUT ONLY ACCESS ON THE COMMON LOT LINE OF LOTS 5 AND 6 AND ALSO LIMITED TO ONE (1) FULL ACCESS ON THE COMMON LOT LINE OF LOTS 6 AND 7." SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 12) THE SURVEYED PROPERTY IS SUBJECT TO EQUIMAX BUSINESS CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER R2007117350. SAID DOCUMENT CONTAINS THE FOLLOWING NOTES:

- "ALL LOTS HAVE 30 FT. BUILDING SETBACK LINES FROM THE PUBLIC RIGHT OF WAY."
- "UNLESS OTHERWISE NOTED, ANY SIDE YARD EASEMENTS SHOWN FOR WATERMAIN, STORM SEWER OR SANITARY SEWER SHALL BE 10 FEET, 20 FEET TOTAL DRAINAGE AND UTILITY EASEMENTS."
- "UNLESS OTHERWISE NOTED, ANY FRONT YARD EASEMENTS SHOWN SHALL BE 15 FEET DRAINAGE AND UTILITY EASEMENTS."
- "THE STORMWATER DETENTION FACILITIES ARE LOCATED OFF-SITE IN REMINGTON LAKES-UNIT 1 (PER DOCUMENT NO. R2002-154582)."
- "ACCESS TO LOTS 2 THROUGH 4, BOTH INCLUSIVE, AND LOTS 6 THROUGH 9, BOTH INCLUSIVE, SHALL BE VIA INGRESS/EGRESS EASEMENTS."
- "ALL OF THE INGRESS/EGRESS EASEMENTS, HEREBY GRANTED ARE FOR THE EXCLUSIVE BENEFIT OF LOTS 1 THROUGH 9, BOTH INCLUSIVE AND LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN CREST HILL BUSINESS CENTER (PER DOCUMENT NO. R2005-124097)."
- "MAINTENANCE OF THE INGRESS/EGRESS EASEMENTS, HEREBY GRANTED, AS THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 THROUGH 9, BOTH INCLUSIVE."
- "A 6 FT. HIGH FENCE WILL BE INSTALLED AND MAINTAINED ALONG THE SOUTH LINE OF THE RESUBDIVISION, EXCLUDING THE EMERGENCY OVERLAND RELEASE ROUTES, THAT ABUTS OUTLOT B, REMINGTON LAKES-UNIT 1 (PER DOCUMENT NO. R2002-154482), MAINTENANCE OF SAID FENCE WILL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 THROUGH 9, BOTH INCLUSIVE, HAVE 60 FT. BUILDING SETBACK LINES FROM THE CENTER LINE OF THE INGRESS/EGRESS EASEMENTS."

(EXCEPTION 13) THE SURVEYED PROPERTY IS SUBJECT TO STORMWATER EASEMENT, MANAGEMENT, OPERATION AND MAINTENANCE DECLARATION RECORDED AS DOCUMENT NUMBER R2002147634. SAID DOCUMENT PROVIDES SHARED STORMWATER DETENTION PONDS FOR THE OVERALL DEVELOPMENT SURVEYED PROPERTY LIES IN, BLANKET IN NATURE, SEE DOCUMENT FOR PARTICULARS.

INDEX TO SCHEDULE B (SAI)

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	LOCATED ON PROPERTY	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NO	N/A	NOT ADDRESSED BY SURVEY
2	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NO	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
3	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	YES	YES	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NO	N/A	NOT ADDRESSED BY SURVEY
5	N/A	TAXES OR SPECIAL ASSESSMENTS	NO	N/A	NOT ADDRESSED BY SURVEY
6	N/A	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER	NO	N/A	NOT ADDRESSED BY SURVEY
7	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
8	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
9	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
10	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
11	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
12	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
13	N/A	TAXES FOR THE YEAR 2024 & 2025	NO	N/A	NOT ADDRESSED BY SURVEY
14	R2002147634	STORMWATER EASEMENT, MANAGEMENT, OPERATION AND MAINTENANCE DECLARATION	YES	YES	NOTED ON SURVEY
14	R2020003027	CORRECTIVE AMENDMENT	NO	YES	NO EASEMENTS GRANTED
15	305707	GRANT	NO	YES	NO EASEMENTS GRANTED
16	R2001155636	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1208 ENTITLED AN ORDINANCE ESTABLISHING RECAPTURE OF CERTAIN FUNDS ALLOCATED BY THE CITY OF CREST HILL TO CONSTRUCT A CERTAIN SEWER MAIN	NO	YES	NO EASEMENTS GRANTED
17	R2001155635	TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 1211 ENTITLED AN ORDINANCE ESTABLISHING RECAPTURE OF CERTAIN FUNDS ALLOCATED BY THE CITY OF CREST HILL TO CONSTRUCT A CERTAIN SEWER MAIN	NO	YES	NO EASEMENTS GRANTED
18	R2001096009	AGREEMENT	NO	NO	NOTED ON SURVEY
19	R2005124097	EASEMENTS FOR DRAINAGE AND UTILITY ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
20	R2005124097	NOTES ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
21	R2005144740	CREST HILL BUSINESS CENTER MAINTENANCE AGREEMENT	NO	YES	NO EASEMENTS GRANTED
21	R2005124097	EXPENSES AND MAINTENANCE OF INGRESS-EGRESS EASEMENT ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
22	R2007117350	BUILDING SETBACK LINE ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
23	R2007117350	LANDSCAPE EASEMENT ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
24	R2007117350	EASEMENTS FOR DRIANAGE AND PUBLIC UTILITY ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
25	R2005124097	EASEMENTS FOR ACCESS INGRESS-EGRESS ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
26	R2007117350	ACCESS, INGRESS/EGRESS, AND DRAINAGE AND UTILITY ON PLAT OF SUBDIVISION	YES	YES	SHOWN ON SURVEY
27	R2007117350	EASEMENTS FOR WATER MAIN, STORM SEWER AND SANITARY SEWER ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
28	R2007117350	NOTES ON PLAT OF SUBDIVISION	YES	YES	NOTED ON SURVEY
29	N/A	ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER	NO	N/A	NOT ADDRESSED BY SURVEY
30	N/A	RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT DESCRIBED IN SCHEDULE A	YES	YES	SHOWN ON SURVEY
31	N/A	EXISTING UNRECORDED LEASES, IF ANY, AND RIGHTS OF ALL PARTIES CLAIMING THEREUNDER.	NO	N/A	NOT ADDRESSED BY SURVEY

