



Regular City Council Meeting

Crest Hill, IL

May 19, 2025

7:00 PM

Council Chambers

20600 City Center Boulevard, Crest Hill, IL 60403

Agenda

Opening of Meeting:

Pledge of Allegiance

Roll Call

Minutes:

- [1.](#) Approve the Minutes from the Regular Meeting Held on April 21, 2025
- [2.](#) Approve the Minutes from the Special Council Meeting Held on April 28, 2025
- [3.](#) Approve the Minutes from the Work Session Meeting Held on April 28, 2025
- [4.](#) Approve the Minutes from the Special Work Session Held on May 6, 2025

City Attorney:

City Administrator:

Public Works Department:

- [5.](#) Approve a Quote with Layne Christensen Company to Complete the Work on Well 10 and not to Exceed an Amount of \$80,000
- [6.](#) Approve Pay Request #28 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$571,023.23

City Engineer:

- [7.](#) Award the Contract and have the Mayor Execute the Construction Contract Documents with Strada Construction Company for the 2025 MFT Concrete Flatwork Program (Section No 26-00000-01-GM) in the Amount of \$141,525.00
- [8.](#) Approve a Resolution Rejecting the Bid of J. Russ & Company and Awarding the Contract for the Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement to Scanlon Excavating and Concrete in an Amount not to

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.

Exceed Two Million Four Hundred Forty-Nine Thousand and Eight Hundred Thirty-Six Dollars and Ten Cents (\$2,449,936.10)

- [9.](#) Approve a Resolution Approving a Construction Engineering Agreement for Oakland Avenue-Phase 1 Water Main Replacement and Road Reconstruction Improvement by and between the City of Crest Hill, Will County, Illinois and V3 Companies of Illinois, Ltd. in an Amount of \$193,319.00
- [10.](#) Approve a Resolution Approving an Agreement for 2025 Sidewalk Cutting Program-Construction by and between the City of Crest Hill, Will County, Illinois and Safe Step, LLC in the Amount of \$65,975.74
- [11.](#) Approve a Resolution Approving and Authorizing the Replacement of Completion Bond 30168303 Issued by Western Surety Company to the City of Crest Hill on Behalf of Executive Construction for the Gas N Wash Major PUD Project with Site Improvement Bond 7471749 Issued by Old Republic Surety Company to the City of Crest Hill on Behalf of Austin Tyler Construction, Inc. for the Remaining Site Improvements Contained in the 2/10/25 Engineer's Opinion of Probable Cost

Community Development:

- [12.](#) Approve an Ordinance Granting a Special Use Permit for a "Utility Facility" (Solar Array) and a Variation of Section 11.6-1of the Crest Hill Zoning Code with Respect to the Construction of the Emergency Access Road on PIN 11-04-33-100-002-0000, and a Variation from City Code Section 15.04.040(I)(8) to Allow a Driveway Width of 45 Feet of PIN 11-04-33-100-003-0000 Subject to Conditions (Application of Hendrickson USA, LLC)

Police Department:

- [13.](#) Approve a Resolution Approving a Purchase Agreement by and between the City of Crest Hill, Will County, Illinois, and Motorola Solution
- [14.](#) Approve an Ordinance Amending Chapter 1.20 and Article 3, Division I (Penalties) of the Code of Ordinances of the City of Crest Hill, Illinois
- [15.](#) Approve and Ordinance Amending Section 5.68.110 (Fee Schedule) of Chapter 5.68 (Towing Companies) of Title 5 (Business Licenses and Regulations) of the City of Crest Hill Code of Ordinances

Mayor's Report:

- [16.](#) Approval of Plan Commission Recommendation-Gordon Butler
- [17.](#) A Resolution Honoring Renee Maly on Her Retirement from the City of Crest Hill Police Department

[18.](#) Proclamation for Public Works Week 2025

[19.](#) Proclamation for Motorcycle Awareness Month

City Clerk's Report:

[20.](#) Approve a Block Party Request for Michelle Maynard on Saturday, July 26th, 2025

[21.](#) Approve a Block Party Request for Joshua Resto on Saturday, August 9th, 2025

City Treasurer's Report:

[22.](#) Approve a Resolution Approving the Removal of Glen Conklin as Authorized Signer of the City of Crest Hill Financial Accounts and Designating Treasurer Jamie Malloy as an Authorized Signer

[23.](#) Approval of the List of Bills Issued through May 1, 2025, in the Amount of \$2,065,212.76

24. Regular and Overtime Payroll from April 21, 2025, to May 4, 2025, in the Amount of \$264,571.62

Unfinished Business:

New Business:

Committee/Liaison Reports:

City Council Comments:

Public Comment:

Executive Session: If Called by Council for a Good Cause

25. 5ILCS 120/2(c)(1): The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity

Adjourn:

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
April 21, 2025

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

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

Mayor Soliman offered the city's condolences to the family of Sergeant Jose Duenez who was a member of the United States Army who lost his life in a tactical training exercise on March 31, 2025, in Lithuania. Mayor Soliman commented that three other soldiers lost their lives in this tragedy as well. Sergeant Duenez leaves behind his parents, wife, and a one-year-old son, along with five sisters. Mayor Soliman and the City of Crest Hill thank Sergeant Duenez for his service to our Country and for his sacrifice and we ask that you keep this family in your thoughts and prayers.

Mayor Soliman also commented that Pope Francis has passed away this morning. He was eighty-eight years old and served the people of the Catholic faith for the last twelve years and was a global peacemaker throughout the entire world. Mayor Soliman then asked that we offer our condolences for Pope Francis.

Mayor Soliman then asked for a moment of silence for Sergeant Jose Duenez and Pope Francis.

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

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

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

Mayor Soliman asked to deviate from the agenda and reminded everyone that on March 17, 2025, the City Council approved a Proclamation declaring the month of March 2025 as Bleeding Disorder awareness month in the City of Crest Hill.

Mayor Soliman then introduced two Crest Hill residents, Genny Moore and her fifth-grade son, Mr. John Moore, who attends Chaney-Monge Grade School, and they are here to explain about this disease.

Ms. Moore thanked everyone for having them at the meeting and commented that it means a lot to them for having the City of Crest Hill proclaim March as the Bleeding Disease awareness. John Moore is the third generation in the family with Severe Hemophilia, which is a rare disorder that affects one in five thousand people. Ms. Moore stated that there is 25,000 to 30,000 people in the United States with this disease, which is very rare. Originally, this was thought to be a male condition and woman are now having this condition as well. Ms. Moore commented that a person might want to be checked for this disorder, especially if they have trouble with excessive bleeding. Ms. Moore said if anyone is in need, please know you have support, and there are advocacy efforts in place to make sure there is adequate care.

John Moore thanked everyone for proclaiming March as the Bleeding Disorder month in the City of Crest Hill.

Council members thanked Ms. Genny Moore and her son John Moore, for coming and sharing the information with the Council and everyone else.

Mayor Soliman asked to deviate from the agenda to item numbers twelve and thirteen under the Police Department section.

POLICE DEPARTMENT: Deputy Chief Ryan Dobczyk requested to Approve an Ordinance Setting the Salary for the Position of Deputy Chief of Police (Patrol) for the City of Crest Hill per the memo dated April 21, 2025.

Deputy Chief Ryan Dobczyk commented that they will be setting the salary at \$136,000.00 for the pending appointment for David L. Reavis, Jr. Mr. Reavis, has received multiple accommodations and awards over the years. Deputy Chief Dobczyk commented that himself and Chief Clark are confident that Deputy Chief Reavis has the qualifications and experience to be a valuable part of the administration team in the City of Crest Hill.

(#1) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve an Ordinance Setting the Salary for the Position of Deputy Chief of Police (Patrol) for the City of Crest Hill per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Ordinance #2017

Deputy Chief Dobczyk approached the podium and gave a brief biography of Mr. David L. Reavis, Jr., highlighting his career achievements and qualifications. Mr. Reavis started with the Police Department in September of 2000 and during his time of patrol he achieved several milestones and became Detective Reavis in August of 2015, where he served on the Will-Grundy Major Crimes Taskforce and functioned as the Lead Investigator of several high-profile cases in addition to other cases that he worked as an investigator for the City of Crest Hill. Mr. Reavis then became Sergeant Reavis in June of 2017 and then he became the Sergeant of Investigations in 2021.

City Clerk Christine Vershay-Hall then approached the podium and administered the Oath of Office to Deputy Chief David Reavis, Jr.

Deputy Chief Reavis thanked Mayor Soliman and the City Council, for giving him this opportunity. He also thanked Police Chief Clark and Deputy Chief Dobczyk for the appointment. He then thanked his family, friends and brother and sisters in blue for all their support, especially his wife and children. He stated that he looks forward to working with everyone and is excited.

Mayor Soliman commented that Deputy Chief Reavis has worn multiple hats in the Police Department and has been a model Police Officer but more than that he stated that Deputy Chief Reavis is a good person, and he supports this 110% and knows Deputy Chief Reavis will do a fantastic job.

Council members congratulated Deputy Chief Reavis and wished him luck and thanked him for his service.

The Council was also introduced to Joshua Cercone, the newest police officer sworn in on April 7th and will be attending the Police Academy in Belleville. Officer Cercone commented that he served three years in the Army and was stationed in Washington State where he married his wife.

PUBLIC HEARING:

Mayor Soliman asked for a motion to open the Public Hearing for the City of Crest Hill's Fiscal Year 2025/2026 Annual Budget.

(#2) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Conduct a Public Hearing for the City of Crest Hill's Fiscal Year 2025/2026 Annual Budget.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Public Hearing opened at 7:24 p.m.

Finance Director Glenn Gehrke delivered a comprehensive budget overview with the following highlights:

- A combined federal budget deficit of \$2,617,682.00 due to reliance on fund balances.
- Projected total water/sewer capital projects at \$15,030,000.00 with \$9,922,392.00 eligible for grant reimbursement through the IEPA, DCEO, and CDBG grants.
- General fund revenues set at \$12,762,249.32 and expenditures at \$12,756,193.75, resulting in an anticipated \$6,055.57 surplus.
- A reported \$2.3 million surplus in the water/sewer fund targeted for future water projects.
- Liquid assets are approximately \$27 million.

Director Gehrke articulated the city's robust reserves surpassing minimum requirements, reinforcing its AA bond rating. Upon conclusion of the presentation, the Council engaged in discussions, spearheaded by Alderperson Oberlin, concerning reserve funds' allocation for infrastructure projects.

Director Gehrke, supported by Interim City Administrator Tony Graff, clarified that these reserves are earmarked for imminent water projects, especially toward commitments with the Grand Prairie Water Commission. Emphasis was placed on the critical nature of these financial reserves in maintaining the city's solidity, particularly given the \$33.5 million investment needed for water infrastructure, pivotal for the City of Crest Hill's transition to Lake Michigan Water by 2030.

Alderwoman Gazal commented that we have eight months of reserves but only supposed to have two months in reserve and asked what the purpose is of keeping that money in reserve when we have fractured streets. Director Gehrke commented that the minimum to keep money in reserve is two months and you want to keep that money in reserve since you have many projects coming up for that Grand Prairie Water Commission and it is expensive. It was then stated that some of the reserves will be going toward that project with the Grand Prairie Water Commission and when we get to the year 2026/2027 and must pay back the capitol projects the money would be in the bank.

Further dialogues underscored that these reserves provide financial safeguarding, allowing steady operational cash flow and project funding management without unforeseen borrowing needs. Reference was made to projected contributions essential for sustaining appropriate water and sewer rates, aligning with Grand Prairie Water Commission's fiscal obligations.

Mayor Soliman asked if anyone in the audience would like to approach the podium and make a comment or ask a question. There were none.

Treasurer Conklin thanked Director Gehrke for putting the budget together in such short notice. Treasurer Conklin also commented that Director Gehrke had assistance from the department heads and staff and everyone was very helpful.

Director Gehrke thanked the staff and department heads for helping and doing the best for the city and he stated that it is nice to work for a municipality where everyone comes together and the city should be proud of that.

Director Gehrke commented that he forgot to include the ordinance and asked if we can have another meeting to vote on the ordinance prior to April 30, 2025.

Attorney Stiff commented that this would be a special regular meeting with one agenda item and then you can move onto the work session meeting.

Mayor Soliman asked for a motion to close the Public Hearing for the City of Crest Hill's Fiscal Year 2025/2026 Annual Budget.

(#3) Motion by Alderperson Oberlin seconded by Alderman Albert, to close the Public Hearing for the City of Crest Hill's Fiscal Year 2025/2026 Annual Budget.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Public Hearing closed at 7:57 p.m.

CONDUCT A PUBLIC MEETING FOR THE MS4 ANNUAL UPDATE:

City Engineer Ron Wiedeman provided an update on the city's MS4 (Municipal Separate Storm Sewer System) permit compliance efforts, highlighting six key responsibilities the city upholds annually. This permit is renewed every five years. The update detailed efforts in the following areas:

- Public Education and Outreach on Stormwater Quality: Initiatives include regular updates on the city website and social media to educate the public about keeping water clean. The city regularly publishes educational materials to inform residents about the impact of stormwater pollution and how they can help prevent it.
- Public Involvement and Participation: The city encourages public participation through events like the meeting held that day, serving as a forum for transparency and community engagement. Public involvement is an ongoing aspect of the program, with opportunities for the community to provide feedback and learn more about the city's water quality initiatives.
- Illicit Discharge Detection and Elimination (IDDE): The city operates a pre-treatment program monitored annually to identify and eliminate unauthorized discharges into the storm sewer system. Residents are urged to report any suspicious activities such as oil dumping by contacting Public Works at 815-741-5108.
- Construction Site Stormwater Runoff Control: Routine inspections are conducted on construction sites to ensure compliance with local and state stormwater management regulations. Inspections are conducted before and after rain events, and the city requires developers to submit reports on compliance.
- Pollution Prevention and Good Housekeeping Practices: This involves routine maintenance activities by Public Works such as street sweeping and catch basin cleaning to minimize pollutants entering the storm sewer system. The city aims to reduce pollution through effective maintenance and operational strategies.

Engineer Wiedeman emphasized the importance of the MS4 program, which stands for Municipal Separate Storm Sewer System, as part of the Clean Water Act. The program plays a crucial role in protecting water quality by preventing pollutants from entering water bodies through stormwater runoff. Engineer Wiedeman noted that municipalities have a significant impact on water quality through land use decisions and public works operations.

Regular inspections are conducted on major outfalls annually and on all other outfalls every three to four years to ensure they are in good condition.

Additionally, he clarified the definition of illicit discharge, citing examples such as yard care products, automotive fluids, and sewage waste. Engineer Wiedeman also pointed out exemptions in the program like dechlorinated pool discharges and firefighting activities.

The City also has a permit renewal every five years, and they are currently preparing for the upcoming renewal period. This requires documentation of compliance with program components and submission to the appropriate regulatory authorities. Engineer Wiedeman reiterated the positive impact of these efforts on keeping the water safe for drinking, fishing, and other activities, helping to maintain the ecological balance and environmental health of Crest Hill.

Mayor Soliman asked if anyone had any questions or comments regarding the MS4 Annual update. There were no questions from the Council or public following the update, indicating comprehensive understanding and satisfaction with the current MS4 compliance efforts.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Work Session Meeting Held on March 31, 2025, for Council approval per the memo dated April 21, 2025.

(#4) Motion by Alderwoman Gazal seconded by Alderwoman Methvin, to Approve the Minutes from the Work Session Meeting Held on March 31, 2025, per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Mayor Soliman presented the minutes from the Special Work Session Meeting Held on April 8, 2025, for Council approval per the memo dated April 21, 2025.

(#5) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to Approve the Minutes from the Special Work Session Meeting Held on April 8, 2025, per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Methvin.

ABSENT: None.

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

Mayor Soliman presented the minutes from the Special Work Session Meeting Held on April 15, 2025, for Council approval per the memo dated April 21, 2025.

(#6) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve the Minutes from the Special Work Session Meeting Held on April 15, 2025, per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Methvin.

ABSENT: None.

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

CITY ATTORNEY: Attorney Mike Stiff commented that he has no agenda items but is happy to answer any questions. There were none.

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

Community Development Update Items from Director Ainsworth:

- A. There will be a special meeting for the Plan Commission on April 25, 2025, as a Crest Hill business, Hendrickson USA LLC, is looking to add a solar array to their facility to help power their own facility. This has a minimum requirement for a special use. This business is applying for a grant which requires them to go through the entitlement process before June 1, 2025. With that notion, the City Council will see this item at a meeting in May.
- B. The property at the northwest corner of Russ Way and Weber Road has received a grading permit as this will lead to the construction of a new 16,000 SF light industrial building. The property is zoned M-1, and the property owner/developer is working to ensure that all codes are satisfied to help construct this building and bring in a new business to Crest Hill.
- C. Staff from the Community Development and Finance Departments have been working together to complete the FY24 Annual TIF Reports. The reports have been completed and annual meetings with all taxing bodies is scheduled to report on activities within each respective TIF District – this meeting is called the Joint Review Board (JRB). The JRB has been scheduled for Tuesday, April 29, 2025, at 2 pm taking place in the City Council Chambers which have posted on the City Web site. More information will be provided about this meeting in the very near future.
- D. Community and Economic Development Director Ainsworth is registered and scheduled to attend the ICSC Las Vegas Conference which is the premier event and takes place annually in May which is May 17 – 20, 2025. This is a two to three-day gathering of dealmakers and industry experts, who are driving innovation and evolution in commercial real estate. (Note: Patrick can set up appointments with developers and brokers before arriving at the conference. Also, Patrick has experience attending this conference in the past.)

STATEVILLE CORRECTIONAL CENTER – Capital Development Board – No Update

BL DUKE FIRE: B.L. Duke Fire Incident 11/1/2024: The Finance Director Glenn Gehrke is preparing the invoice which was delivered to BL Duke Scrap Metal Recycling Yard 2 Genstar Lane near Industry Avenue off Broadway Street (Unincorporated Will County).