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 17197C0153G & 17197C0155G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE "X". ZONE "X" IS DEFINED AS AREAS OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

TITLE NOTES (SAI)

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. NCS-1264861-MKE WITH A COMMITMENT DATE OF AUGUST 28, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT. THE FOLLOWING NOTES ARE RELATED TO CERTAIN TITLE EXCEPTIONS CONTAINED IN THE ABOVE COMMITMENT.

(EXCEPTION 14) THE SURVEYED PROPERTY IS SUBJECT TO STORMWATER EASEMENT, MANAGEMENT, OPERATION AND MAINTENANCE DECLARATION RECORDED AS DOCUMENT NUMBER R2002147634. SAID DOCUMENT PROVIDES SHARED STORMWATER DETENTION PONDS FOR THE OVERALL DEVELOPMENT SURVEYED PROPERTY LIES IN, BLANKET IN NATURE, SEE DOCUMENT FOR PARTICULARS.

(EXCEPTION 20) THE SURVEYED PROPERTY IS SUBJECT TO CREST HILL BUSINESS CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER R2005124097. SAID DOCUMENT CONTAINS THE FOLLOWING NOTE: "DIRECT ACCESS TO RENWICK ROAD, COUNTY HIGHWAY 36 SHALL BE LIMITED TO ONE (1) RIGHT IN/RIGHT OUT ONLY ACCESS ON THE COMMON LOT LINE OF LOTS 5 AND 6 AND ALSO LIMITED TO ONE (1) FULL ACCESS ON THE COMMON LOT LINE OF LOTS 6 AND 7." SEE DOCUMENT FOR PARTICULARS

(EXCEPTION 27 AND 28) THE SURVEYED PROPERTY IS SUBJECT TO EQUIMAX BUSINESS CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER R2007117350. SAID DOCUMENT CONTAINS THE FOLLOWING NOTES:

- "ALL LOTS HAVE 30 FT. BUILDING SETBACK LINES FROM THE PUBLIC RIGHT OF WAY."
- "UNLESS OTHERWISE NOTED, ANY SIDE YARD EASEMENTS SHOWN FOR WATERMAIN, STORM SEWER OR SANITARY SEWER SHALL BE 10 FEET, 20 FEET TOTAL DRAINAGE AND UTILITY EASEMENTS."
- "UNLESS OTHERWISE NOTED, ANY FRONT YARD EASEMENTS SHOWN SHALL BE 15 FEET DRAINAGE AND UTILITY EASEMENTS."
- "THE STORMWATER DETENTION FACILITIES ARE LOCATED OFF-SITE IN REMINGTON LAKES-UNIT 1 (PER DOCUMENT NO. R2002-154582)."
- "ACCESS TO LOTS 2 THROUGH 4, BOTH INCLUSIVE, AND LOTS 6 THROUGH 9, BOTH INCLUSIVE, SHALL BE VIA INGRESS/EGRESS EASEMENTS."
- "ALL OF THE INGRESS/EGRESS EASEMENTS, HEREBY GRANTED ARE FOR THE EXCLUSIVE BENEFIT OF LOTS 1 THROUGH 9, BOTH INCLUSIVE AND LOTS 1 THROUGH 7, BOTH INCLUSIVE, IN CREST HILL BUSINESS CENTER (PER DOCUMENT NO. R2005-124097)."
- "MAINTENANCE OF THE INGRESS/EGRESS EASEMENTS, HEREBY GRANTED, AS THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 THROUGH 9, BOTH INCLUSIVE."
- "A 6 FT. HIGH FENCE WILL BE INSTALLED AND MAINTAINED ALONG THE SOUTH LINE OF THE RESUBDIVISION, EXCLUDING THE EMERGENCY OVERLAND RELEASE ROUTES, THAT ABUTS OUTLOT B, REMINGTON LAKES-UNIT 1 (PER DOCUMENT NO. R2002-154482), MAINTENANCE OF SAID FENCE WILL BE THE RESPONSIBILITY OF THE OWNERS OF LOTS 2 THROUGH 9, BOTH INCLUSIVE, HAVE 60 FT. BUILDING SETBACK LINES FROM THE CENTER LINE OF THE INGRESS/EGRESS EASEMENTS."