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

- a. Building Inspector Announcement: A final candidate has been chosen, and the conditional offer of employment has been signed. Potential starting date is the week of May 5th.
- b. City Administrator Search – MGT/GovHR Consulting Recruitment Services –The candidates have been selected and invited for their interview on 4/15, 22 & 29/2025 for the Special Work Session Meetings.
- c. Director of Public Works – Job Announcement has been posted on the city web site and HR Strahl has sent the announcement to job boards and association web sites including Local News Paper, American Public Works Association and the closing date is May 16, 2025.
- d. Summer Laborers (Part Time) – Public Works: Job Announcements have been posted on the city web site closing date is April 30, 2025.

Water Meter Replacement Project – (ON-GOING) Non-Compliance property owners' appointments are progressing. No update. If they do not make an appointment to replace their meter, they will receive a fee of \$50.00 for a manual read a billing cycle, until they replace their meter.

Places For Eating Tax – Delinquent Businesses: Delinquent Businesses: Additional citations were issued. Staff is preparing the documents and records requested by City Attorney Stiff to prepare civil action. We will keep everyone updated as the process continues.

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

Department of Public Works Training - Two employees attended the Water Conference in Peoria, DPW Employee John Kemp successfully passed the Class B Water License Test.

State of Illinois Crime Lab/State Police Headquarters Project – Nothing new to report.

City Website – Update: CivicPLUS had a TEAMS meeting to begin outlining tasks and allowing for feedback relating to the web site redesign process. All departments are participating. Redesign Concept templates will be discussed at the next TEAMS meeting. A proposal is being prepared by CivicPLUS to present at a work session in May to review the additional services to redesign and update the Web Site, ADA Compliance Assessment, on-line payment module, and Community News Section. Easy to navigate and the ability for employees to refresh the web design.

Alderman Cipiti asked how many non-compliant meters are there still to replace and he was told there are sixty-two meters still needing replaced.

Council members asked questions about the water meter replacement project and enforcement of the proposed fee for a manual read. Interim City Administrator Graff explained they would draft an ordinance and notify affected property owners before implementing the fee.

Council was in favor of a letter going out informing the residents who were not compliant that there will be a \$50.00 fee.

PUBLIC WORKS DEPARTMENT: Interim Public Works Director Julius Hansen requested to Approve a Resolution Approving a Proposal for Consultant Services by and between the City of Crest Hill, Will County, Illinois, and Total Environmental Service Technologies, Inc. (TEST, Inc.) per the memo dated April 21, 2025.

(#7) Motion by Alderman Albert seconded by Alderwoman Methvin, to Approve a Resolution Approving a Proposal for Consultant Services by and between the City of Crest Hill, Will County, Illinois, and Total Environmental Service Technologies, Inc. (TEST, Inc.) per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Resolution #1295

Interim Public Works Director Julius Hansen requested the Approval of Pay Request #27 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,076,112.10 per the memo dated April 21, 2025.

(#8) Motion by Alderwoman Gazal seconded by Alderwoman Methvin, to Approve Pay Request #27 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,076,112.10 per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

CITY ENGINEER: City Engineer Ron Wiedeman requested to Approve the Mayor to Execute the MFT Forms for Resolution for Maintenance Under the Illinois Highway Code, Estimate of Maintenance Costs and Maintenance Engineering to be Performed by a Consulting Engineer for 2025/2026 MFT Program as included in the 2025/2026 City Budget per the memo dated April 21, 2025.

(#9) Motion by Alderperson Oberlin seconded by Alderman Albert, to Approve the Mayor to Execute the MFT Forms for Resolution for Maintenance Under the Illinois Highway Code, Estimate of Maintenance Costs and Maintenance Engineering to be Performed by a Consulting Engineer for 2025/2026 MFT Program as included in the 2025/2026 City Budget per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Resolution #1296

City Engineer Ron Wiedeman requested a Resolution Approving an Engagement Letter with Chapman and Cutler, LLP in an Amount not to Exceed \$45,000.00 for Funding through the Water Pollution Control Loan Program (Administered by the Illinois EPA) of Certain Capital Projects Required for the City's Conversion to Lake Michigan Water per the memo dated April 21, 2025.

Alderman Albert noted an error in the resolution referring to "deep wells" instead of "shallow wells." The motion was amended to correct this language. The motion was amended to "shallow wells."

(#10) Motion by Alderperson Oberlin seconded by Alderman Dyke, to Approve a Resolution Approving an Engagement Letter with Chapman and Cutler, LLP in an Amount not to Exceed \$45,000.00 for Funding through the Water Pollution Control Loan Program (Administered by the Illinois EPA) of Certain Capital Projects Required for the City's Conversion to Lake Michigan Water per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Resolution #1297

COMMUNITY DEVELOPMENT: Economic & Community Development Director Patrick Ainsworth requested to Approve a Resolution Approving the Appointment of Adam Crossett to the Position of Full-Time Building Inspector for the City of Crest Hill Effective May 5, 2025, and Setting the Initial Salary for Adam Crossett per the memo dated April 21, 2025. This is setting the initial salary at \$72,000.00.

(#11) Motion by Alderman Albert seconded by Alderwoman Methvin, to Approve a Resolution Approving the Appointment of Adam Crossett to the Position of Full-Time Building Inspector for the City of Crest Hill Effective May 5, 2025, and Setting the Initial Salary for Adam Crossett per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Resolution #1298

Economic & Community Development Director Patrick Ainsworth requested to Approve a Resolution and Authorizing the Execution of a "First Amendment to Contract for the 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 per the memo dated April 21, 2025.

This would be a resolution to amend the contract with QuikTrip Corporation, allowing ninety (90) additional days for due diligence related to IDOT access on Plainfield Road.

(#12) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to Approve a Resolution and Authorizing the Execution of a “First Amendment to Contract for the 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 per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.
Resolution #1299

Mayor Soliman asked if anyone had any questions for Economic & Community Development.

Alderman Dyke inquired about several properties, including:

- The Oakland Avenue bus lot (letter sent requesting a meeting with property owners)
- Vacant properties on Weber Road (unincorporated, potential for future development)
- An abandoned house on Broadway/Route 53 (on state property, to be investigated)

MAYOR’S REPORT: Mayor Soliman requested the Re-appointment of Plan Commissioner John Stanton per the memo dated April 21, 2025. This will be his fifth three-year term expiring May 1, 2028.

(#13) Motion by Alderperson Oberlin seconded by Alderman Albert, for the Re-appointment of Plan Commissioner John Stanton per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Mayor Soliman requested the Re-appointment of Plan Commissioner Jeff Peterson per the memo dated April 21, 2025. This will be a three-year term expiring May 1, 2028.

(#14) Motion by Alderwoman Methvin seconded by Alderman Albert, for the Re-appointment of Plan Commissioner Jeff Peterson per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Mayor Soliman requested the Re-appointment of Civil Service Commissioner Frank Blaskey per the memo dated April 21, 2025. This will be his third three-year term expiring May 1, 2028.

(#15) Motion by Alderman Albert seconded by Alderwoman Methvin, for the Re-appointment of Civil Service Commissioner Frank Blaskey per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Mayor Soliman requested the Re-appointment of Deputy Liquor Commissioner Mike Gale per the memo dated April 21, 2025. This is a four-year term expiring May 7, 2029.

Motion by Alderwoman Methvin seconded by Alderwoman Gazal, for the Re-appointment of Deputy Liquor Commissioner Mike Gale per the memo dated April 21, 2025.

Some Council members, including Alderman Albert and Alderman Dyke, raised concerns about appointing a non-resident to such a position. Alderman Albert commented that he has the upmost respect for Mr. Gale but feels this position should be a resident of the City of Crest Hill.

Mayor Soliman commented that Deputy Liquor Commissioner Gale has served in this role for the past 16 years and has resided in the city for over 40 years. Mayor Soliman expressed his confidence in Deputy Commissioner Gale's qualifications and highlighted the effective teamwork between Deputy Liquor Commissioner Gale and fellow Deputy Liquor Commissioner Stengele.

(#16) Motion by Alderwoman Methvin seconded by Alderwoman Gazal, for the Re-appointment of Deputy Liquor Commissioner Mike Gale per the memo dated April 21, 2025.

On roll call, the vote was:

AYES: Ald. Kubal, Methvin, Gazal.

NAYES: Ald. Albert, Dyke, Jefferson, Oberlin Cipiti.

ABSENT: None.

There being five (5) negative votes, the MOTION FAILED.

Mayor Soliman requested the Re-appointment of Deputy Liquor Commissioner Dave Stengele per the memo dated April 21, 2025. This will be a four-year term expiring May 7, 2029. Mr. Stengele's tenure began on January 21, 2019.

(#17) Motion by Alderman Albert seconded by Alderwoman Methvin, for the Re-appointment of Deputy Liquor Commissioner Dave Stengele per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Mayor Soliman also announced the City's Annual Memorial Day Program scheduled for May 26, 2025, at 2:00 PM. The event would feature guest speaker Tony Arellano from Cantigny Post 367 VFW and music by the Frankfort Brass Band. Attendees are encouraged to honor the sacrifices made by Veterans and Police Officers through their service, underlining the spirit of community and remembrance that Memorial Day embodies. Refreshments are to be served following the ceremony.

CITY CLERK: Clerk Vershay-Hall also announced that the City-Wide Garage Sale will be Thursday, May 15, 2025, through Sunday, May 18, 2025. There is a \$5.00 permit fee and the deadline to submit your application and be placed on the list is Tuesday, May 13, 2025. Maps and Lists will be available for pick up at the Clerk's Office on Wednesday, May 14, 2025.

CITY TREASURER: City Treasurer Glen Conklin requested to Approve the List of Bills Issued Through April 21, 2025, in the Amount of \$1,402,360.27 per the memo dated April 21, 2025.

(#18) Motion by Alderperson Oberlin seconded by Alderman Dyke, to Approve the List of Bills Issued Through April 21, 2025, in the Amount of \$1,402,360.27 per the memo dated April 21, 2025.

On roll call, the vote was:

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

NAYES: None

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

City Treasurer Glen Conklin presented the Regular and Overtime Payroll from March 24, 2025, through April 6, 2025, in the amount of \$251,440.24 per the memo dated April 21, 2025.

City Treasurer Glen Conklin presented the Quarterly Compensation Time Buy Back for the Period February 1, 2025, ~ April 30, 2025, in the Amount of \$18,173.10 per the memo dated April 21, 2025.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

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

CITY COUNCIL COMMENTS: Alderperson Oberlin reminded all that April 22nd is Earth Day and asked everyone to do whatever you can to help our planet.

PUBLIC COMMENT: There were no public comments.

Attorney Stiff informed the Council that there was a need for an executive session on 5ILCS 120/2(c)(11).

(#19) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to go into executive session on 5ILCS 120/2(c)(11).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Executive Session 8:43 p.m.

(#20) Motion by Alderperson Oberlin seconded by Alderman Cipiti, to reconvene from the executive session on 5ILCS 120/2(c)(11).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Reconvened 9:04 p.m.

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

(#21) Motion by Alderman Dyke seconded by Alderman Jefferson, to adjourn the April 21, 2025, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 9:05 p.m.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

MINUTES OF THE SPECIAL CITY COUNCIL MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
April 28, 2025

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

The Pledge of Allegiance was recited in unison.

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

Also present were: Interim City Administrator Tony Graff, Finance Director Glenn Gehrke, Building Commissioner Don Seeman, City Attorney Mike Stiff, Deputy Clerk Karen Kozerka.

Absent were: Police Chief Ed Clark, City Engineer Ron Wiedeman, Community and Economic Development Director Patrick Ainsworth, Interim Public Works Director Julius Hansen, Interim Human Resource Manager Dave Strahl, Community Development Consultant Ron Mentzer.

Mayor Soliman commented that the only agenda item for this special meeting is a request to approve an ordinance approving the budget of the City of Crest Hill for the Fiscal Year Commencing May 1, 2025, and ending April 30, 2026.

CITY TREASURER: Finance Director Glenn Gehrke requested to Approve an Ordinance Approving the Budget of the City of Crest Hill for the Fiscal Year Commencing May 1, 2025, and Ending April 30, 2026, per the memo dated April 28, 2025.

(#1) Motion by Alderman Albert seconded by Alderwoman Methvin, to Approve an Ordinance Approving the Budget of the City of Crest Hill for the Fiscal Year Commencing May 1, 2025, and Ending April 30, 2026, per the memo dated April 28, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Cipiti.

ABSENT: None.

There being seven (7) affirmative votes, the MOTION CARRIED.
Ordinance #2018

APPROVAL OF MINUTES: There were no minutes needing approval.

CITY ATTORNEY: There were no agenda items for discussion.

CITY ADMINISTRATOR: Interim City Administrator Tony Graff had no agenda items for discussion.

PUBLIC WORKS DEPARTMENT: There were no agenda items for discussion.

CITY ENGINEER: There were no agenda items for discussion.

COMMUNITY DEVELOPMENT: There were no agenda items for discussion.

POLICE DEPARTMENT: There were no agenda items for discussion.

MAYOR'S REPORT: There were no agenda items for discussion.

CITY CLERK: There were no agenda items for discussion.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

COMMITTEE/LIAISON REPORTS: Alderperson Oberlin also announced that the Lidice Ceremony is on Sunday, June 8, 2025, at 11:00 a.m. and if it is raining the ceremony will be held inside the Council Chambers.

Alderperson Oberlin also asked for help setting up and Interim Administrator Tony Graff commented that he would talk to Public Works regarding setting up.

CITY COUNCIL COMMENTS: There were no Council comments.

PUBLIC COMMENT: There were no public comments.

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

(#2) Motion by Alderman Dyke seconded by Alderman Albert, to adjourn the April 28, 2025, Special Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 7:06 p.m.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
April 28, 2025

The April 28, 2025, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:15 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderwoman Jennifer Methvin, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also Present were: Interim City Administrator Tony Graff, Deputy Chief Ryan Dobczyk, Finance Director Glenn Gehrke, Building Commissioner Don Seeman, City Attorney Mike Stiff, Deputy Clerk Karen Kozerka.

Absent were: Police Chief Ed Clark, Community & Economic Development Director Patrick Ainsworth, City Engineer Ron Wiedeman, Interim Public Works Director Julius Hansen, Community Development Consultant Ron Mentzer, Interim Human Resource Manager Dave Strahl.

TOPIC: Penalty Permit Fee Waiver Request for 20635 Renwick Road

Building Commissioner Don Seeman commented that they received a request submitted by SD Base Corp to reduce the penalty permit fee tied to 20635 Renwick Road. The penalty permit fee was for work completed without getting the building permits. Commissioner Seeman gave some background stating that on March 11th, it was observed that a wall was installed without obtaining a permit. Permit application was submitted for the work with the scope of work with a total cost of the construction at \$4000.00. The permit fee came to \$1400.00 with the penalty fee. Without the penalty fee the permit fee would have been \$350.00.

The Building Department sent a warning letter and gave seven (7) days to comply. On March 17, 2025, the permit was applied for without the scope of work and the violation was marked as resolved due to the application submitted. On March 20, 2025, the scope of work was received. On March 26, 2025, the permit scope was approved. Their contractor registered with the city but was not registered at the time that the work was done. On April 16, 2025, the permit was approved, and it is awaiting payment and to be picked up.

Roger Chavez approached the podium and stated that he is the Property Manager for SD Base Corporation and stated that there was an extra space in the restaurant and they basically installed a wall and closed off that opening to create another space.

Mr. Chavez was then asked if he was requesting an entire waiver of the permit fee and penalty and Mr. Chavez stated only the penalty fee portion.

Mayor Soliman asked for an informal vote and was told by Attorney Stiff no motion is needed. It was asked if the staff's recommendation was to deny the request?

Mayor Soliman asked for an informal vote to DENY the waiver per the request of the staff.

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

NAYES: None.

ABSENT: None.

Alderman Oberlin asked if these types of requests will be coming to the Council all the time and stated that they should not be coming to the Council every time someone does not like the response they receive from staff.

Discussion took place, stating that it is unnecessary for these types of waiver requests to come to the Council.

Alderman Cipiti believed the Council already had updated the ordinance to reflect this.

Attorney Stiff commented that it was discussed but only with respect to the penalty fee for the late business licenses but at this time it has not been updated. Attorney Stiff then commented that they discussed waiting until the election to amend the ordinance. He also believes that Interim Administrator Graff is bringing it to a work session to discuss the administrative penalty for not submitting your business license payment on time.

Alderman Albert commented that he thought the Council recently had a waiver request. Commissioner Seeman commented that we did approve a waiver for up to \$2,500.00 but it was for another municipality. Attorney Stiff commented that there is a policy that Consultant Ron Mentzer had at a meeting last year that the Council passed where if an applicant is another governmental entity the staff has a certain level of power to waive before it would be brought to the Council.

Alderman Oberlin commented that she received a call from a resident that she needed to attend a meeting but that only frustrates the Council having the residents ask for a waiver at a meeting when staff can enforce the policy.

Mayor Soliman commented that the Building Commissioner or the Mayor does not have the authority to waive a fee. Attorney Stiff commented that the Council could give some authority to the department heads or just enforce the ordinance.

Attorney Stiff commented that maybe we need to put in the beginning of the codebook stating that the staff has no authority to waive instead of putting the language under each section.

Further discussion was had regarding changing the verbiage of the ordinance book and Interim Administrator Graff would like to add additional coverage and possibly a cap on the fees or a grace period. Interim Administrator Graff commented that he would discuss with Economic & Community Development Director Patrick Ainsworth and bring back some ideas at another work session.

TOPIC: Civil Service Commission Appointment – Tom Hunter

Mayor Soliman recommended Mr. Tom Hunter to the appointment to the Civil Service Commission. This would be a one-year appointment expiring May 1, 2026. This would be filling the vacancy of Nick Weiss due to his passing.

Mayor Soliman commented that Mr. Hunter has a very impressive resume and past work experience and believes he would make a great candidate for the Civil Service Commission.

Mr. Tom Hunter approached podium, introduced himself, and gave a brief biography of how he became a Crest Hill resident and gave some background on his work experience. Mr. Hunter lives in Carillon Lakes, and when the Mayor approached Mr. Hunter about the position in 2024, he thought that it would be a great opportunity to give back to his community.

Alderman Cipiti asked Mr. Hunter if Mayor Soliman came to his home asking him to apply. Mayor Soliman commented that Mr. Hunter's resume is very impressive with his past background experience working with the Secret Service Agency. He then commented that back in 2024 when he heard of the Commissioner's health condition, he thought Mr. Hunter would be a great fit in the Civil Service Commission and wanted to keep Mr. Hunter in mind.

Mr. Hunter thanked the Council for their time.

Mayor Soliman asked for the Council's concurrence to make the appointment of Mr. Tom Hunter at the May 5, 2025, Council Meeting and asked for an informal vote.

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

NAYES: None.

ABSENT: None.

TOPIC: Police Pension Board Appointment – Glen Conklin

Mayor Soliman recommended Mr. Glen Conklin to the appointment of the Police Pension Board. This would be a two-year term expiring May 1, 2027.

Mayor Soliman commented that he received a resignation letter from Mr. Andy Womack, who decided not to renew his two-year term. Mayor Soliman then commented that he reached out to our current Treasurer Glen Conklin, who has graciously agreed to serve as a voting member of the Police Pension Board. Mr. Conklin has the institutional knowledge, and he has attended most of the Police Pension Board Meetings as the Treasurer and he would be the obvious choice to place in that position.

Mr. Conklin commented that he has only missed a couple of meetings in his twelve years, and he is familiar with the members and stated that he would like to serve in that capacity.

Mayor Soliman asked for the Council's concurrence to make the appointment of Mr. Glen Conklin at the May 5, 2025, Council Meeting. This is for a two-year term, which would expire on May 1, 2027. Mayor Soliman asked for an informal vote.

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

NAYES: None.

ABSTAIN: Ald. Gazal.

ABSENT: None.

Alderwoman Gazal commented that for ethical reasons she would be abstaining, but she wanted to state that she believes he would be great at this appointment.

Aldersperson Oberlin commented for the record that she thought was very noble of Alderwoman Gazal and thanked her for being ethical.

PUBLIC COMMENTS:

There were no public comments.

MAYOR UPDATES:

There were no Mayor updates.

COMMITTEE/LIAISON UPDATES:

There were no committee/liaison updates.

CITY ADMINISTRATOR UPDATES:

Interim City Administrator Tony Graff referenced the NIMEC Agreement and received a proposal from Adam Hoover that will need to be acted on by May 12, 2025. This will be on the May 5, 2025 Council Meeting, and this is a little better than what we had with the last aggregation agreement.

Attorney Stiff informed the Council that there was a need for an executive session on 5ILCS 120/2(c)(1) and 5ILCS 120/2(c)(11).

(#1) Motion by Aldersperson Oberlin seconded by Alderwoman Methvin, to go into an executive session on 5 ILCS 120/2(c)(1) and 5 ILCS 120/2(c)(11).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Executive Session 7:46 p.m.

(#2) Motion by Aldersperson Oberlin seconded by Alderwoman Methvin, to reconvene from the executive session on 5 ILCS 120/2(c)(1) and 5 ILCS 120/2 (c)(11).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Reconvened 8:29p.m.

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

The meeting adjourned at 8:29 PM.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

MINUTES OF THE SPECIAL WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
May 6, 2025

The May 6, 2025, City Council special work session was called to order by Mayor Raymond R. Soliman at 6:30 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: Interim Administrator Tony Graff, Ryan Cotton- Zoom (MGT Impact Solutions).

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

PUBLIC COMMENTS:

There were no public comments.

TOPIC: EXECUTIVE SESSION 5 ILCS 120/2 (c)(1)

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Executive Session 6:32 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. Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Reconvened 10:10p.m.

The meeting was adjourned at 10:10 pm.

Approved this _____ day of _____, 2025
As presented _____
As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT

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

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

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

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

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

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

Attachments: Quote from Layne Christensen Company.

CHANGE ORDER: The invoice came in \$13, 645.90 more than the quote and \$8,951.90 more than the board approved for the emergency work. The grand Total is \$88,951.90 with \$38,951.90 being paid by insurance.



A GRANITE COMPANY

INVOICE

Item 5.

Inv No.: 2930327

Page 1 of 2

LAYNE CHRISTENSEN COMPANY

Remit To:
PO BOX 743609
LOS ANGELES CA 90074-3609

831 - LAYNE AURORA
PH: 262-246-4646
Email: arprocessingcenter@gcinc.com

CUSTOMER PO#: Signed Proposal
WO#:
LAYNE JOB#: 1610189

Sold To: 889126
CITY OF CREST HILL
[REDACTED]
CREST HILL, IL 60403-1991

Notes:
amartino@cityofcresthill.com; jhansen@cityofcresthill.com

INV/DATE	DUE DATE	ACCOUNT MANAGER	PROJECT MANAGER	TERMS
4/28/2025	5/28/2025	KENNY, CANYON	GRAY, JASON R.	A/R Net 30 Days
QTY/Units	UOM	Remark	Unit Price	Total

CREST HILL 10 TROUBLESHOOT, PULL, AND SET

FIELD LABOR

51.00	HR	Small Rig and 2-man crew	\$496.00	\$25,296.00
58.50	HR	Serviceman with Service Truck and Trailer	\$281.00	\$16,438.50
8.00	HR	Helper	\$203.00	\$1,624.00
4.00	DY	Power tong usage	\$475.00	\$1,900.00
Sub Total ==>				\$45,258.50

YARD LABOR

4.50	HR	Serviceman and Helper - loading/unloading	\$385.00	\$1,732.50
12.00	HR	Serviceman with Hand Tools	\$195.00	\$2,340.00
28.00	HR	Machinist and Equipment	\$214.00	\$5,992.00
.50	HR	Helper	\$190.00	\$95.00
16.50	HR	Threading Machine and Operator	\$240.00	\$3,960.00
6.50	HR	Sandblast Equipment and 2-man crew	\$435.00	\$2,827.50
Sub Total ==>				\$16,947.00

MATERIALS

1.00	EA	Franklin 475SR30-3 Pump End	\$6,980.00	\$6,980.00
1.00	EA	Franklin 6" 30HP 230V Motor	\$4,792.00	\$4,792.00
1.00	LS	#4-3 Power cable w/ ground - 275 feet	\$2,375.00	\$2,375.00
1.00	EA	6" SS Positive Check Valve	\$4,908.00	\$4,908.00
5.00	EA	6" SS Coupling	\$763.00	\$3,815.00
1.00	EA	6" x 36" SS PUP off bowl	\$1,200.00	\$1,200.00
1.00	EA	6" x 34" SS PUP TOE off discharge head	\$1,200.00	\$1,200.00
1.00	LS	Misc materials - airline, chlorine, tape, splice, fittings, and banding	\$800.00	\$800.00
1.00	LS	Next day air Freight - check valve and couplings	\$676.40	\$676.40

ORIGINAL

Continued



A GRANITE COMPANY

INVOICE

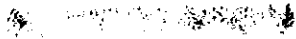
Item 5.

Inv No.: 2930327

Page 2 of 2

LAYNE CHRISTENSEN COMPANY

QTY//Units	UOM	----- Remark -----	Unit Price	Total
Sub Total ==>				\$26,746.40



Total Taxable Amount	\$88,951.90
Total Tax Amount	
Total Retainage Amount - 0%	\$0.00
Total Invoice Amount	\$88,951.90

Layne Christensen Company will institute a late payment charge at a rate of 18% per annum (unless a lower rate is required under applicable law, in which case the lower rate will apply) for all payments not made on or before the due date. It is the policy of Layne Christensen to preserve all lien and payment bond rights where available. All notifications are sent strictly for this purpose.

Thank you for your business
Layne Christensen, a Granite Corporation is an Equal Opportunity Employer
ORIGINAL

Agenda Memo**Crest Hill, IL**

Date:	5/09/2025
Submitter:	Julius Hansen, Interim Director of Public Works
Department:	Public Works
Agenda Item:	Approval of Pay Request #28 from Vissering Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of \$571,023.23

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 #28 is \$571,023.23 for work performed between April 1 and April 30, 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 #28 from Vissering Construction Inc. with direction to send it to the IEPA for approval and disbursement for a total amount of \$571,023.23

Financial Impact:

See attached memo and application for payment from Strand Engineering

Attachments:

Memo and application for payment from Strand Engineering Pay Request #28



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

May 7, 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. 28, 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. 28, Vissering Construction Company (Contractor) is requesting a total of \$571,023.23 for the work performed between April 1 and April 30, 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; rebar for Structure 75; concrete work at Structure 30; various metal fabrications and handrails; roofing labor; painting, including chemical resistant coatings; installation of overhead doors; various interior plumbing in Structures A10, 30, and D50; and electrical work and conduit installation in various structures; excavation for the western footings of Structure 75; centrifuge conveyor system. Strand Associates, Inc.[®] has reviewed the pay application submitted by Contractor and recommends the Application for Payment request in the amount of \$571,023.23.

The current total Contract amount is \$49,460,138.00. There have been eight change orders to date. Total work completed through April 30, 2025, is \$35,736,150.15. A total of \$2,473,006.90 is being held in retainage, in accordance with the Contract Documents.

Sincerely,

STRAND ASSOCIATES, INC.[®]

Dominic L. Gattone, P.E.

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)
04.30.2025

PAYMENT APPLICATION NO.: 28

CONTRACT AMOUNT	
ORIGINAL CONTRACT AMOUNT	\$50,640,000.00
PLUS: ADDITIONS TO CONTRACT	\$258,286.00
LESS: DEDUCTIONS FROM CONTRACT	\$1,438,148.00
ADJUSTED CONTRACT AMOUNT TO DATE	\$49,460,138.00
WORK PERFORMED	
COST OF WORK COMPLETED	\$35,736,150.15
PLUS MATERIALS STORED (ATTACH SCHEDULE)	\$0.00
NET AMOUNT EARNED TO DATE	\$35,736,150.15
LESS AMOUNT OF RETAINAGE	\$2,473,006.90
SUBTOTAL	\$33,263,143.25
LESS PREVIOUS PAYMENTS	\$32,692,120.02
AMOUNT DUE THIS APPLICATION	\$571,023.23

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: _____

T. Marzetta
(Authorized Signature)

BY: _____

Tony Marzetta, Project Manager
(Print Name)

Payment of the above AMOUNT DUE THIS APPLICATION is recommended:

DATED: May 8, 2025

STRAND ASSOCIATES, INC. ®

BY: _____

Dominic Gattone
(Authorized Signature)

BY: _____

Dominic Gattone
(Print Name)

Contractor's Application for Payment No. 28

Application Period: 04.01.2025 - 04.30.2025		Application Date: 04.30.2025	
To (Owner) CITY OF CREST HILL, IL; ATTN: JHANSEN 20600 CITY CENTER BLVD, CREST HILL, IL 60403		From (Contractor): VISSERING CONSTRUCTION COMPANY	
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		
TOTALS		\$258,286.00	(\$1,438,148.00)	
NET CHANGE BY			(\$1,179,862.00)	
CHANGE ORDERS				

1. ORIGINAL CONTRACT PRICE.....	\$ 50,640,000.00
2. Net change by Change Orders.....	\$ (1,179,862.00)
3. Current Contract Price (Line 1 + 2).....	\$ 49,460,138.00
4. TOTAL COMPLETED AND STORED TO DATE (Column F on Progress Estimate).....	\$ 35,736,150.15
5. RETAINAGE:	
a. 5% X \$ 49,460,138.00 Work Completed.....	\$ 2,473,006.90
b. 10% X _____ Stored Material.....	\$ -
c. Total Retainage (Line 5a + Line 5b).....	\$ 2,473,006.90
6. AMOUNT ELIGIBLE TO DATE (Line 4 - Line 5c).....	\$ 33,263,143.25
7. LESS PREVIOUS PAYMENTS (Line 6 from prior Application).....	\$ 32,692,120.02
8. AMOUNT DUE THIS APPLICATION.....	\$ 571,023.23
9. BALANCE TO FINISH, PLUS RETAINAGE (Column G on Progress Estimate + Line 5 above).....	\$ 16,196,994.75

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: 
Terry Matzeta, Project Manager

Date: 5/6/2025

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)



Agenda Memo

Crest Hill, IL

Meeting Date:	May 19, 2025
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	Award the contract and have the mayor execute the construction contract documents with Strada Construction Company in the amount of \$141,525.00 for the 2025 MFT Concrete Flatwork Program (Section No 26-00000-01-GM)

Summary: Bids were advertised and solicited for qualified contractors to provide unit price costs 2025 MFT Concrete Flatwork Program.

The city solicited bids through IDOT's construction bulletin looking for qualified contractors. A total of five (5) local prequalified contractors picked up bids and four (4) submitted bids. The bids were received for the improvement at Crest Hill City Hall until 10:00 AM local time on Thursday, May 2, 2024. Bids were opened and read aloud on Thursday, May 2, 2024, at 10:00 AM in the Council Chambers. The following is a list of the bids received:

Results

1. Strada Construction Company	\$141,525.00
2. Davis Concrete Contractors.	\$151,000.50
3. J.J Newell Concrete Contractors	\$151,525.00
4. Gallagher Asphalt	\$201,285.00
5. P.T. Ferro Construction Co.	\$224,752.50

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

Recommended Council Action: Award the contract and have the mayor execute the construction contract documents with Strada Construction Company. in the amount of \$141,525.00 for the 2025 MFT Concrete Flatwork Program (Section No 26-00000-01-GM)

Financial Impact:

Funding Source: MFT

Budgeted Amount: \$470,000.00 [line item 05-00-7640]

Cost: \$141,525.00

Attachments:

Bid Tab

**CITY OF CREST HILL
BID TAB**

LocationCity Wide						Section No 26-00000-01-G						Contractors					
Project Name2025 MFT Concrete Flatwork Program																	
					Engineer's Estimate	Strada Construction Company 1742 W Armitage Ct Addison IL		Davis Concrete Contractors 11244 W. Manhattan-Monee Rd Monee Illinois		J.J Newel Concrete Contractors 25350 S State St, Crete, IL		Gallagher Asphalt 18100 South Indiana Ave Thornton IL		P.T. Ferro Construcuion Co. 700 S Rowell Ave, Joliet IL			
Item No.	Items	Unit	Quantity	Unit Price	Total		Unit Price	Total					Total		Total		
1	RESTORATION-SEEDING	SQ YD	28	\$25.00	\$700.00		\$10.00	\$280.00	\$1.00	\$28.00	\$20.00	\$560.00	\$85.00	\$2,380.00	\$50.00	\$1,400.00	
2	AGGREGATE BASE COURSE, TYPE B, 6 IN	SQ YD	200	\$20.00	\$4,000.00		\$9.00	\$1,800.00	\$15.00	\$3,000.00	\$7.20	\$1,440.00	\$37.00	\$7,400.00	\$20.00	\$4,000.00	
3	CLASS D PATCH, 2 IN	SQ YD	200	\$51.92	\$10,384.00		\$63.00	\$12,600.00	\$40.00	\$8,000.00	\$90.00	\$18,000.00	\$62.00	\$12,400.00	\$50.00	\$10,000.00	
4	PORTAND CEMENT CONCRETE SIDEWALK, 5 IN	SQ FT	4300	\$14.00	\$60,200.00		\$9.95	\$42,785.00	\$12.25	\$52,675.00	\$10.00	\$43,000.00	\$12.00	\$51,600.00	\$17.00	\$73,100.00	
5	PORTAND CEMENT CONCRETE SIDEWALK, 6 IN	SQ FT	3200	\$18.00	\$57,600.00		\$10.15	\$32,480.00	\$12.50	\$40,000.00	\$11.00	\$35,200.00	\$14.00	\$44,800.00	\$21.00	\$67,200.00	
6	PORTLAND CONCRETE DRIVEWAY, 6 IN	SQ YD	55	\$135.00	\$7,425.00		\$126.00	\$6,930.00	\$105.00	\$5,775.00	\$120.00	\$6,600.00	\$189.00	\$10,395.00	\$190.00	\$10,450.00	
7	DETECTABLE WARNING	SQ FT	120	\$15.00	\$1,800.00		\$23.00	\$2,760.00	\$25.00	\$3,000.00	\$30.00	\$3,600.00	\$27.00	\$3,240.00	\$25.00	\$3,000.00	
8	SIDEWALK REMOVAL	SQ FT	7600	\$3.00	\$22,800.00		\$4.00	\$30,400.00	\$3.00	\$22,800.00	\$3.00	\$22,800.00	\$5.00	\$38,000.00	\$4.00	\$30,400.00	
9	DRIVEWAY PAVEMENT REMOVAL	SQ YD	250	\$25.00	\$6,250.00		\$9.00	\$2,250.00	\$19.00	\$4,750.00	\$22.50	\$5,625.00	\$47.00	\$11,750.00	\$0.01	\$2.50	
10	COMBINATION CONCRETE CURB AND GUTTER, TYPE B, SPECIAL	FOOT	210	\$75.00	\$15,750.00		\$44.00	\$9,240.00	\$52.25	\$10,972.50	\$70.00	\$14,700.00	\$92.00	\$19,320.00	\$120.00	\$25,200.00	
					\$0.00			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
					\$0.00			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
					\$0.00			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
					\$0.00			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
1					\$0.00			\$0.00		\$0.00		\$0.00		\$0.00		\$0.00	
Total =					\$186,909.00		Total =	\$141,525.00	Total =	\$151,000.50	Total =	\$151,525.00	Total =	\$201,285.00	Total =	\$224,752.50	



Agenda Memo

Crest Hill, IL

Meeting Date:	May 19, 2025
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	<p>A Resolution rejecting the bid of J. Russ & Company and awarding the contract to Scanlon Excavating, Inc. in the amount of \$2,449,836.10 for the Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement to Scanlon Excavating and Concrete in an amount not to exceed Two Million Four Hundred Forty-Nine Thousand and Eight Hundred Thirty-Six Dollars and Ten Cents (\$2,449,936.10)</p> <p>Resolution approving an Agreement for Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement by and Between the City of Crest Hill, Will County, Illinois and V3 Companies of Illinois, Ltd. for an amount of \$193,319.00.</p>

Summary: Bids were advertised and solicited for qualified contractors to provide unit price costs for the Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement from Pasadena to Ludwig.