SURVEYOR'S NOTES

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

2. COMPARE THIS MAP, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.

4. THIS MAP IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.

5. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS MAP. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS MAP.

6. THIS MAP MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, VEHICLES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

7. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE FOLLOWING: ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES; UTILITY LOCATED BY UNDERGROUND DETECTIVE WORK ORDER NUMBERS 00226634 DATED AUGUST 28, 2025, 00226624 DATED AUGUST 29, 2025 AND 00226625 DATED AUGUST 29, 2025.

8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS MAP MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

9. THIS MAP WAS PREPARED FOR FIDUCIARY REAL ESTATE DEVELOPMENT, INC. ON A FIELD WORK COMPLETED ON SEPTEMBER 23, 2025.

10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

11. THERE WERE NO VISIBLE MARKED PARKING SPACES ON THE SUBJECT PROPERTY. (PERTAINS TO TABLE A, ITEM 9)

12. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A ALTA/NSPS LAND TITLE SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

13. SITE IS LOCATED 274 FEET SOUTH OF THE CENTERLINE OF RENWICK ROAD AND 260 FEET EAST OF THE CENTERLINE OF WEBER ROAD. (PETAINS TO TABLE A, ITEM 14)

14. TOPOGRAPHIC MAP PREPARED AND PROVIDED TO CLIENT SEPARATELY.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

CERTIFIED TO: FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
AND: SAI BOLINGBROOK, LLC SERIES D, AN ILLINOIS LIMITED LIABILITY COMPANY
AND: CHICAGO TITLE LAND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER THE PROVISIONS OF A CERTAIN AGREEMENT DATED JULY 15, 2015 AND KNOWN AS TRUST NUMBER 8002368679
AND: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 22nd, 2025.

DATED THIS 3rd DAY OF SEPTEMBER, A.D., 2025.

DRAFT

CHRISTOPHER J. SALAZAR
035-004017
LOMBARD
IL
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

CHRISTOPHER J. SALAZAR
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
EMAIL ADDRESS: CSALAZAR@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2027.

DRAWN BY	REVISIONS	DATE

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SEASONS AT CREST HILL
CITY OF CREST HILL, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	CJS
PROJ. ASSOC.:	CJS
DRAWN BY:	LB
DATE:	09/23/25
SCALE:	N.T.S.

SHEET 1 OF 6

FRDCRIL01

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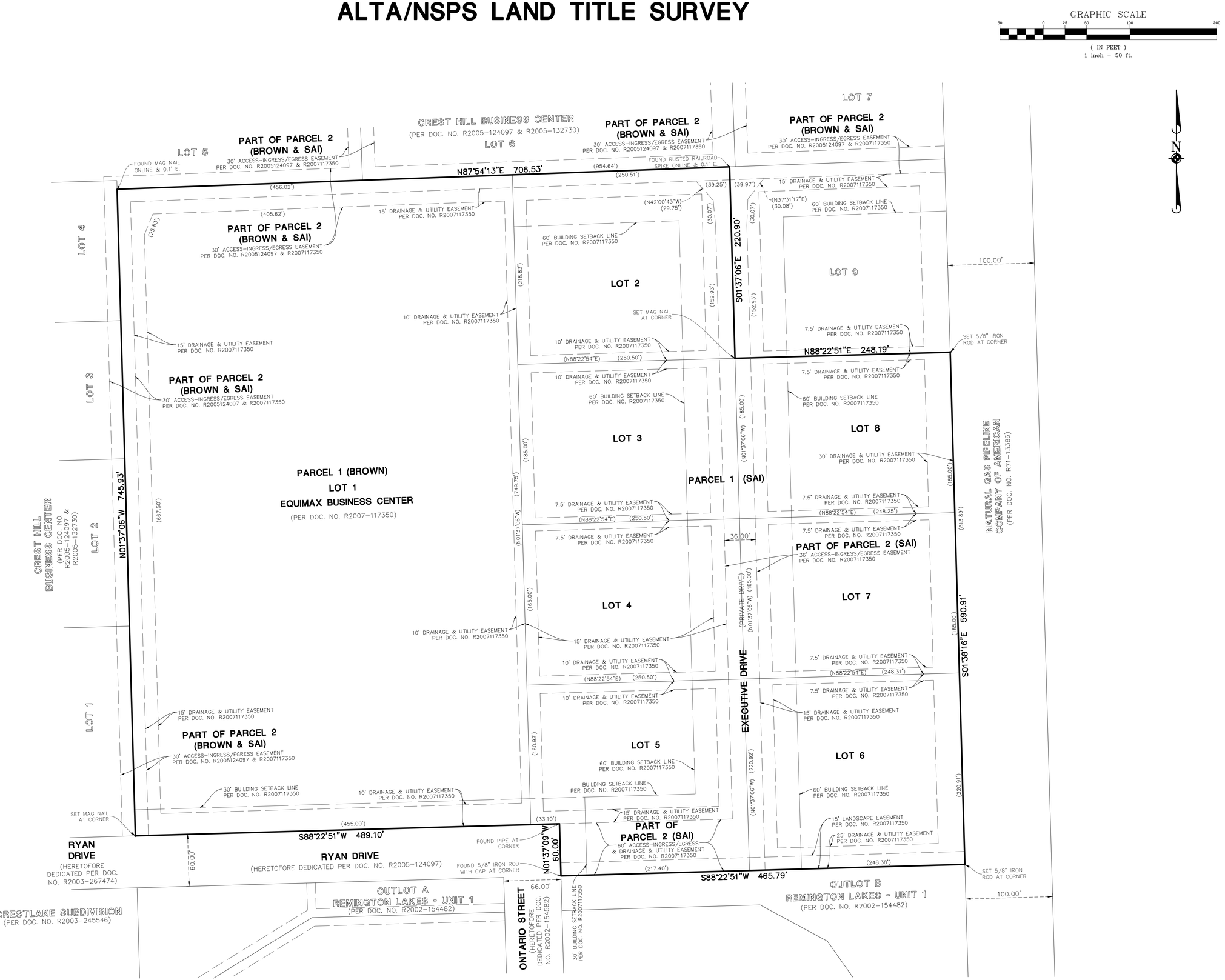
October 3, 2025 - 11:59 Dwg Name: \\mcl4s-nas\Projects-VA\Fidor\001\dwg\Survey\Final Drawings\Alta Survey\01-FRDCRIL-SA.dwg Updated By: LBotello