The city solicited bids through IDOT's construction bulletin and the local newspaper looking for qualified contractors. A total of five (5) local prequalified contractors picked up bids and four (4) submitted bids. The bids were received for the improvement at Crest Hill City Hall until 10:00 AM local time on Thursday, April 30, 2025. Bids were opened and read aloud on Thursday, April 30, 2025, at 10:00 AM in the Council Chambers. The following is a list of the bids received:

<u>Results</u>	<u>Base</u>	<u>Alt</u>	<u>Total</u>
1. J Russ & Company	\$1,914,648.11	\$374,605.19	\$2,289,253.30
2. Scanlon Excavating, Inc.	\$2,042,434.08	\$396,602.02	\$2,449,836.10 (Corrected)
3. MJ Underground.	\$2,120,147.63	\$407,820.83	\$2,527,968.46
4. Sheridan Plumbing	\$2,645,260.33	\$515,647.27	\$3,160,907.60

The apparent low bid was J Russ & Company however they were disqualified because they were not in good standing or currently register with SAM.gov as required by the contract documents due to the use of Will County CDBG funds.

The next lowest bidder was Scanlon Excavating Inc. with a base bid of \$2,042,434.08 and an Alternate bid \$396,902.02. Scanlon Excavated did not include their proof of good standing with SAM.gov with their bid, but it was verified by city staff that at the time of the bid they were in good standing.

In discussions this with will county, this was considered a minor technical error and per Section 2.7 of the city's general covenants, the city reserves the right to reject any or all proposals or to waive such technical errors as may be deemed best for the interests of the City. Scanlon Excavating was requested and did provide proof of good standing with SAM.gov at the time of the bid. Their bid was then reviewed with no major errors found and I feel that the bids do reflect the market as it exists today

As a follow up to a question brought up at the workshop about the BEP requirements, Scanlon is a certified WBE and will be meeting the goals of the BPE requirements through the use of Chicagoland Truckin which is a certified MBE and the prime contractor (Scanlon Excavating).

We recommend the award of the contract for the construction of the Oakland Avenue, Phase 1 Water Main Improvement Project to Scanlon Excavating Inc. with a base bid of \$2,042,434.08 and an Alternate bid \$396,902.02.

V3 Companies of Illinois, Ltd. will be performing construction inspection on this project. Some of the items they will be doing will be documenting the work is being completed according to the plans, reviewing shop drawing, pay requests review, attending field meetings and performing preliminary layout of the lighting equipment, inspection for bid document compliance and material testing through Seeco, Inc.

Recommended Council Action: A Resolution rejecting the bid of J. Russ & Company and awarding the contract to Scanlon Excavating, Inc. in the amount of \$2,449,836.10 for the Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement to Scanlon Excavating and Concrete in an amount not to exceed Two Million Four Hundred Forty-Nine Thousand and Eight Hundred Thirty-Six Dollars and Ten Cents (\$2,449,936.10)

Resolution approving an Agreement for Circle and Green Street Water Main Replacement and Road Reconstruction Improvement by and Between the City of Crest Hill, Will County, Illinois and V3 Companies of Illinois, Ltd. for an amount of \$193,319.00.

Financial Impact:

Funding Source: Water Fund and Capital Projects Fund

Budgeted Amount: \$2,600,000.00 (WF) and \$1,300,000.00 (Cap Fund)

Cost: \$2,643,155.10 [\$2,246,253.08 (WF) & \$396,902.02 (Cap-Fund)]

Attachments:

Res Rej Russ Bid and Awarding K to Scanlon (Ph 1 Oakland Water Main

L230652-Ron W-Award Recommendation Letter-2025 0506.pdf

BEP requirements

Bid Tab-Oakland Phase 1-Base & Alt

RESOLUTION NO. _____

**A RESOLUTION REJECTING THE BID OF J. RUSS & COMPANY AND AWARDING
THE CONTRACT FOR THE PHASE I OAKLAND AVENUE WATER MAIN
REPLACEMENT AND ROAD RECONSTRUCTION PROJECT TO SCANLON
EXCAVATING AND CONCRETE IN AN AMOUNT NOT TO EXCEED TWO MILLION
FOUR HUNDRED FORTY-NINE THOUSAND EIGHT HUNDRED THIRTY-SIX
DOLLARS AND TEN CENTS (\$2,449,836.10).**

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

WHEREAS, on or around April 8, 2025, the City published in the Joliet Herald News an advertisement for bids for the Phase I Oakland Avenue Water Main Replacement and Road Reconstruction Improvement Project (the "Project"); and

WHEREAS, the City also solicited bids for the Project through the Illinois Department of Transportation's construction bulletin; and

WHEREAS, the date for submission of bids and the bid opening for the Project was April 30, 2025, in the City of Crest Hill City Council Chambers; and

WHEREAS, a total of five (5) local prequalified contractors picked up bid packages and the City received a total of four (4) submitted bid packages; and

WHEREAS, the City opened the bids and read them aloud at 10:00 a.m. in the Crest Hill City Council Chambers; and

WHEREAS, the four bids received were as follows:

- J. Russ & Company-\$2,289,253.30.
- Scanlon Excavating & Concrete-\$2,449,836.10.
- MJ Underground-\$2,527,968.46.
- Sheridan Plumbing-\$3,160,907.60.

WHEREAS, the Project is expected to be funded in part by funds received from Will County Community Development Block Grant (CDBG) and as such bidders were required to be in good standing with or be currently registered with SAM.gov, a requirement that was clearly stated in the contract documents and bid packets; and

WHEREAS, the bid received from J. Russ and Company did not include proof that J. Russ & Company was currently a member or had currently registered with SAM.gov.; and

WHEREAS, City representatives reached out to Russ & Company regarding this issue and were advised that while Russ & Company had been in good standing with SAM.gov, its

registration had lapsed, and it had not registered or attempted to register prior to the submission of the bid documents; and

WHEREAS, the bid of J. Russ & Company was therefore deemed by the City to contain a fatal defect rendering the bid non-responsive by the City and the next lowest bidder, Scanlon Excavating and Concrete was considered as the next lowest bid; and

WHEREAS, Scanlon Excavating and Concrete also did not include proof of good standing with SAM.gov as part of its bid documents, but City Staff was able to verify that at the time of the bid, Scanlon Excavating and Concrete was indeed in good standing with SAM.gov. and received from Scanlon proof same; and

WHEREAS, the City's Staff consulted Staff from Will County, which deemed Scanlon's failure to include proof of good standing with SAM.gov to be a minor technical error; and

WHEREAS, the City, pursuant to Section 2.7 of the General Covenants, has the right to waive technical errors; and

WHEREAS, City Staff has recommended that the technical defect in the Scanlon Excavating & Concrete bid be waived as the contractor has submitted proof that it was in good standing with SAM.gov at the time of the bid submission and that there were no other defects;

WHEREAS, the Corporate Authorities of the City have reviewed the bids and the City Staff Bid Tabulation and have determined that, based on the foregoing, the J. Russ & Company bid should be rejected as non-responsive and the Scanlon Excavating & Concrete bid should be deemed the lowest responsive and responsible bid acceptable to the City; and

WHEREAS, the Corporate Authorities now desire to award the contract for the Project to Scanlon Excavating & Concrete and find that said award of the contract to be in the best interests of the City and its citizens.

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

SECTION 1. The Corporate Authorities hereby find that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made a part hereof.

SECTION 2. The Corporate Authorities of the City hereby find and declare that the bid of J. Russ & Company has been deemed non-responsive by Will County because the bid did not provide proof of good standing with SAM.gov. and is hereby rejected.

SECTION 3. The Corporate Authorities of the City hereby find and declare that the bid of Scanlon Excavating & Concrete in the amount of Two Million Four Hundred Forty-Nine Thousand Eight Hundred Thirty-Six Dollars and Ten Cents (\$2,449,836.10) is the lowest responsive and responsible bid and have determined to award said contract for the Project to Scanlon Excavating & Concrete.

SECTION 4. The Corporate Authorities of the City hereby authorize and direct the Mayor to execute the contract documents and the City Staff, working in conjunction with the City's paid consultants and other agents, to take all steps necessary to effectuate the intent of this Resolution, which is to award the contract for the Project to Scanlon Excavating & Concrete in an amount not to exceed Two Million Four Hundred Forty-Nine Thousand Eight Hundred Thirty-Six Dollars And Ten Cents (\$2,449,836.10).

SECTION 5. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution 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 Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 6. All ordinances, resolutions, motions, or parts thereof conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 7. This Resolution shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

{Left Intentionally Blank}

PASSED THIS 19TH DAY OF MAY, 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 19TH DAY OF MAY, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk



May 6, 2025

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

RE: Oakland Avenue Water Main Improvement Project Crest Hill, IL

Dear Mr. Wiedeman:

We have evaluated the bids received and read aloud on April 30, 2025 for the Oakland Avenue Water Main Improvement Project. The project includes, but is not limited to, watermain and storm sewer replacement, new curb and gutter, sidewalks and PCC driveways and rehabilitate the roadway and an alternate for additional roadway resurfacing.

Bids were received from the following contractors:

- J Russ & Company (Base \$1,914,648.11), Alt \$347,605.19
- Scanlon Excavating Inc (Base \$2,042,434.08), Alt \$396,902.02
- MJ Undergrond (Base \$2,120,147.63), Alt \$407,820.83
- Sheridan Plumbing (Base \$2,645,260.33), Alt \$515,647.27

The engineer's estimate for Base Bid was \$2,035,919.00 and the alternate \$440,258.50. The apparent low bid was J Russ & Company however they were disqualified because they were not in good standing or currently register with SAM.gov. The next lowest bidder was Scanlon Excavating Inc. with a base bid of \$2,042,434.08 and an Alternate bid \$396,902.02. Scanlon Excavated did not include their proof of good standing with SAM.gov in the bid docs. V3 and the City requested to provide documentation that they were in good standing at time of bid opening. Scanlon Excavating did provide proof of good standing with SAM.gov and the bid was reviewed with no major errors found.

We recommend the award of the contract for construction of the Oakland Avenue Water Main Improvement Project to Scanlon Excavating Inc. with a base bid of \$2,042,434.08 and an Alternate bid \$396,902.02. Per Section 2.7 of the city's general covenants, the city reserves the right to reject any or all proposals or to waive such technical errors as may be deemed best for the interests of the City If you have any questions or require further information, please contact me at 630.254.1522 or by email at jholy@v3co.com

Sincerely,
V3 Companies of Illinois, Ltd.

Jason Holy, P.E.
Senior Project Manager

**BID TAB
RETURN WITH BID**

BASE BID FOR OAKLAND AVENUE

BASE BID FOR OAKLAND AVENUE					J. RUSS AND COMPANY INC.		SCANLON EXCAVATING & CONCRETE		M&J UNDERGROUND INC.		Sheridan Plumbing & Sewer Inc.	
ITEM NO.	PAY ITEM	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL BID COST	UNIT PRICE	TOTAL BID COST	UNIT PRICE	TOTAL BID COST	UNIT PRICE	TOTAL BID COST	
20101200	TREE ROOT PRUNING	EACH	9	\$244.00	\$2,196.00	\$100.00	\$900.00	\$189.00	\$1,701.00	\$450.00	\$4,050.00	
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CU YD	360	\$38.00	\$13,680.00	\$75.00	\$27,000.00	\$54.00	\$19,440.00	\$62.50	\$22,500.00	
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	1,080	\$3.00	\$3,240.00	\$5.00	\$5,400.00	\$6.00	\$6,480.00	\$1.00	\$1,080.00	
28000510	INLET FILTERS	EACH	23	\$200.00	\$4,600.00	\$150.00	\$3,450.00	\$195.00	\$4,485.00	\$200.00	\$4,600.00	
30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	360	\$54.00	\$19,440.00	\$65.00	\$23,400.00	\$103.00	\$37,080.00	\$135.00	\$48,600.00	
35102200	AGGREGATE BASE COURSE, TYPE B 10"	SQ YD	625	\$22.00	\$13,750.00	\$13.00	\$8,125.00	\$23.00	\$14,375.00	\$35.00	\$21,875.00	
40600275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	1,405	\$0.01	\$14.05	\$0.01	\$14.05	\$0.01	\$14.05	\$0.01	\$14.05	
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	4,828	\$0.01	\$48.28	\$0.01	\$48.28	\$0.01	\$48.28	\$0.01	\$48.28	
40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	30	\$0.01	\$0.30	\$25.00	\$750.00	\$0.01	\$0.30	\$23.00	\$690.00	
40602978	HOT-MIX ASPHALT BINDER COURSE, IL-9.5, N50	TON	6	\$215.48	\$1,292.88	\$230.00	\$1,380.00	\$526.00	\$3,156.00	\$400.00	\$2,400.00	
40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	400	\$105.59	\$42,236.00	\$125.00	\$50,000.00	\$116.00	\$46,400.00	\$140.00	\$56,000.00	
40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	605	\$89.42	\$54,099.10	\$100.00	\$60,500.00	\$89.00	\$53,845.00	\$132.25	\$80,011.25	
42400800	DETECTABLE WARNINGS	SQ FT	100	\$43.10	\$4,310.00	\$32.00	\$3,200.00	\$25.00	\$2,500.00	\$30.00	\$3,000.00	
44000100	PAVEMENT REMOVAL	SQ YD	1,714	\$7.31	\$12,529.34	\$8.00	\$13,712.00	\$10.00	\$17,140.00	\$24.25	\$41,564.50	
44000159	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/2"	SQ YD	6,529	\$3.30	\$21,545.70	\$4.75	\$31,012.75	\$5.00	\$32,645.00	\$5.75	\$37,541.75	
44201711	CLASS D PATCHES, TYPE IV, 5 INCH	SQ YD	1,671	\$73.68	\$123,119.28	\$45.00	\$75,195.00	\$70.00	\$116,970.00	\$63.25	\$105,690.75	
50100100	STRUCTURES TO BE REMOVED	EACH	1	\$950.00	\$950.00	\$550.00	\$550.00	\$1,151.00	\$1,151.00	\$500.00	\$500.00	
55100500	STORM SEWER REMOVAL 12"	FOOT	38	\$68.00	\$2,584.00	\$25.00	\$950.00	\$19.00	\$722.00	\$10.00	\$380.00	
55100700	STORM SEWER REMOVAL 15"	FOOT	44	\$68.00	\$2,992.00	\$25.00	\$1,100.00	\$19.00	\$836.00	\$10.00	\$440.00	
55101100	STORM SEWER REMOVAL 21"	FOOT	129	\$68.00	\$8,772.00	\$30.00	\$3,870.00	\$20.00	\$2,580.00	\$15.00	\$1,935.00	
56103000	DUCTILE IRON WATER MAIN, 6"	FOOT	201	\$146.00	\$29,346.00	\$135.00	\$27,135.00	\$139.00	\$27,939.00	\$170.00	\$34,170.00	
56103100	DUCTILE IRON WATER MAIN, 8"	FOOT	2,211	\$164.00	\$362,604.00	\$170.00	\$375,870.00	\$165.00	\$364,815.00	\$183.00	\$404,613.00	
56105000	WATER VALVES, 8"	EACH	9	\$3,110.00	\$27,990.00	\$2,600.00	\$23,400.00	\$2,790.00	\$25,110.00	\$6,350.00	\$57,150.00	
56400500	FIRE HYDRANT TO BE REMOVED	EACH	2	\$1,500.00	\$3,000.00	\$1,000.00	\$2,000.00	\$1,450.00	\$2,900.00	\$1,000.00	\$2,000.00	
56400820	FIRE HYDRANT WITH AUXILIARY VALVE AND VALVE BOX	EACH	6	\$8,000.00	\$48,000.00	\$7,800.00	\$46,800.00	\$8,573.00	\$51,438.00	\$8,950.00	\$53,700.00	
56500800	DOMESTIC WATER SERVICE BOX	EACH	47	\$750.00	\$35,250.00	\$250.00	\$11,750.00	\$2,528.00	\$118,816.00	\$100.00	\$4,700.00	
60218400	MANHOLES, TYPE A, 4'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	1	\$3,800.00	\$3,800.00	\$3,400.00	\$3,400.00	\$8,546.00	\$8,546.00	\$3,725.00	\$3,725.00	
60221100	MANHOLES, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	2	\$5,000.00	\$10,000.00	\$5,000.00	\$10,000.00	\$8,486.00	\$16,972.00	\$6,150.00	\$12,300.00	
60248000	VALVE VAULTS, TYPE A, 5'-DIAMETER, TYPE 1 FRAME, CLOSED LID	EACH	9	\$4,800.00	\$43,200.00	\$3,750.00	\$33,750.00	\$5,921.00	\$53,289.00	\$3,000.00	\$27,000.00	
60500405	FILLING VALVE VAULTS	EACH	1	\$800.00	\$800.00	\$500.00	\$500.00	\$1,446.00	\$1,446.00	\$750.00	\$750.00	
66900200	NON-SPECIAL WASTE DISPOSAL	CU YD	100	\$0.01	\$1.00	\$75.00	\$7,500.00	\$100.00	\$10,000.00	\$148.00	\$14,800.00	
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	FOOT	450	\$3.37	\$1,516.50	\$5.00	\$2,250.00	\$3.00	\$1,350.00	\$3.75	\$1,687.50	
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	304	\$3.62	\$1,100.48	\$6.00	\$1,824.00	\$3.00	\$912.00	\$5.00	\$1,520.00	
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	167	\$13.81	\$2,306.27	\$18.00	\$3,006.00	\$12.00	\$2,004.00	\$17.75	\$2,964.25	
550A2520	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 12"	FOOT	38	\$95.00	\$3,610.00	\$155.00	\$5,890.00	\$155.00	\$5,890.00	\$88.50	\$3,363.00	
550A2530	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 15"	FOOT	44	\$100.00	\$4,400.00	\$165.00	\$7,260.00	\$163.00	\$7,172.00	\$93.75	\$4,125.00	
550A2550	STORM SEWERS, RUBBER GASKET, CLASS A, TYPE 2 21"	FOOT	168	\$110.00	\$18,480.00	\$165.00	\$27,720.00	\$129.00	\$21,672.00	\$135.00	\$22,680.00	
X0324878	SANITARY SEWER SERVICE ADJUSTMENT	FOOT	225	\$157.00	\$35,325.00	\$50.00	\$11,250.00	\$46.00	\$10,350.00	\$115.00	\$25,875.00	
X1200221	CONNECTION TO EXISTING WATER MAIN (NON-PRESSURE)	EACH	6	\$8,000.00	\$48,000.00	\$4,000.00	\$24,000.00	\$4,733.00	\$28,398.00	\$5,000.00	\$30,000.00	
X2080250	TRENCH BACKFILL, SPECIAL	CU YD	5,778	\$0.01	\$57.78	\$50.00	\$288,900.00	\$54.00	\$312,012.00	\$75.00	\$433,350.00	
X2130010	EXPLORATION TRENCH, SPECIAL	FOOT	375	\$50.00	\$18,750.00	\$10.00	\$3,750.00	\$34.00	\$12,750.00	\$65.00	\$24,375.00	
X5610656	WATER MAIN TO BE ABANDONED, 6"	FOOT	2,020	\$5.00	\$10,100.00	\$10.00	\$20,200.00	\$5.00	\$10,100.00	\$4.00	\$8,080.00	
X5610706	WATER MAIN REMOVAL, 6"	FOOT	100	\$68.00	\$6,800.00	\$25.00	\$2,500.00	\$19.00	\$1,900.00	\$35.00	\$3,500.00	
X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	6	\$1,500.00	\$9,000.00	\$650.00	\$3,900.00	\$1,012.00	\$6,072.00	\$800.00	\$4,800.00	
X6026622	VALVE VAULTS TO BE REMOVED	EACH	1	\$950.00	\$950.00	\$500.00	\$500.00	\$1,446.00	\$1,446.00	\$450.00	\$450.00	
X6026632	VALVE BOXES TO BE REMOVED	EACH	2	\$750.00	\$1,500.00	\$350.00	\$700.00	\$164.00	\$328.00	\$150.00	\$300.00	
X7010216	TRAFFIC CONTROL & PROTECTION (SPECIAL)	L SUM	1	\$220,000.00	\$220,000.00	\$200,000.00	\$200,000.00	\$3,780.00	\$3,780.00	\$248,000.00	\$248,000.00	
Z0013798	CONSTRUCTION LAYOUT	L SUM	1	\$22,750.00	\$22,750.00	\$25,000.00	\$25,000.00	\$38,519.00	\$38,519.00	\$55,000.00	\$55,000.00	
Z0018400	STORM STRUCTURES TO BE ADJUSTED	EACH	14	\$1,000.00	\$14,000.00	\$400.00	\$5,600.00	\$765.00	\$10,710.00	\$450.00	\$6,300.00	
	PARKWAY RESTORATION - SODDING	SQ YD	1,948	\$24.00	\$46,752.00	\$20.00	\$38,960.00	\$19.00	\$37,012.00	\$25.00	\$48,700.00	
	PORTLAND CEMENT CONCRETE (HIGH EARLY) DRIVEWAY PAVEMENT REMOVAL & REPLACEMENT	SQ YD	702	\$92.83	\$65,166.66	\$135.00	\$94,770.00	\$107.00	\$75,114.00	\$150.00	\$105,300.00	
	COMBINATION CONCRETE CURB & GUTTER REMOVAL & REPLACEMENT (SPECIAL)	FOOT	2,351	\$49.95	\$117,432.45	\$50.00	\$117,550.00	\$48.00	\$112,848.00	\$70.00	\$164,570.00	
	INSERTION VALVES, 8"	EACH	1	\$15,000.00	\$15,000.00	\$9,500.00	\$9,500.00	\$12,211.00	\$12,211.00	\$15,600.00	\$15,600.00	
	WATER SERVICE LINE, 1" (SHORT)	EACH	26	\$3,000.00	\$78,000.00	\$3,350.00	\$87,100.00	\$3,255.00	\$84,630.00	\$3,200.00	\$83,200.00	
	WATER SERVICE LINE, 1" (LONG)	EACH	26	\$5,000.00	\$130,000.00	\$4,500.00	\$117,000.00	\$6,573.00	\$170,898.00	\$5,000.00	\$130,000.00	
	CASH ALLOWANCE	UNITS	25,000	\$1.00	\$25,000.00	\$1.00	\$25,000.00	\$1.00	\$25,000.00	\$1.00	\$25,000.00	
	SUMP LINE	FOOT	240	\$63.00	\$15,120.00	\$25.00	\$6,000.00	\$48.00	\$11,520.00	\$35.00	\$8,400.00	
	TEMPORARY ACCESS	EACH	43	\$350.00	\$15,050.00	\$100.00	\$4,300.00	\$252.00	\$10,836.00	\$1,000.00	\$43,000.00	
	FRAME AND LID TO BE ADJUSTED (SPECIAL)	EACH	1	\$800.00	\$800.00	\$650.00	\$650.00	\$2,086.00	\$2,086.00	\$700.00	\$700.00	
	WATER MAIN CASING SLEEVE	FOOT	20	\$175.00	\$3,500.00	\$125.00	\$2,500.00	\$119.00	\$2,380.00	\$225.00	\$4,500.00	
	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL & REPLACEMENT (SPECIAL)	SQ FT	4,784	\$18.56	\$88,791.04	\$13.00	\$62,192.00	\$12.00	\$57,408.00	\$19.25	\$92,092.00	
TOTAL					\$1,914,648.11	Scanlon Total	\$2,052,434.08		\$2,120,147.63		\$2,645,260.33	
							\$2,042,434.08	\$10,000.00				

Trench backfill cost total was off by the amount above from total road

BID TAB
RETURN WITH BID

ALTERNATE 1 FOR OAKLAND AVENUE

J.RUSS AND COMPANY INC.

SCANLON EXCAVATING
& CONCRETE

M&J UNDERGROUND INC.

Sheridan Plumbing &
Sewer Inc.

ITEM NO.	PAY ITEM	UNIT	TOTAL QUANTITY	UNIT PRICE	TOTAL BID COST	UNIT PRICE	TOTAL BID COST	UNIT PRICE	TOTAL BID COST	UNIT PRICE	TOTAL BID COST
20101200	TREE ROOT PRUNING	EACH	1	\$244.00	\$244.00	\$100.00	\$100.00	\$189.00	\$189.00	\$450.00	\$450.00
20201200	REMOVAL AND DISPOSAL OF UNSUITABLE MATERIALS	CU YD	255	\$55.00	\$14,025.00	\$75.00	\$19,125.00	\$54.00	\$13,770.00	\$62.50	\$15,937.50
21001000	GEOTECHNICAL FABRIC FOR GROUND STABILIZATION	SQ YD	760	\$3.00	\$2,280.00	\$5.00	\$3,800.00	\$6.00	\$4,560.00	\$1.00	\$760.00
28000510	INLET FILTERS	EACH	26	\$200.00	\$5,200.00	\$150.00	\$3,900.00	\$195.00	\$5,070.00	\$200.00	\$5,200.00
30300001	AGGREGATE SUBGRADE IMPROVEMENT	CU YD	255	\$54.00	\$13,770.00	\$65.00	\$16,575.00	\$103.00	\$26,265.00	\$150.00	\$38,250.00
35102200	AGGREGATE BASE COURSE, TYPE B 10"	SQ YD	8	\$50.00	\$400.00	\$30.00	\$240.00	\$105.00	\$840.00	\$35.00	\$280.00
40600275	BITUMINOUS MATERIALS (PRIME COAT)	POUND	18	\$0.01	\$0.18	\$0.01	\$0.18	\$0.01	\$0.18	\$0.01	\$0.18
40600290	BITUMINOUS MATERIALS (TACK COAT)	POUND	5,209	\$0.01	\$52.09	\$0.01	\$52.09	\$0.01	\$52.09	\$0.01	\$52.09
40600982	HOT-MIX ASPHALT SURFACE REMOVAL - BUTT JOINT	SQ YD	156	\$0.01	\$1.56	\$20.00	\$3,120.00	\$0.01	\$1.56	\$23.00	\$3,588.00
40602978	HOT-MIX ASPHALT BINDER COURSE, IL- 9.5, N50	TON	1	\$1,077.41	\$1,077.41	\$500.00	\$500.00	\$526.00	\$526.00	\$400.00	\$400.00
40603200	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	TON	430	\$105.59	\$45,403.70	\$120.00	\$51,600.00	\$116.00	\$49,880.00	\$140.00	\$60,200.00
40604060	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50	TON	649	\$89.42	\$58,033.58	\$100.00	\$64,900.00	\$96.00	\$62,304.00	\$132.25	\$85,830.25
42000401	PORTLAND CEMENT CONCRETE PAVEMENT 9" (JOINTED)	SQ YD	0	\$0.00	\$0.00	\$500.00	\$500.00	\$0.00	\$0.00	\$350.00	\$0.00
42400800	DETECTABLE WARNINGS	SQ FT	50	\$43.10	\$2,155.00	\$30.00	\$1,500.00	\$19.00	\$950.00	\$30.00	\$1,500.00
44000100	PAVEMENT REMOVAL	SQ YD	768	\$11.00	\$8,448.00	\$15.00	\$11,520.00	\$10.25	\$7,872.00	\$35.00	\$26,880.00
44000159	HOT-MIX ASPHALT SURFACE REMOVAL, 2 1/2"	SQ YD	7,575	\$3.30	\$24,997.50	\$4.25	\$32,193.75	\$4.00	\$30,300.00	\$5.75	\$43,556.25
44201711	CLASS D PATCHES, TYPE IV, 5 INCH	SQ YD	763	\$73.69	\$56,225.47	\$65.00	\$49,595.00	\$70.00	\$53,410.00	\$63.25	\$48,259.75
78000400	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	FOOT	140	\$5.39	\$754.60	\$10.00	\$1,400.00	\$3.00	\$420.00	\$10.00	\$1,400.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	FOOT	128	\$16.16	\$2,068.48	\$20.00	\$2,560.00	\$12.00	\$1,536.00	\$20.00	\$2,560.00
X6026050	SANITARY MANHOLES TO BE ADJUSTED	EACH	7	\$1,500.00	\$10,500.00	\$700.00	\$4,900.00	\$1,012.00	\$7,084.00	\$800.00	\$5,600.00
Z0018400	STORM STRUCTURES TO BE ADJUSTED	EACH	1	\$2,000.00	\$2,000.00	\$550.00	\$550.00	\$765.00	\$765.00	\$500.00	\$500.00
	PARKWAY RESTORATION - SODDING	SQ YD	269	\$24.00	\$6,456.00	\$25.00	\$6,725.00	\$19.00	\$5,111.00	\$25.00	\$6,725.00
	PORTLAND CEMENT CONCRETE (HIGH EARLY) DRIVEWAY PAVEMENT REMOVAL & REPLACEMENT	SQ YD	247	\$91.58	\$22,620.26	\$140.00	\$34,580.00	\$114.00	\$28,158.00	\$150.00	\$37,050.00
	COMBINATION CONCRETE CURB & GUTTER REMOVAL & REPLACEMENT (SPECIAL)	FOOT	1,165	\$49.04	\$57,131.60	\$42.00	\$48,930.00	\$50.00	\$58,250.00	\$75.00	\$87,375.00
	CASH ALLOWANCE	UNITS	7,000	\$1.00	\$0.00	\$7,000.00	\$7,000.00	\$0.00	\$0.00	\$0.00	\$0.00
	TEMPORARY ACCESS	EACH	5	\$300.00	\$1,500.00	\$500.00	\$2,500.00	\$303.00	\$1,515.00	\$1,000.00	\$5,000.00
	FRAME AND LID TO BE ADJUSTED (SPECIAL)	EACH	11	\$1,200.00	\$13,200.00	\$550.00	\$6,050.00	\$2,086.00	\$22,946.00	\$700.00	\$7,700.00
	PORTLAND CEMENT CONCRETE SIDEWALK REMOVAL & REPLACEMENT (SPECIAL)	SQ FT	1,449	\$17.24	\$24,980.76	\$14.00	\$20,286.00	\$16.00	\$23,184.00	\$19.25	\$27,893.25
	BRICK PAVER REMOVAL AND REINSTALLATION, SPECIAL	SQ FT	54	\$20.00	\$1,080.00	\$50.00	\$2,700.00	\$53.00	\$2,862.00	\$50.00	\$2,700.00
					\$374,605.19	Scanlon Total \$396,902.02 \$500.00 Difference	\$397,402.02		\$407,820.83		\$515,647.27

TOTAL	\$2,289,253.30	calced amount	\$2,449,836.10	\$2,527,968.46	\$3,160,907.60
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Russ did not include allowance

Read amount \$ 2,439,336.10

MJ did not include allowance

Sheridan did not include allowance

Scanlon add \$500 in the bid tab but did not add to the total they also add the cash allowance



Agenda Memo

Crest Hill, IL

Meeting Date:	May 19, 2025
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	<p>A Resolution rejecting the bid of J. Russ & Company and awarding the contract to Scanlon Excavating, Inc. in the amount of \$2,449,836.10 for the Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement to Scanlon Excavating and Concrete in an amount not to exceed Two Million Four Hundred Forty-Nine Thousand and Eight Hundred Thirty-Six Dollars and Ten Cents (\$2,449,936.10)</p> <p>Resolution approving an Agreement for Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement by and Between the City of Crest Hill, Will County, Illinois and V3 Companies of Illinois, Ltd. for an amount of \$193,319.00.</p>

Summary: Bids were advertised and solicited for qualified contractors to provide unit price costs for the Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement from Pasadena to Ludwig.

The city solicited bids through IDOT's construction bulletin and the local newspaper looking for qualified contractors. A total of five (5) local prequalified contractors picked up bids and four (4) submitted bids. The bids were received for the improvement at Crest Hill City Hall until 10:00 AM local time on Thursday, April 30, 2025. Bids were opened and read aloud on Thursday, April 30, 2025, at 10:00 AM in the Council Chambers. The following is a list of the bids received:

<u>Results</u>	<u>Base</u>	<u>Alt</u>	<u>Total</u>
1. J Russ & Company	\$1,914,648.11	\$374,605.19	\$2,289,253.30
2. Scanlon Excavating, Inc.	\$2,042,434.08	\$396,602.02	\$2,449,836.10 (Corrected)
3. MJ Underground.	\$2,120,147.63	\$407,820.83	\$2,527,968.46
4. Sheridan Plumbing	\$2,645,260.33	\$515,647.27	\$3,160,907.60

The apparent low bid was J Russ & Company however they were disqualified because they were not in good standing or currently register with SAM.gov as required by the contract documents due to the use of Will County CDBG funds.

The next lowest bidder was Scanlon Excavating Inc. with a base bid of \$2,042,434.08 and an Alternate bid \$396,902.02. Scanlon Excavated did not include their proof of good standing with SAM.gov with their bid, but it was verified by city staff that at the time of the bid they were in good standing.

In discussions this with will county, this was considered a minor technical error and per Section 2.7 of the city's general covenants, the city reserves the right to reject any or all proposals or to waive such technical errors as may be deemed best for the interests of the City. Scanlon Excavating was requested and did provide proof of good standing with SAM.gov at the time of the bid. Their bid was then reviewed with no major errors found and I feel that the bids do reflect the market as it exists today

As a follow up to a question brought up at the workshop about the BEP requirements, Scanlon is a certified WBE and will be meeting the goals of the BPE requirements through the use of Chicagoland Truckin which is a certified MBE and the prime contractor (Scanlon Excavating).

We recommend the award of the contract for the construction of the Oakland Avenue, Phase 1 Water Main Improvement Project to Scanlon Excavating Inc. with a base bid of \$2,042,434.08 and an Alternate bid \$396,902.02.

V3 Companies of Illinois, Ltd. will be performing construction inspection on this project. Some of the items they will be doing will be documenting the work is being completed according to the plans, reviewing shop drawing, pay requests review, attending field meetings and performing preliminary layout of the lighting equipment, inspection for bid document compliance and material testing through Seeco, Inc.

Recommended Council Action: A Resolution rejecting the bid of J. Russ & Company and awarding the contract to Scanlon Excavating, Inc. in the amount of \$2,449,836.10 for the Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement to Scanlon Excavating and Concrete in an among not to exceed Two Million Four Hundred Forty-Nine Thousand and Eight Hundred Thirty-Six Dollars and Ten Cents (\$2,449,936.10)

Resolution approving an Agreement for Phase 1-Oakland Avenue Water Main Replacement and Road Reconstruction Improvement by and Between the City of Crest Hill, Will County, Illinois and V3 Companies of Illinois, Ltd. for an amount of \$193,319.00.

Financial Impact:

Funding Source: Water Fund and Capital Projects Fund

Budgeted Amount: \$2,600,000.00 (WF) and \$1,300,000.00 (Cap Fund)

Cost: \$2,643,155.10 [\$2,246,253.08 (WF) & \$396,902.02 (Cap-Fund)]

Attachments:

Resolution-CE Services Phase 1 Oakland Ave.