ALTA/NSPS LAND TITLE SURVEY



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SEASONS AT CREST HILL

CITY OF CREST HILL, ILLINOIS

ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.:	CJS
PROJ. ASSOC.:	CJS
DRAWN BY:	LB
DATE:	09/23/25
SCALE:	1" = 50'

SHEET 2 OF 6

FRDCRIL01

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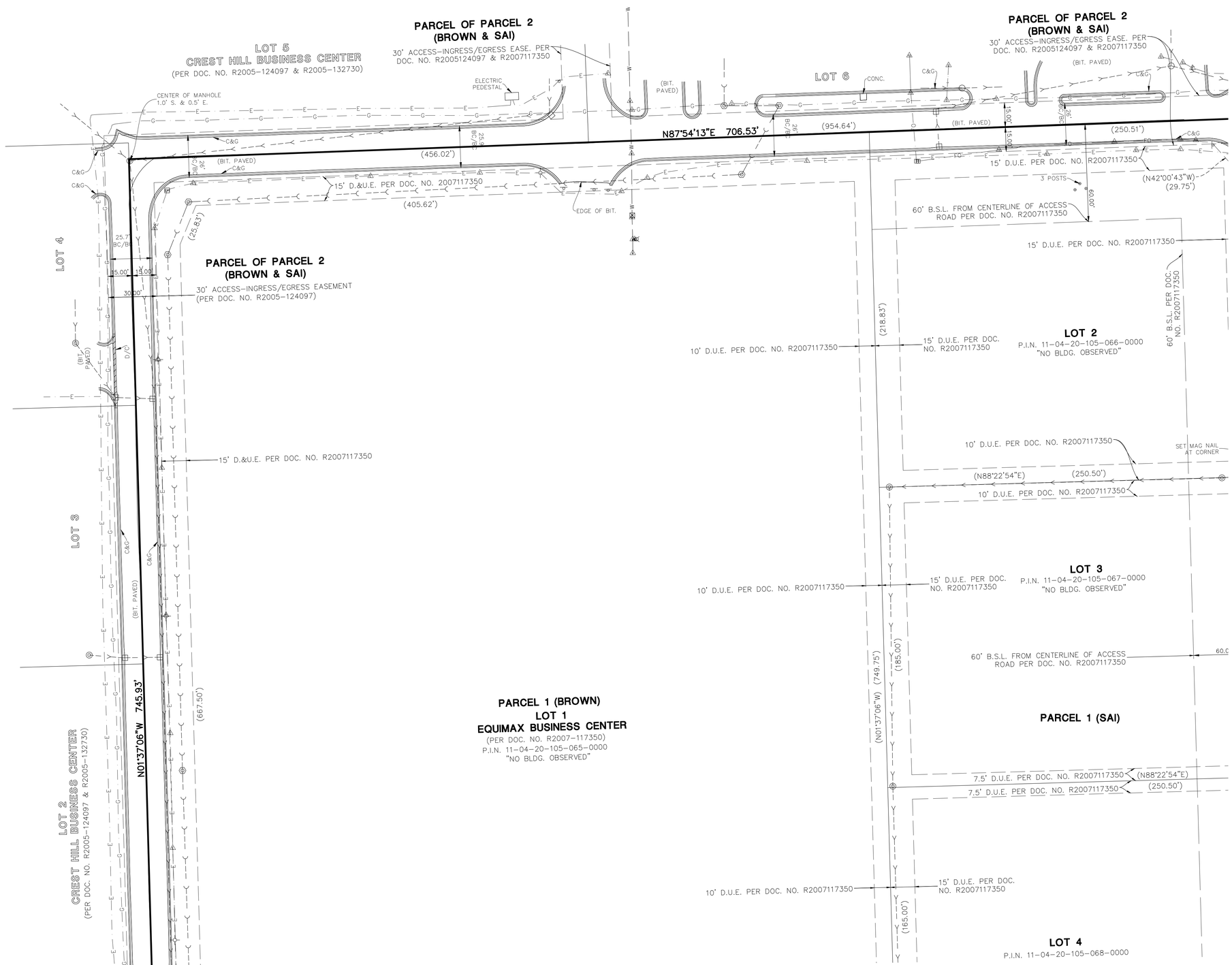
ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