V3 proposal for Oakland Ave watermain 225 0507.pdf

RESOLUTION NO. _____

**A RESOLUTION APPROVING A CONSTRUCTION ENGINEERING AGREEMENT
FOR OAKLAND AVENUE-PHASE 1 WATER MAIN REPLACEMENT AND ROAD
RECONSTRUCTION IMPROVEMENT BY AND BETWEEN THE CITY OF CREST
HILL, WILL COUNTY, ILLINOIS AND V3 COMPANIES OF ILLINOIS, LTD**

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

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

WHEREASECS V3 Companies of Illinois, Ltd. (the "COMPANY"), is an entity that is in the business of providing Professional Services, for the Oakland Avenue-Phase 1 Water Main Replacement and Road Reconstruction Improvement (the "Services"); and

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

WHEREAS, City Staff have negotiated an AGREEMENT FOR Green and Circle Street Water Main Replacement and Road Reconstruction Improvement (the "Agreement") with the Company for the purposes of engaging the Company to perform the Services (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

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

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

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

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

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of this Agreement (Exhibit A) in the amount of \$193,319.00 are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and

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

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

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

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

[Intentionally Blank]

PASSED THIS 19TH DAY MAY, 2025.

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

APPROVED THIS 19th DAY OF MAY 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A



EXHIBIT A

May 7, 2025

Mr. Ron Wiedeman
City Engineer
City of Crest Hill
2090 Oakland Ave
Crest Hill, Illinois 60403

Re: Resident Engineering Services for Watermain Replacement for Oakland Ave from Ludwig Ave to Pasadena Ave

Dear Mr. Wiedeman

On behalf of V3 Companies, we are pleased to submit this agreement for Resident Engineering services for various improvements along Oakland Ave. If you find this proposal to be acceptable, the executed copies of this letter, which set forth the contractual elements of this agreement, will constitute an agreement between City of Crest Hill and V3 Companies (V3) for services on this project.

Project Understanding

It is our understanding that the City of Crest Hill is requesting Resident Engineering services for plans and specifications previously developed by V3 for watermain replacement, pavement rehabilitation, curb replacement, and driveway apron replacement on Oakland Ave from Ludwig Ave to Pasadena Ave. The scope of work has been attached as well as the CECS forms detailing the work that will be included within this contract. In addition, direct expenses have been included for vehicle usage on the CECS forms.

Compensation

V3 shall be paid the following fees for services rendered:

Service

Fee

I. Resident Engineering Services

\$193,319 (Not to exceed)

Total Project Cost

\$193,319 (Not to Exceed)



We appreciate the opportunity to present this proposal and look forward to working with the City of Crest Hill on this project.

Sincerely,
V3 COMPANIES

Accepted for:
CITY OF CREST HILL

A handwritten signature in black ink, appearing to read 'Kurt Corrigan', with a long horizontal flourish extending to the right.

Kurt Corrigan, P.E.
Vice President of
Municipal Services

BY:

TITLE:

DATE:

PHASE III CONSTRUCTION ENGINEERING

To ensure that the City's expectations are met during construction we have broken down our approach to project management into two phases and the anticipated scope of work within each phase:

CONSTRUCTION PHASE

Once construction has begun, we will provide the following services:

- Review and process shop drawings / submittals.
- Provide full time Resident Engineering services to perform on-site inspections and ensure completion of the work in accordance with contract documents.
- Measure and document all quantities per IDOT/FHWA requirements.
- Work with Will County CDBG grant paperwork
- Maintain project diary, quantity book, inspector daily reports and weekly reports throughout construction.
- Provide digital construction progress photos documenting the progress of constructed work.
- Prepare and submit pay estimates, bi-monthly.
- Coordinate and conduct weekly progress status meetings with all interested parties.
- Prepare and distribute meeting minutes to all attending parties.
- Monitor and update material certifications.
- Perform, through a subconsultant, material testing for concrete, asphalt, subgrade compaction and aggregates.
- Monitor quality control and quality assurance material testing results.
- Perform inspections of erosion and sediment control measures and document in accordance with NPDES guidelines.
- Provide communication on behalf of the city to any residents regarding the scope or schedule of construction related activities. Provide follow up discussions with notified parties to ensure proper resolution was achieved.
- Be the point of contact with City during the construction.

FINAL CLOSE-OUT PHASE

We will provide the following services during the final close-out phase:

- Make final measurements of all pay items.
- Provide final calculations of all pay items.
- Obtain backup documentation required for final payment.
- Continually prepare and monitor the completion of the punch list.
- Prepare and submit the final pay request.
- Conduct final inspection of the contractor's work.



EXHIBIT E
COST ESTIMATE OF CONSULTANT SERVICES WORKSHEET
FIXED RAISE

Local Public Agency	County	Section Number
City of Crest Hill	Will	
Consultant (Firm) Name	Prepared By	Date
V3 Companies, Ltd.	JDH	5/9/2024

PAYROLL ESCALATION TABLE

CONTRACT TERM	8	MONTHS	OVERHEAD RATE	159.00%
START DATE	6/1/2025		COMPLEXITY FACTOR	0
RAISE DATE	6/2/2025		% OF RAISE	2.00%
END DATE	1/31/2026			

ESCALATION PER YEAR

Year	First Date	Last Date	Months	% of Contract
0	6/1/2025	6/2/2025	0	0.00%
1	6/3/2025	2/2/2026	8	102.00%

The total escalation = 2.00%

ESCALATION FACTOR	2.00%
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Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

BLR 05514 (Rev. 04/30/21)
Subconsulta 59

SUBCONSULTANTS

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

[illegible]**Total**

0.00

0.00 BLR 05514 (Rev. 04/30)
Subconsulta

City of Crest Hill

Will

--

Exhibit E Cost Estimate of Consultant Services Worksheet Fixed Raise

OVERHEAD RATE	159.00%
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COMPLEXITY FACTOR

TASK	STAFF HOURS	PAYROLL	OVERHEAD & FRINGE BENEFITS	DIRECT COSTS	FIXED FEE	SERVICES BY OTHERS	TOTAL	% OF GRAND TOTAL
CONSTRUCTION PHASE	1400	58,769	93,443	4,000	19,394		175,606	90.84%
FINAL CLOSE-OUT PHASE	95	4,276	6,799		1,411		12,486	6.46%
AS-BUILTS	40	1,790	2,846		591		5,227	2.70%
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Subconsultant DL					0		-	
TOTALS	1535	64,835	103,088	4,000	21,396	-	193,319	100.00%

City of Crest Hill

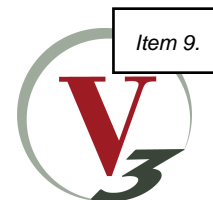
Will

Item 9.

Exhibit E Cost Estimate of Consultants Services Worksheet Fixed Raise

SHEET 1 **OF** 1

PAYROLL CLASSIFICATION	AVG HOURLY RATES	TOTAL PROJ. RATES			CONSTRUCTION PHASE			FINAL CLOSE-OUT PHASE			AS-BUILTS								
		Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg	Hours	% Part.	Wgtd Avg
Administration	28.26	20.0	1.30%	0.37	10	0.71%	0.20				10	25.00%	7.07						
Senoir Project Manager	80.69	15.0	0.98%	0.79	5	0.36%	0.29	5	5.26%	4.25	5	12.50%	10.09						
Senior Consturction Technician	54.33	50.0	3.26%	1.77	35	2.50%	1.36	10	10.53%	5.72	5	12.50%	6.79						
Resident Construction Engineer I	41.62	1,450.0	94.46%	39.31	1350	96.43%	40.13	80	84.21%	35.05	20	50.00%	20.81						
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TOTALS		1535.0	100%	\$42.24	1400.0	100.00%	\$41.98	95.0	100%	\$45.01	40.0	100%	\$44.75	0.0	0%	\$0.00	0.0	0%	\$0.00



V3 COMPANIES GENERAL TERMS AND CONDITIONS

1. CLIENT'S RESPONSIBILITIES

CLIENT shall do the following in a timely manner so as not to delay the services of CONSULTANT.

- a. Provide all criteria and full information as to CLIENT's requirements for the Project, including design objectives and constraints, borings, probings and subsurface explorations, hydrographic surveys, laboratory tests, environmental assessment and impact statements, property, boundary, easement, right-of-way, topographic and utility surveys, property and legal descriptions, zoning, deed and other land use restrictions; all of which CONSULTANT may use and rely upon in performing services under this Agreement.
- b. Arrange for access to and make all provisions for CONSULTANT to enter upon public and private property as required for CONSULTANT to perform services under this Agreement.
- c. Give prompt written notice to CONSULTANT whenever CLIENT observes or otherwise becomes aware of any development that affects the scope or timing of CONSULTANT's services, or any defect or non-conformance in the work of any Contractor.

2. CONSULTANT'S RESPONSIBILITIES

CONSULTANT will render engineering and/or other Professional Services in accordance with generally accepted and currently recognized practices and principles and in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing at the same time and in the same or similar locality. CONSULTANT makes no warranty, either expressed or implied, with respect to its services.

- a. Notwithstanding anything to the contrary which may be contained in this Agreement or any other material incorporated herein by reference, or in any Agreement between the CLIENT and any other party concerning the Project, the CONSULTANT shall not have control or be in charge of and shall not be responsible for the means, methods, techniques, sequences or procedures of construction, or the safety, safety precautions or programs of the CLIENT, the construction contractor, other contractors or subcontractors, other than its own activities or own subcontractors in the performance of the work described in this agreement. Nor shall the CONSULTANT be responsible for the acts or omissions of the CLIENT, or for the failure of the CLIENT, any architect, engineer, consultant, contractor or subcontractor to carry out their respective responsibilities in accordance with the Project documents, this Agreement or any other agreement concerning the Project. Any provision which purports to amend this provision shall be without effect unless it contains a reference that the content of this condition is expressly amended for the purposes described in such amendment and is signed by the CONSULTANT.
- b. CLIENT reserves the right by written change order or amendment to make changes in requirements, amount of work, or engineering time schedule adjustments, and CONSULTANT and CLIENT shall negotiate appropriate adjustments acceptable to both parties to accommodate any changes.
- c. The CONSULTANT will be responsible for correctly laying out the design data shown on the contract documents where construction staking services are a part of this Agreement. The CONSULTANT is not responsible for, and CLIENT agrees herewith to hold CONSULTANT harmless from any and all errors which may be contained within the Contract Documents. It is expressly understood that the uncovering of errors in the plans and specifications is not the responsibility of the CONSULTANT and any and all costs associated with such errors shall be borne by others.

3. TERMS OF PAYMENT

CONSULTANT shall submit monthly statements for Basic and Additional Services rendered and for Reimbursable Expenses incurred, based upon CONSULTANT's estimate of the proportion of the total services actually completed at the time of billing or based upon actual hours expended during the billing period. CLIENT shall make prompt monthly payments in response to CONSULTANT's monthly statements.

If CLIENT fails to make any payment due CONSULTANT for services and expenses within thirty (30) days after receipt of CONSULTANT's statement therefore, the past amounts due CONSULTANT will be increased at the rate of 1.5% per month from said thirtieth day. CONSULTANT may after giving seven days written notice to CLIENT, suspend services under this Agreement until CONSULTANT has been paid in full all amounts due for services, expenses and charges including all costs of collection (including reasonable attorneys' fees). CONSULTANT shall have no liability whatsoever to CLIENT for any costs or damages as a result of such suspension.

4. SUSPENSION OF SERVICES

CLIENT may, at any time, by written order to CONSULTANT require CONSULTANT to stop all, or any part, of the services required by this Agreement. Upon receipt of such an order CONSULTANT shall immediately comply with its terms and take all reasonable steps to minimize the occurrence of costs allocable to the services covered by the order. CLIENT, however, shall pay all costs associated with the suspension. If the project resumes after being suspended 30 days or more, the contract fee may be re-negotiated to reflect costs of delay, start-up, and other costs.

5. TERMINATION

This Agreement may be terminated by either party upon fourteen (14) days written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof through no fault of the terminating party. This Agreement may be terminated by CLIENT, under the same terms, whenever CLIENT shall determine that termination is in its best interests. Cost of termination, including salaries, overhead and fee, incurred by CONSULTANT before the termination date shall be reimbursed by CLIENT.

6. ATTORNEY'S FEES

In the event of any dispute that leads to litigation arising from or related to the services provided under this agreement, the prevailing party will be entitled to recovery of all reasonable costs incurred, including staff time, court costs, attorney's fees and other related expenses. Prevailing party is the party who recovers at least 75% of its total claims in the action or who is required to pay no more than 25% of the other party's total claims in the action when considered in the totality of claims and counterclaims, if any. In claims for money damages, the total amount of recoverable attorney's fees and costs shall not exceed the net monetary award of the prevailing party.

7. REUSE OF DOCUMENTS

All documents including but not limited to Reports, Drawings and Specifications prepared or furnished by CONSULTANT (and CONSULTANT's independent professional associates and consultants) pursuant to this Agreement are instruments of service in respect of the Project and CONSULTANT shall retain an ownership and property interest therein whether or not the Project is completed. Upon payment to CONSULTANT for services performed, CLIENT may make and retain copies for information and reference in connection with the use and occupancy of the Project by CLIENT and others; however, such documents are not intended or represented to be suitable for reuse by CLIENT or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by CONSULTANT for the specific purpose intended will be at CLIENT's sole risk and without liability or legal exposure to CONSULTANT, or to CONSULTANT's independent professional associates or consultants, and CLIENT shall indemnify, defend, and hold harmless CONSULTANT and CONSULTANT's independent professional associates and consultants from all claims, damages, losses and expenses including reasonable attorney's fees and costs of defense arising out of or resulting therefrom. Any such verification or adaptation will entitle CONSULTANT to further compensation at rates to be agreed upon by CLIENT and CONSULTANT.

8. INSURANCE

Upon CLIENT request the CONSULTANT shall provide the CLIENT with certificates of insurance evidencing all coverages held by the CONSULTANT.

In order that the CLIENT and the CONSULTANT may be fully protected against claims, the CLIENT agrees to secure from all CONTRACTORS and SUBCONTRACTORS working directly or indirectly on the project, prior to the commencement of work of any kind, a separate policy of insurance covering public liability, death and property damage naming the CLIENT and the CONSULTANT and their officers, employees and agents as additional insureds, and that said CONTRACTOR and SUBCONTRACTORS shall maintain such insurance in effect and bear all costs for the same until completion or acceptance of the work. Certificates of said insurance shall be delivered to the CLIENT and to the CONSULTANT as evidence of compliance with this provision. However, the lack of acknowledgment and follow-up by CONSULTANT regarding the receipt of said certificates does not waive CLIENT's and CONTRACTOR's obligation to provide said certificates.

9. DIGITAL TRANSMISSIONS.

The parties agree that each may rely, without investigation, upon the genuineness and authenticity of any document, including any signature or purported signature, transmitted digitally, without reviewing or requiring receipt of the original document. Each document or signature so transmitted shall be deemed an enforceable original. Upon request, the transmitting party agrees to provide the receiving party with the original document transmitted digitally; however, the parties agree that the failure of either party to comply with such a request shall in no way affect the genuineness, authenticity or enforceability of the document. Each party waives and relinquishes as a defense to the formation or enforceability of any contract between the parties, or provision thereof the fact that a digital transmission was used.

10. CERTIFICATIONS, GUARANTEES AND WARRANTIES

CONSULTANT shall not be required to sign any documents, no matter by whom requested, that would result in the CONSULTANT having to certify, guarantee or warrant the existence of conditions whose existence the CONSULTANT cannot ascertain. CLIENT also agrees not to make resolution of any dispute with CONSULTANT or payment of any amount due to the CONSULTANT in any way contingent upon the CONSULTANT signing any such certification.

11. INDEMNIFICATION

CONSULTANT agrees to the fullest extent permitted by law, to indemnify and hold CLIENT harmless from loss, cost (including reasonable attorney's fees and costs of defense) or expense for property damage and bodily injury, including death, caused by CONSULTANT's, or its employees' negligent acts, errors or omissions in the performance of professional services under this Agreement.

CLIENT agrees to the fullest extent permitted by law, to indemnify and hold CONSULTANT harmless from any loss, cost (including reasonable attorney's fees and costs of defense) or expense for property damage and bodily injury, including death, caused solely by CLIENT's, its agents or employees, negligent acts, errors or omissions in the performance of professional services under this Agreement

- If the negligence or willful misconduct of both the CONSULTANT and CLIENT (or a person identified above for whom each is liable) is a cause of such damage or injury, the loss, cost, or expense shall be shared between CONSULTANT and CLIENT in proportion to their relative degrees of negligence acts, errors or omissions and the right of indemnity shall apply for such proportion. Section 11 in no way will limit the City's ability to assert any defenses to liability pursuant to the Local Government and Governmental Employees Tort Immunity Act 745 ILCS 10/1-101 et. seq.;

12. WAIVER OF CONTRACT BREACH

The waiver of one party of any breach of this Agreement or the failure of one party to enforce at any time, or for any period of time, any of the provisions hereof, shall be limited to the particular instance, shall not operate or be deemed to waive any future breaches of this Agreement and shall not be construed to be a waiver of any provision, except for the particular instance.

13. LIMITATION OF LIABILITY

CLIENT and CONSULTANT have discussed the risks, rewards, and benefits of the project and the CONSULTANT's total fee for services. Risks have been allocated such that the CLIENT agrees that, to the fullest extent permitted by law, the CONSULTANT's total liability to the CLIENT for any and all injuries, claims, losses, expenses, damages, or claim expenses arising out of this agreement from any cause or causes shall not exceed the total amounts of liability or other insurance coverage available to CONSULTANT. Such causes include but are not limited to the CONSULTANT's negligence, errors, omissions, strict liability, or breach of contract.