LEGEND

- = EX. PROPERTY LINE
- = EX. EASEMENT LINE
- = EX. SECTION LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. WATERMAIN LINE
- = EX. UNDERGROUND ELECTRIC
- = EX. UNDERGROUND FIBER OPTIC
- = EX. UNDERGROUND GAS
- = EX. 1 FOOT CONTOURS
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- = EX. STORM CATCH BASIN (CB)
- = EX. STORM INLET (INL)
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- = EX. TELEPHONE PEDESTAL
- = EX. FIBER OPTIC LINE MARKER
- = EX. LIGHT STANDARD
- = EX. BOLLARD LIGHT
- = EX. SIGN
- = EX. BOLLARD
- = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. BUSHES
- = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. ELECTRIC HANDHOLE
- = EX. DOUBLE TELEPHONE HANDHOLE

ABBREVIATIONS

BIT	BITUMINOUS
BLDG.	BUILDING
B.S.L.	BUILDING SETBACK LINE
CB	CATCH BASIN
CONC.	CONCRETE
DOC.	DOCUMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
E.	EAST
EASE.	EASEMENT
ELEC.	ELECTRIC
N.	NORTH
NO.	NUMBER
R.O.W.	RIGHT OF WAY
S.	SOUTH
TRANS.	TRANSFORMER
W.	WEST
C&G	CURB AND GUTTER
BC/BC	BACK OF CURB TO BACK OF CURB
D/C	DEPRESSED CURB
XXX.XX'	MEASURED DIMENSIONS
(XXX.XX')	RECORD DIMENSIONS

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SEASONS AT CREST HILL
CITY OF CREST HILL, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: CJS
PROJ. ASSOC.: CJS
DRAWN BY: LB
DATE: 09/23/25
SCALE: 1" = 30'

SHEET
3 OF 6
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ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE
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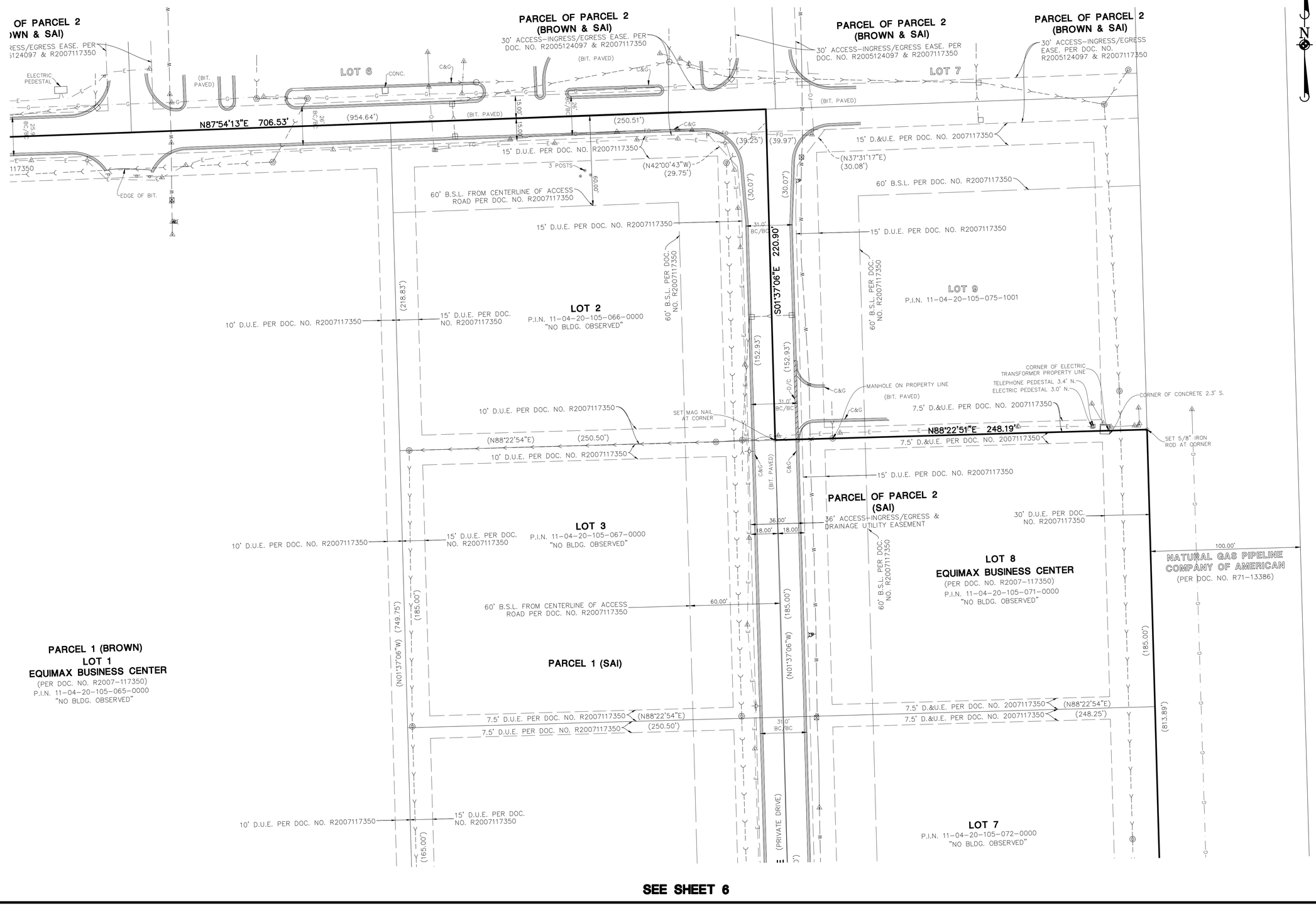
(IN FEET)
1 inch = 30 ft.



SEE SHEET 3

PARCEL 1 (BROWN)
LOT 1
EQUIMAX BUSINESS CENTER
(PER DOC. NO. R2007-117350)
P.I.N. 11-04-20-105-065-0000
"NO BLDG. OBSERVED"

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SEASONS AT CREST HILL
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ALTA/NSPS LAND TITLE SURVEY

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PROJ. ASSOC.:	CJS
DRAWN BY:	LB
DATE:	09/23/25
SCALE:	1" = 30'

SHEET 4 OF 6
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ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE
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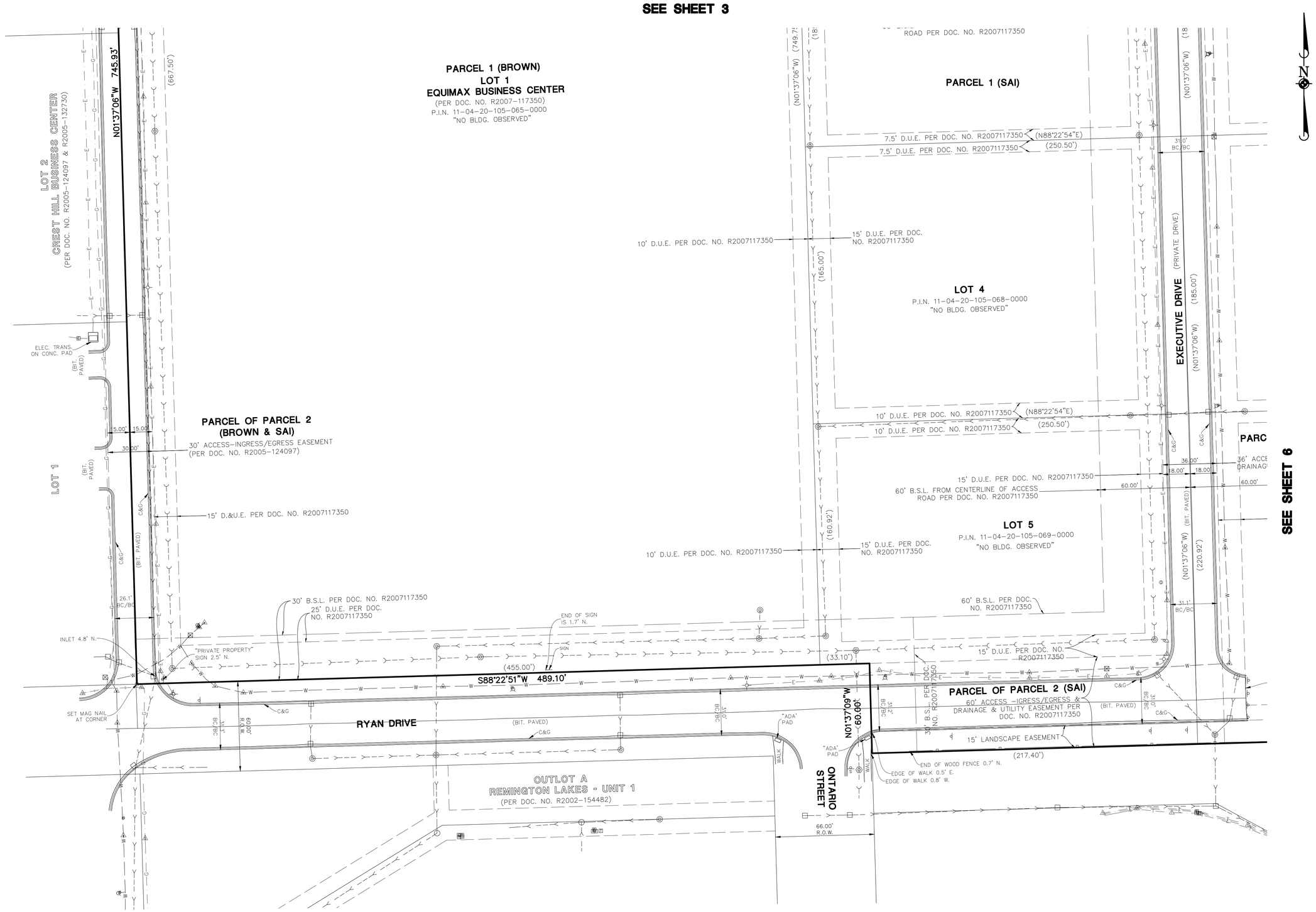
(IN FEET)
1 inch = 30 ft.