14. HAZARDOUS MATERIALS

The Consultant, its principals, employees, agents or consultants shall perform no services relating to the investigation, detection, abatement, replacement, discharge, or removal of any toxic or hazardous contaminants or materials on this project. The Owner acknowledges that, with regard to this Agreement, the CONSULTANT has no professional liability (errors and omissions) or other insurance for claims arising out of the performance or failure to perform professional services related to the investigation, detection, abatement, replacement, discharge or removal of products, materials or processes containing asbestos or any other toxic or hazardous contaminants or materials ("Hazardous Materials"). Those services are not included in the scope of this Agreement.

15. CONTROLLING LAW

This Agreement is to be governed by the law of the State of Illinois.

=

Agenda Memo**Crest Hill, IL**

Meeting Date:	May 19, 2025
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	A resolution approving an agreement for 2025 sidewalk cutting program-construction by and between the city of Crest Hill, Will County, Illinois and Safe Step, LLC. for a cost of \$65,975.74.

Summary: On February 17, 2025 the council approved work by Safe Step, LLC to perform field work to evaluate the conditions of the city's existing sidewalks. The 2025 sidewalk cutting locations approved are as follows:

- Ward 1-Area bounded by Oakland Ave, Pasadena Ave, Elsie Ave & Center St-1.56 miles
- Ward 2- Area bounded by Theodore, Arbor Ln and Marlboro Dr.-1.68 Miles
- Ward 2-Willow Circle Dr-Included in 1.68 Miles above.
- Ward 3-Area bounded by Cedarwood Dr, Pioneer Rd, Theodore and Ingalls-3.05 Miles
- Ward 3-Caton Crest Subdivision- Included in 3.05 Miles above.
- Ward 4-Area bounded by Grandview, Root St, Weber Rd and Plainfield Rd-4.69 Miles

The field survey has been completed and has identified 1300 sidewalk defects in 10.98 miles of existing sidewalk. The defects are as follows:

1. 874 were suitable for saw-cutting, see attached list of locations, Exhibit B
2. 426 would require alternative repair by removal and replacement.

Staff would like to continue with the next phase of this year's program by performing saw cutting on 874 locations to bring non-compliance sidewalk identified back into compliance.

The remaining 426 locations that require repair by removal and replacement will be included in future concrete flatwork programs based on availability of funding.

Recommended Council Action: A resolution approving an agreement for 2025 sidewalk cutting program-construction by and between the city of Crest Hill, Will County, Illinois and Safe Step, LLC. for a cost of \$65,975.74.

Financial Impact:

Funding Source: MFT

Budgeted Amount: \$85,000.00

Cost: \$65,975.74

Attachments:

Resolution-2025 MFT Saw Cutting-Construction

Exhibit A-2025 Crest Hill Sidewalk Repair Program-Construction

Exhibit B-2025 Crest Hill Public Notice Deliverable

RESOLUTION NO. _____

**A RESOLUTION APPROVING AN AGREEMENT FOR 2025 SIDEWALK CUTTING
PROGRAM-CONSTRUCTION BY AND BETWEEN THE CITY OF CREST HILL,
WILL COUNTY, ILLINOIS AND SAFE STEP, LLC**

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

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

WHEREASECS Safe Step, LLC (the "COMPANY"), is an entity that is in the business of providing Construction Services, to bring non-compliance sidewalk identified during the 2024 survey of the identified location in Ward 1,2,3, and 4 back into compliance. (the "Services"); and

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

WHEREAS, City Staff have negotiated an AGREEMENT for 2025 Sidewalk Cutting Program-Construction (the "Agreement") with the Company for the purposes of engaging the Company to perform the Services (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

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

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

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

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

SECTION 2: AGREEMENT APPROVED. The City Council hereby finds and declares that the conditions, terms, and provisions of this Agreement (Exhibit A) in the amount of \$65,975.74 are fair, reasonable, and acceptable to the City and that the same is hereby approved in form and substance. Therefore, the City Council hereby authorizes and directs the Mayor to execute and deliver, and the

Clerk to attest, the Agreement, and further to take any and all other actions, including without limitation the execution and delivery of any and all documents, necessary and appropriate to effectuate the intent of this Resolution, which is to enter into the Agreement with the Company.

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

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

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

[Intentionally Blank]

PASSED THIS 19TH DAY MAY, 2025.

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

APPROVED THIS 19TH DAY OF MAY 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A



Sidewalk Repair Proposal

Presented to: Raymond Soliman
City of Crest Hill
Crest Hill Sidewalk Repair Program
April 03, 2025

Philip Sitton • Project Manager • 331.444.4822 • Philip@NoTrippin.com • www.notrippin.com

Introduction

April 03, 2025

Raymond Soliman
City of Crest Hill
20600 City Center Blvd
Crest Hill, Illinois, 60403

Raymond,

Thank you for the opportunity to present this proposal for sidewalk trip hazard repair based on our inspection of your sidewalk area.

Review

1. Safe Step LLC performed a site inspection of all of the specified sidewalk areas
2. The evaluation identified sidewalk defects that presented a tripping hazard and were appropriate for saw-cutting repair based on the identification criteria outlined on page 2
3. The evaluation also identified sidewalk defects that would require alternative repair methods
4. A login to Safe Step's exclusive *Sidewalk Central™* tool was provided for defect review and finalization
 1. This proposal and project scope is based on the defects selected and verified in *Sidewalk Central™*

Notable Proposal Contents

- Page 2: Evaluation criteria used to perform the survey
- Page 3: Defect location map and survey summary
- Page 4: Cost savings analysis
- Page 7: Proposal Acceptance

Please let me know if you have any questions. We look forward to serving your needs.

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Sidewalk Evaluation Criteria

Condition				Record for Saw-Cutting	Record for Replacement
Panel Offset:				Y	If greater Y
Min (1/8s)	4	Max (1/8s)	16		
Sharp edge:				Y	N/A
Height (1/8s) 3					
Prior Grind/Saw-Cut Repairs ¹ :				Y*	
Cutting to sunken panel:				Lift	Y
Waterpooling:				Lift	Y
Caused by tree:				CR	Y
Negative cross-slope:				Y,CR - Severe	Y
Positive cross-slope:				Y,CR - Severe	Y
Contains structural crack ² :				Y	Y
Qty no more than	1	Gap no more than	3/8"		
Displacement is a crack ² :				N	Y
Perpendicular	N	Parallel	N		
Panel is spalled ² :				Y	Y
Surface less than	50	Depth no more than	1"		
Sidewalk joint is decayed ² :				Y	Y
Width no more than 1"					
Curbing:				CR	CR
On bridge structure:				N	N
Parallel joints:				Y	Y
Min. Height	4	Max Height	16		
Ramps:				Y	Y
At Landing Max Ht	ADA	At street Max Ht	ADA		
Top of flowline:				N	Y
Adjacent to asphalt:				CR	Y
Adjacent to pavers:				CR	Y

¹As measured at presenting face; recorded values will be for proper 12:1 repair

²Panels failing this criteria will be recorded for replacement regardless of offset

Marking/Other

Mark Saw-Cutting	Numbered
DWP - Plastic	\$12/sq ft to install
Mark R&R	Y/N
5" R&R Sq. Ft. Cost	\$16
6" R&R Sq. Ft. Cost	\$18

Use Lifting for sunken & waterpooling panels	Y
Mark Lifting	N
Lifting Sq. Ft. Price	TBD

Scatter Sites

Apply criteria to scatter sites?	Y
Survey only marked?	
Survey entire address?	Driveway
Survey entire block-face?	

Crest Hill Notes:

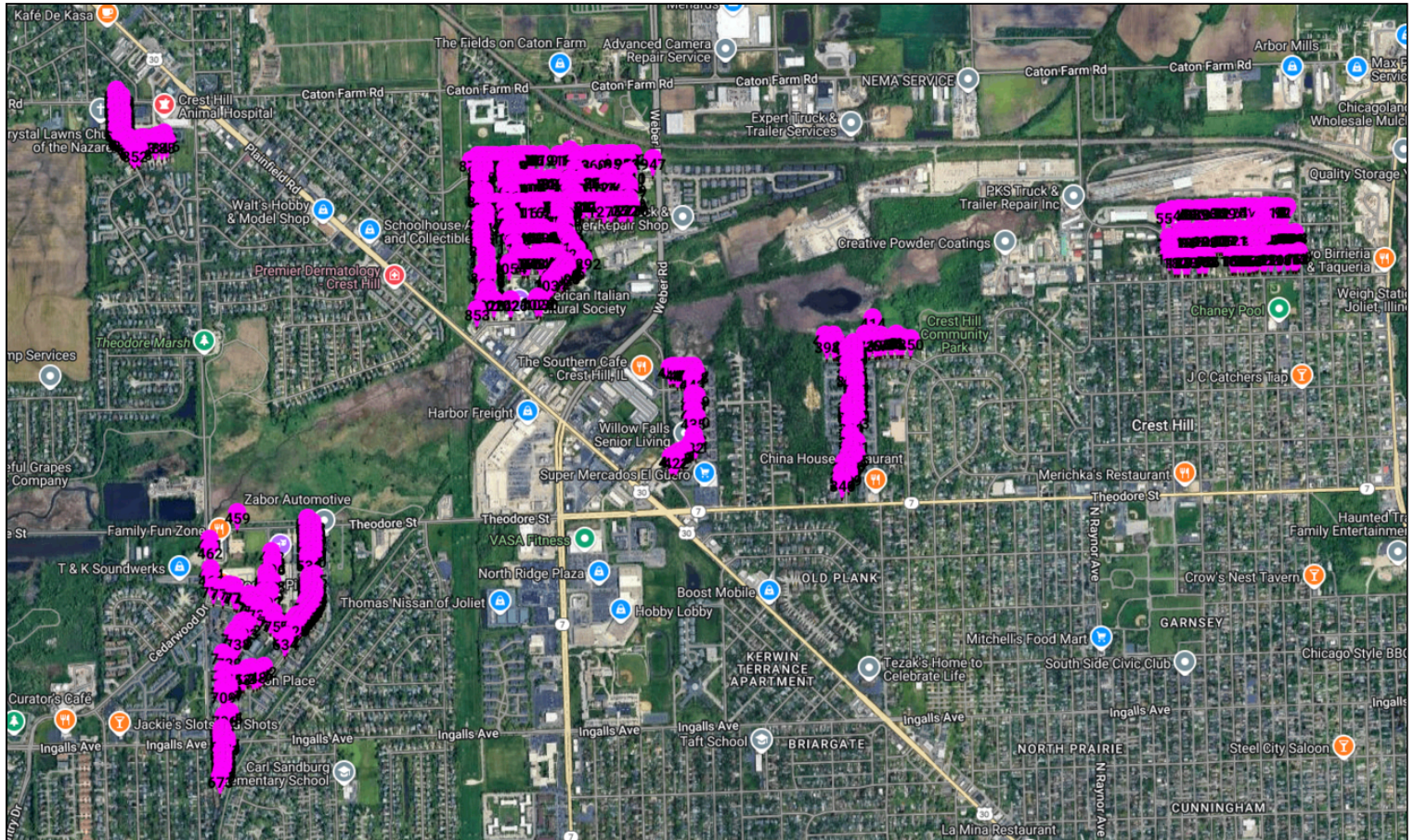
*Prior Repairs-If presenting exceeds 4
 *Evaluate culverts as traditional sidewalk, not bridges.
 *Client Review any long stretches of depressed curb along sidewalk/

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Defect Location Map

The map below indicates the approximate locations of sidewalk defects suitable for saw-cutting repair.



Due to the limitations of GPS mobile app technology, the locations shown above should be relied upon as approximate to their actual locations.
Map Data: Google

Survey Summary

1. The survey was performed on 03/25/2025
2. Total surveyed miles were estimated to be **10.98**
3. **1,300** total sidewalk defects were identified
 1. 874 were suitable for saw-cutting for a total of **\$65,975.74**
 2. 426 would require repair using alternative repair methods

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Cost Savings Analysis

The survey indicated that 874 trip hazards would require the removal & replacement of approximately 21,877.34 ft² of sidewalk.

At an average removal and replacement cost of \$16/ft², the total would be \$350,037.44

The cost of saw cutting using Safe Step LLC would be \$65,975.74, a savings of \$284,061.70.

Total Trip Hazard Repairs:	874
Remove and Replace Cost:	\$ 350,037
Safe Step Cost:	\$ 65,976
Cost Savings:	\$ 284,061

Saving money is important, but it's not the only thing...

We use a patented system to remove the unwanted concrete and leave behind an ADA compliant (12:1) slope.

In fact, we can repair a trip hazard in about 20 minutes from start to finish.

So there's no need to close off the area or tear up any sidewalks.

And our equipment is lightweight. The whole system fits inside of a 3' sidewalk. This prevents damage to surrounding lawns or landscaping.

Our technicians are experts at repairing sidewalks.

But they're also encouraged to communicate with any residents who have questions.



ENVIRONMENTAL IMPACT EXAMPLE: As a member of the U.S. Green Building Council (USGBC) we are proud of the fact that we reduce the impact to landfills and the environment as a result of our service. Removing and replacing 100 panels would result in approximately 118,500 pounds or 59 tons of concrete being removed (average panel weight of 1185 pounds) Using Precision Concrete Cutting for 100 trip hazards results in 0.3 tons of concrete removed and recycled, approximately 141 gallons of gasoline saved, and a reduction of 1.3 metric tons of Co2.

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The Safe Step Approach



Specifications

1. Repairs will be tapered to a 1:12 slope ratio and taken to a zero point of differential between adjoining sidewalk panels along the full width of the sidewalk, in accordance with ADA standards.
2. Repairs shall have a smooth and uniform finish with a coefficient of friction meeting OSHA requirements and shall not impact adjoining sidewalks, driveways, landscaping, or other objects within the vicinity of the work.
3. In instances where sidewalk conditions do not permit a 1:12 slope ratio, repairs will be made with the shallowest slope possible for the given sidewalk condition.



Clean-up

1. All saw-cutting will be performed without water-cooling; No slurry will be created eliminating the risk of "tracking" and run-off water contamination.
2. Saw mounted dust abatement systems will be used to minimize airborne dust. Containment systems are designed for fine dust applications.
3. Debris and concrete shall be cleaned from the sidewalk surface as well as surrounding rails, sidewalks, driveways, landscaping, or other objects within the vicinity of the work.



Reporting

1. Upon completion of the project, Safe Step LLC will provide a detailed and audit-able report. This report will include the street address or location, dimensions, and GPS coordinates of each repair made.
2. An invoice for payment will be provided when the projected has been completed. Payment in full is due **30 days** from the date of invoice. Late payments may be subject to a \$30 re-billing fee.



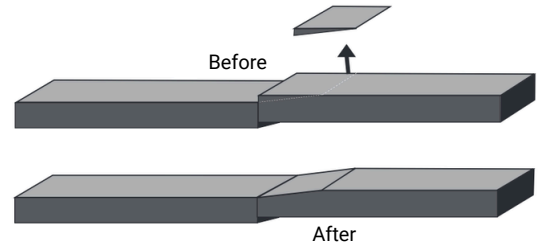
Safety and Insurance

1. Safe Step LLC employees who work directly in slab displacement repair undergo a rigorous training process with emphasis on safe work practices, OSHA-approved personal protection equipment, and quality workmanship. It is not uncommon for our clients to receive unsolicited compliments on our safety practices and the quality of the work performed.
2. Safe Step LLC is fully licensed and insured. Proof of auto, liability, and workers compensation insurance are available upon request.

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Our Result



Before



After



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Proposal Acceptance

Financial Parameters

1. Financial Parameters

1. The total cost of the reporting and saw-cutting repairs will not exceed **\$65,975.74**.
2. Safe Step LLC will accept full responsibility for any project cost overage, provided that the scope of the project is not altered once the project begins. Any requested change in scope will be fully discussed and approved by the City of Crest Hill prior to the start of the work on the revised area.

If this proposal is acceptable, please complete and sign below. We will contact you upon receiving this form to schedule your project.

Cost: \$65,975.74

Proposal #: 202179

Due to the ongoing supply chain issues and labor availability, the pricing in this proposal is only valid until **May 14, 2025**.

Billing Contact Name:

Billing Email Address:

PO Number:

Does this project require prevailing wage?:

Approved by:

Date:

Signed:  SIGNATURE
Raymond Soliman

Title:

Client Notes:

Use this form to provide us with any other information we may need to know.