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SEASONS AT CREST HILL
CITY OF CREST HILL, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ. MGR.: CJS
PROJ. ASSOC.: CJS
DRAWN BY: LB
DATE: 09/23/25
SCALE: 1" = 30'

SHEET
5 OF 6
FRDCRIL01

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ALTA/NSPS LAND TITLE SURVEY

GRAPHIC SCALE

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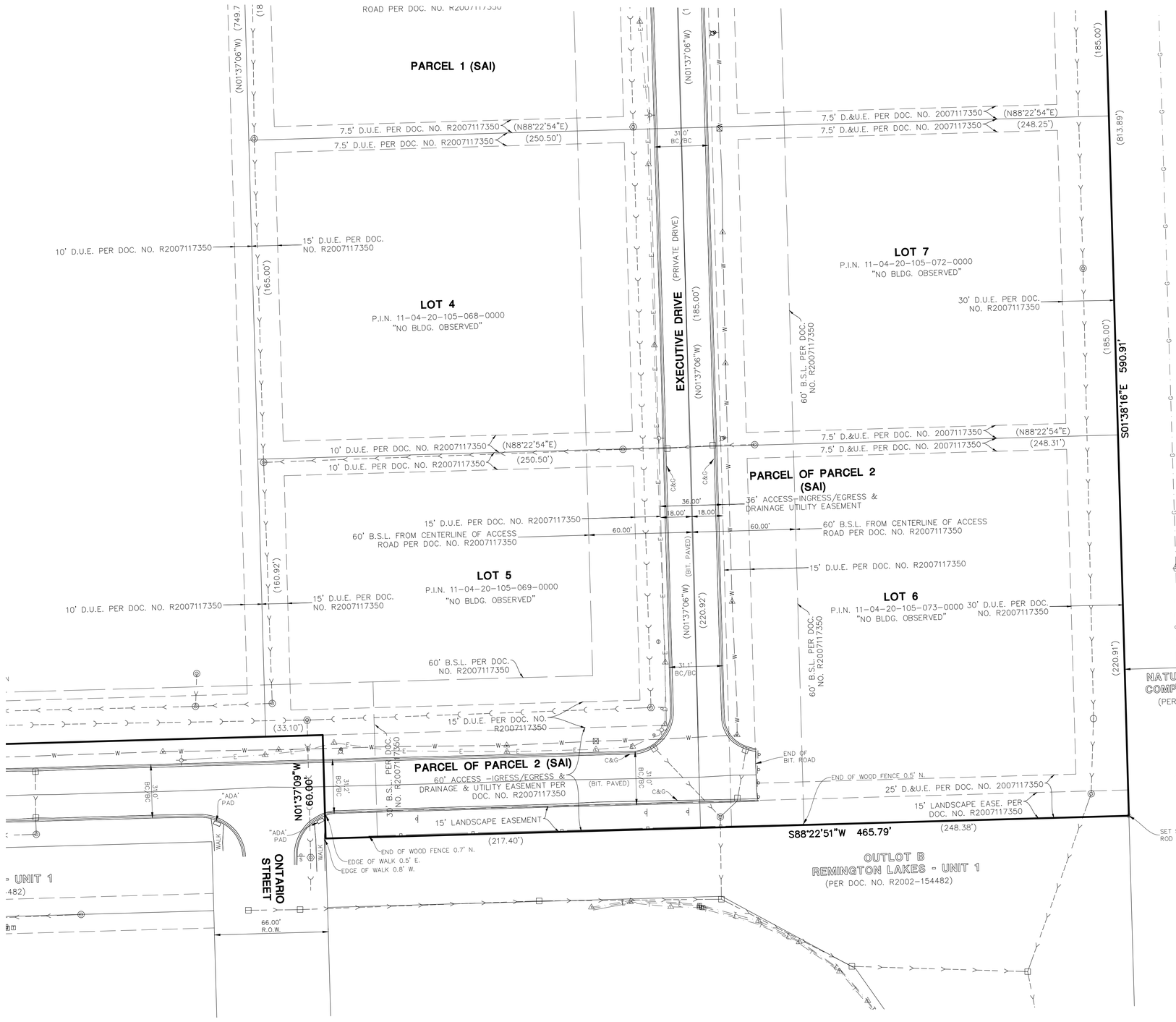
(IN FEET)
1 inch = 30 ft.

SEE SHEET 4

SEE SHEET 5



LEGEND

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- = EX. LIGHT STANDARD
- = EX. BOLLARD LIGHT
- = EX. SIGN
- = EX. BOLLARD
- 8" = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. BUSHES
- 16" = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- EH = EX. ELECTRIC HANDHOLE
- TT = EX. DOUBLE TELEPHONE HANDHOLE

ABBREVIATIONS

BIT	BITUMINOUS
BLDG.	BUILDING
B.S.L.	BUILDING SETBACK LINE
CB	CATCH BASIN
CONC.	CONCRETE
DOC.	DOCUMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
E.	EAST
EASE.	EASEMENT
ELEC.	ELECTRIC
N.	NORTH
NO.	NUMBER
R.O.W.	RIGHT OF WAY
S.	SOUTH
TRANS.	TRANSFORMER
W.	WEST
C&G	CURB AND GUTTER
BC/BC	BACK OF CURB TO BACK OF CURB
D/C	DEPRESSED CURB
XXX.XX'	MEASURED DIMENSIONS
(XXX.XX')	RECORD DIMENSIONS

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SEASONS AT CREST HILL
CITY OF CREST HILL, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

PROJ MGR.: CJS
PROJ ASSOC.: CJS
DRAWN BY: LB
DATE: 09/23/25
SCALE: 1" = 30'

SHEET 6 OF 6
FRDCRIL01

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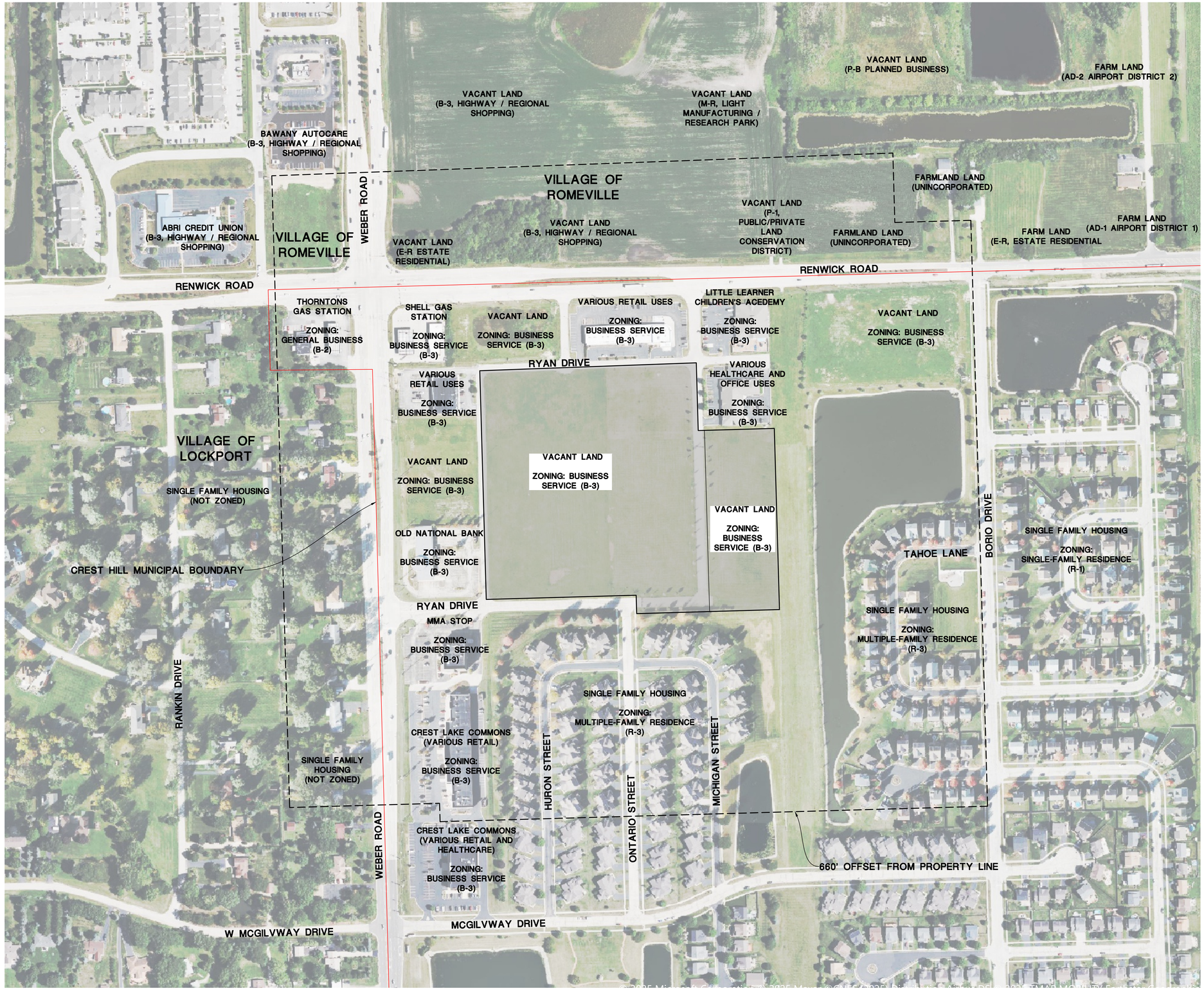

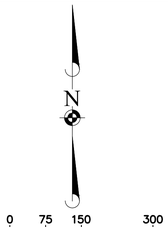

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SEASONS AT CREST HILL

CITY OF CREST HILL

SURROUNDING ZONING EXHIBIT

PROJ. MGR.:	JSE
PROJ. ASSOC.:	MSL
DRAWN BY:	CAW
DATE:	10-13-25
SCALE:	1"=150'

SHEET

EXB.

FRD.GUIL01

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October 13, 2025 - 13:33 Dwg Name: P:\Projects\0165\Eng\Preliminary\Exhibits Eng\SURROUNDING ZONING Exhibit.dwg, Updated By: jhastilowski