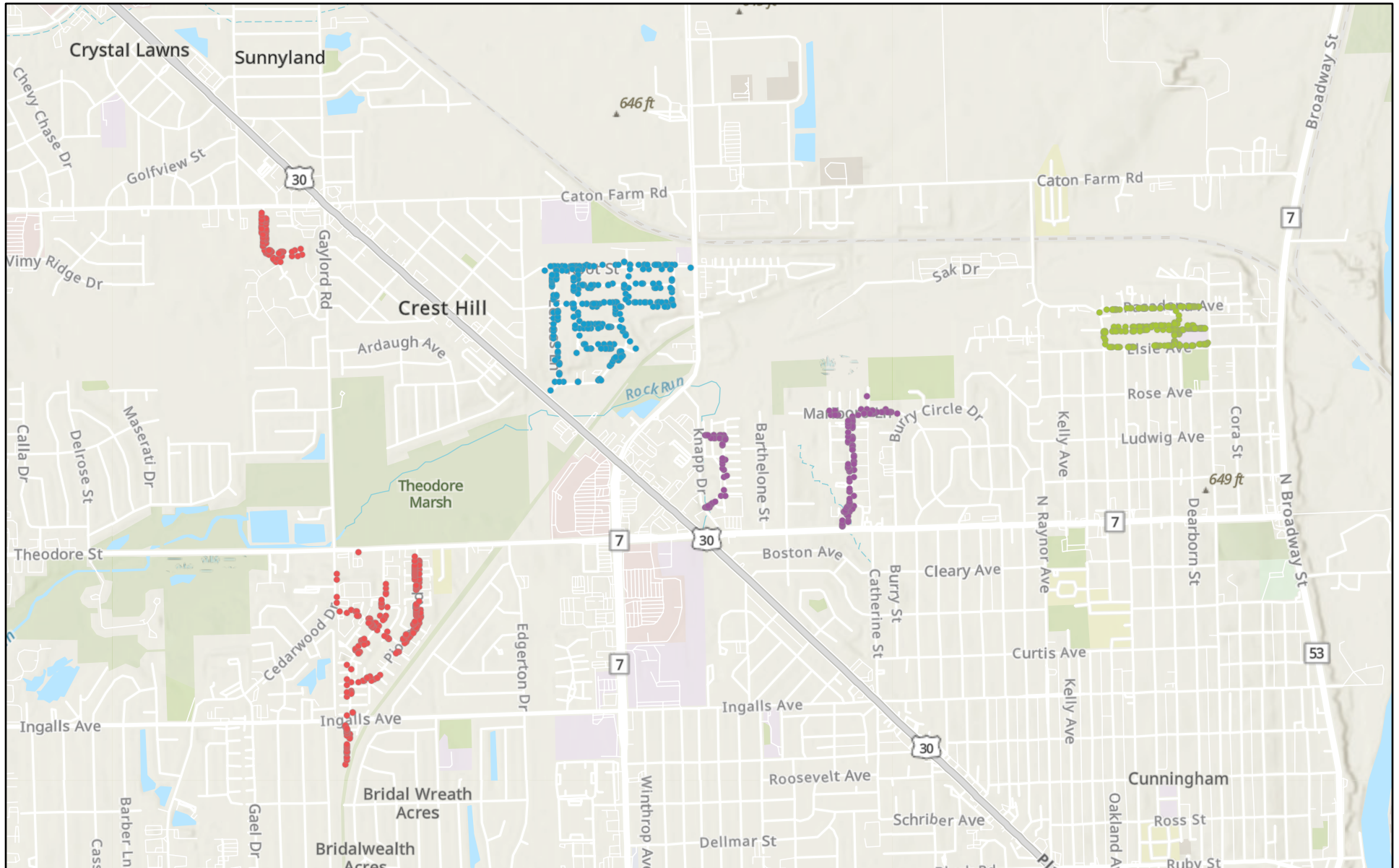
For a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the above signed hereby agrees to defend, indemnify, and hold contractor harmless with respect to any and all liability whatsoever arising from contractor's activities in attempting to repair concrete sidewalk and other slabs owned by the above signed or within the above signed's dominion and control, and to defend, indemnify, and hold harmless contractor with respect thereto.

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Crest Hill 2025 Sidewalk Repair Locations

Item 10.

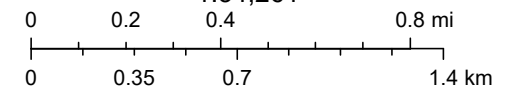


4/11/2025

2025 Public Notice

- Ward 1
- Ward 2
- Ward 3
- Ward 4
- World_Hillshade

1:34,261



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



Contact: Ron Wiedeman, City Engineer
 City of Crest Hill
 20600 City Center Blvd
 Crest Hill, IL 60403

2025 Sidewalk Repair Locations

Address		Defect Count
1732	Amelia Ct	2
1733	Amelia Ct	2
0	Arbor Ln	6
1600	Arbor Ln	8
1613	Arbor Ln	4
1615	Arbor Ln	3
1620	Arbor Ln	1
1705	Arbor Ln	2
1710	Arbor Ln	3
1715	Arbor Ln	8
1720	Arbor Ln	3
1800	Arbor Ln	7
1805	Arbor Ln	2
1810	Arbor Ln	5
1815	Arbor Ln	2
1820	Arbor Ln	10
1825	Arbor Ln	8
1900	Arbor Ln	3
2291	Bicentennial Ave	2
2301	Bicentennial Ave	9
2330	Bicentennial Ave	2
2361	Bicentennial Ave	2
2390	Bicentennial Ave	4
2365	Caton Crest	3
2367	Caton Crest	2
2369	Caton Crest	4
2371	Caton Crest	1
2373	Caton Crest	1
2374	Caton Crest	4
2375	Caton Crest	3
2376	Caton Crest	1
2377	Caton Crest	1
2378	Caton Crest	2
2379	Caton Crest	1
2380	Caton Crest	2
2381	Caton Crest	1
2382	Caton Crest	2
2383	Caton Crest	2
2384	Caton Crest	2
2385	Caton Crest	3
2386	Caton Crest	1
2388	Caton Crest	1
2389	Caton Crest	4
2390	Caton Crest	1
2391	Caton Crest	1
2392	Caton Crest	3
2394	Caton Crest	2
2395	Caton Crest	2
2397	Caton Crest	1
2399	Caton Crest	1
2431	Caton Crest	1
2434	Caton Crest	1
2435	Caton Crest	1
2439	Caton Crest	1
2440	Caton Crest	1
2442	Caton Crest	1
2446	Caton Crest	1

Address		Defect Count
2447	Caton Crest	3
2448	Caton Crest	2
2450	Caton Crest	2
2447	Caton Crest Ct	1
0	Cedarwood Dr	2
1472	Cedarwood Dr	1
1500	Cedarwood Dr	1
0	Chaney Ave	1
408	Chaney Ave	4
414	Chaney Ave	1
418	Chaney Ave	2
500	Chaney Ave	1
501	Chaney Ave	6
502	Chaney Ave	2
505	Chaney Ave	1
506	Chaney Ave	2
508	Chaney Ave	1
509	Chaney Ave	1
512	Chaney Ave	2
513	Chaney Ave	1
516	Chaney Ave	4
520	Chaney Ave	3
525	Chaney Ave	4
526	Chaney Ave	4
529	Chaney Ave	1
530	Chaney Ave	2
537	Chaney Ave	3
538	Chaney Ave	1
539	Chaney Ave	2
542	Chaney Ave	1
543	Chaney Ave	1
601	Chaney Ave	1
604	Chaney Ave	1
605	Chaney Ave	3
2012	Crestwood Dr	4
2013	Crestwood Dr	2
2017	Crestwood Dr	3
2101	Crestwood Dr	1
2116	Crestwood Dr	1
0	Donmaur Dr	1
1914	Donmaur Dr	2
1920	Donmaur Dr	2
1930	Donmaur Dr	1
2115	Eldorado Dr	2
2123	Eldorado Dr	1
2128	Eldorado Dr	3
2200	Eldorado Dr	3
2211	Eldorado Dr	2
2215	Eldorado Dr	1
2219	Eldorado Dr	1
2223	Eldorado Dr	2
1103	Elizabeth Ct	1
1107	Elizabeth Ct	3
1110	Elizabeth Ct	1
1111	Elizabeth Ct	6
1115	Elizabeth Ct	3
1123	Elizabeth Ct	2
1127	Elizabeth Ct	7
1128	Elizabeth Ct	3
1131	Elizabeth Ct	4
400	Elsie Ave	47
502	Elsie Ave	8
504	Elsie Ave	3
508	Elsie Ave	2
512	Elsie Ave	2
516	Elsie Ave	2
532	Elsie Ave	3
536	Elsie Ave	3
544	Elsie Ave	3
600	Elsie Ave	5
500	Hoffman St	2
1801	Jared Dr	4
1803	Jared Dr	1
1805	Jared Dr	4
1808	Jared Dr	2
1812	Jared Dr	2
1813	Jared Dr	2

Address		Defect Count
1816	Jared Dr	1
1817	Jared Dr	3
1820	Jared Dr	1
1824	Jared Dr	3
1825	Jared Dr	3
2019	Jayce Ct	1
2020	Jayce Ct	4
0	Leness Ln	2
1950	Leness Ln	1
1952	Leness Ln	1
2004	Leness Ln	2
2012	Leness Ln	3
2016	Leness Ln	1
2017	Leness Ln	1
2020	Leness Ln	1
2024	Leness Ln	1
2028	Leness Ln	2
2101	Leness Ln	1
2105	Leness Ln	1
2109	Leness Ln	1
2113	Leness Ln	1
2117	Leness Ln	1
2121	Leness Ln	1
2122	Leness Ln	1
2124	Leness Ln	1
2125	Leness Ln	1
2128	Leness Ln	3
2200	Leness Ln	1
2201	Leness Ln	1
2204	Leness Ln	2
2205	Leness Ln	2
2206	Leness Ln	1
2217	Leness Ln	2
2221	Leness Ln	4
2224	Leness Ln	2
2226	Leness Ln	4
2229	Leness Ln	2
1700	Lincoln Ave	2
1701	Lincoln Ave	3
1705	Lincoln Ave	1
1708	Lincoln Ave	1
1709	Lincoln Ave	2
1712	Lincoln Ave	1
1724	Lincoln Ave	2
1728	Lincoln Ave	1
1732	Lincoln Ave	1
1733	Lincoln Ave	1
1800	Lincoln Ave	2
1801	Lincoln Ave	3
1808	Lincoln Ave	1
1812	Lincoln Ave	2
1820	Lincoln Ave	2
1824	Lincoln Ave	1
1825	Lincoln Ave	3
1828	Lincoln Ave	2
1832	Lincoln Ave	4
1835	Lincoln Ave	3
1700	Lynwood St	4
1701	Lynwood St	1
1703	Lynwood St	1
1708	Lynwood St	4
1709	Lynwood St	1
1713	Lynwood St	1
1716	Lynwood St	2
1717	Lynwood St	1
1720	Lynwood St	2
1724	Lynwood St	2
1728	Lynwood St	2
1737	Lynwood St	5
1800	Lynwood St	1
1801	Lynwood St	4
1804	Lynwood St	3
1805	Lynwood St	1
1808	Lynwood St	1
1812	Lynwood St	1
1813	Lynwood St	1
1816	Lynwood St	2

Address		Defect Count
1817	Lynwood St	1
1820	Lynwood St	2
1824	Lynwood St	2
1825	Lynwood St	1
1828	Lynwood St	2
1832	Lynwood St	1
1851	Marlboro Ln	5
1856	Marlboro Ln	2
1861	Marlboro Ln	8
1900	Marlboro Ln	3
1948	Marlboro Ln	2
1801	Mia Dr	5
1802	Mia Dr	1
1804	Mia Dr	2
1805	Mia Dr	2
1808	Mia Dr	1
1809	Mia Dr	2
1812	Mia Dr	1
1817	Mia Dr	1
1824	Mia Dr	2
0	Oakland Ave	5
407	Pasadena Ave	4
411	Pasadena Ave	5
415	Pasadena Ave	2
419	Pasadena Ave	3
501	Pasadena Ave	2
505	Pasadena Ave	2
507	Pasadena Ave	2
511	Pasadena Ave	1
515	Pasadena Ave	2
519	Pasadena Ave	5
523	Pasadena Ave	2
531	Pasadena Ave	3
601	Pasadena Ave	3
605	Pasadena Ave	4
609	Pasadena Ave	2
1250	Pioneer Rd	1
1320	Pioneer Rd	2
1330	Pioneer Rd	2
1331	Pioneer Rd	4
1351	Pioneer Rd	2
1360	Pioneer Rd	3
1361	Pioneer Rd	3
1400	Pioneer Rd	7
1412	Pioneer Rd	5
1413	Pioneer Rd	4
1424	Pioneer Rd	8
1425	Pioneer Rd	1
1436	Pioneer Rd	4
1437	Pioneer Rd	2
1448	Pioneer Rd	5
1449	Pioneer Rd	4
1460	Pioneer Rd	2
1461	Pioneer Rd	7
1469	Pioneer Rd	2
1472	Pioneer Rd	1
1500	Pioneer Rd	3
1501	Pioneer Rd	6
1510	Pioneer Rd	3
1511	Pioneer Rd	3
1520	Pioneer Rd	4
1521	Pioneer Rd	6
1530	Pioneer Rd	6
1531	Pioneer Rd	4
1200	Rock Run	2
1201	Rock Run	1
1231	Rock Run	1
1250	Rock Run	7
1251	Rock Run	2
1271	Rock Run	1
1301	Rock Run	1
1345	Rock Run	4
1350	Rock Run	3
1361	Rock Run	4
1370	Rock Run	2
1375	Rock Run	1
1400	Rock Run	3

Address		Defect Count
1401	Rock Run	6
1424	Rock Run	3
1448	Rock Run	1
1473	Rock Run	5
1484	Rock Run	2
1500	Rock Run	1
1510	Rock Run	1
1601	Root St	1
1612	Root St	1
1700	Root St	2
1701	Root St	2
1704	Root St	3
1705	Root St	1
1708	Root St	2
1712	Root St	2
1717	Root St	1
1720	Root St	3
1721	Root St	1
1724	Root St	1
1732	Root St	2
1733	Root St	1
1800	Root St	2
1804	Root St	2
1818	Root St	1
1824	Root St	2
1830	Root St	3
1832	Root St	1
1834	Root St	1
1836	Root St	5
1837	Root St	1
1838	Root St	2
1839	Root St	5
1901	Root St	2
1908	Root St	3
1912	Root St	1
1916	Root St	2
1920	Root St	1
1298	Theodore St	5
2215	Theodore St	1
2325	Theodore St	1
0	Willow Circle	6
1681	Willow Circle	6
1691	Willow Circle	1
1700	Willow Circle	1
1740	Willow Circle	1
1741	Willow Circle	5
1785	Willow Circle	2
1787	Willow Circle	3
1790	Willow Circle	2
1840	Willow Circle	1
1850	Willow Circle	2
1860	Willow Circle	1
1870	Willow Circle	1
1871	Willow Circle	2
1881	Willow Circle	1
1890	Willow Circle	3

=

Agenda Memo**Crest Hill, IL**

Meeting Date:	May 19, 2025
Submitter:	Ronald J Wiedeman
Department:	Engineering
Agenda Item:	A RESOLUTION approving and authorizing the replacement of completion bond 30168303 issued by western surety company to the city of crest hill on behalf of executive construction for the gas n wash major PUD project with site improvement bond 7471749 issued by old republic surety company to the city of crest hill on behalf of Austin Tyler construction, inc. for the remaining site improvements contained in the 2/10/25 engineer's opinion of probable cost.

Summary: Gas N Wash surety bond No. 30168303 held by Executive Construction, Inc for \$1,131,733.72 held by city for the construction of public improvements for the development located at the northwest corner of Division and Weber Rd is being requested by the Owner to be released.

Once released a new bond will be put into place by Austin Tylor Construction, Inc. in the amount of \$128, 365.81. This new bond is to cover the remaining work required to construct the right-hand turn lane and require widening from southbound Weber Rd to Westbound Division.

All other public improvements included in the original bond (i.e. water and sewer lines and erosion control) have been inspected and improved by the city as of April 12, 2023.

Once this new bond is in place Austin Tyler Construction, Inc. will compete the right lane construction once final approval is granted by the pipeline.

Recommended Council Action: A RESOLUTION approving and authorizing the replacement of completion bond 30168303 issued by western surety company to the city of crest hill on behalf of executive construction for the gas n wash major PUD project with site improvement bond 7471749 issued by old republic surety company to the city of crest hill on behalf of Austin Tyler construction, inc. for the remaining site improvements contained in the 2/10/25 engineer's opinion of probable cost.

Financial Impact:

Funding Source: n/a

Budgeted Amount: n/a

Cost: n/a

Attachments:

Res Apr. replacement of GAS N WASH completion Bond

2505_APR_11_Surity Bond Reduction Letter to City of Crest Hill

Completion Bond #30168303_ECI_Crest Hill

2025_APR_14_Site Improvement Bond_Austin Tyler_City of Crest Hill

Exhibit A-EOPC_WCDOT Cost Estimate 2-10-2025_Crest Hill

RESOLUTION NO. _____

A RESOLUTION APPROVING AND AUTHORIZING THE REPLACEMENT OF COMPLETION BOND 30168303 ISSUED BY WESTERN SURETY COMPANY TO THE CITY OF CREST HILL ON BEHALF OF EXECUTIVE CONSTRUCTION FOR THE GAS N WASH MAJOR PUD PROJECT WITH SITE IMPROVEMENT BOND 7471749 ISSUED BY OLD REPUBLIC SURETY COMPANY TO THE CITY OF CREST HILL ON BEHALF OF AUSTIN TYLER CONSTRUCTION, INC. FOR THE REMAINING SITE IMPROVMENTS CONTAINED IN THE 2/10/25 ENGINEER'S OPINION OF PROBABLE COST.

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

WHEREAS, the Corporate Authorities of the City have previously enacted Sections 10.0 and 12.7 of the Crest Hill Zoning Ordinance, which specifies the procedure, requirements and standards for applications seeking Planned Unit Developments (“PUD”) and special use permits; and

WHEREAS, Gas N Wash/RR Crest Hill, LLC (“Applicant”), filed and presented to the Crest Hill Plan Commission an application seeking a special use permit for a B3- special use for a Planned Unit Development and a major Planned Unit Development change (the “Application”) for certain property within the city limits of the City of Crest Hill, Will County, Illinois. Said property is located at the northwest corner of Weber Road and Division Street, Crest Hill, Illinois, in the vicinity of 16664 Weber Road, and was previously part of PIN: 11-04-19-400-007 (the “Property”) and is legally described in the Application to the Plan Commission. The Plan Commission meeting at which the Application was heard was conducted with proper notice; and

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

WHEREAS, the Crest Hill Plan Commission, by formal vote taken May 9, 2024, recommended approval of the special use permit and approval of the major Planned Unit Development change sought in the Application after holding a properly noticed public hearing; and

WHEREAS, on May 20, 2024, in a regularly scheduled open meeting, the City Council examined and considered the May 9, 2024, Findings and Decision of the Plan Commission along with the presentations and arguments of the Applicant and passed Ordinance #1986, “An

Ordinance Granting a Special Use Permit with Respect to Certain Real Property Located Within the Corporate Boundaries of Crest Hill (Application of Gas N Wash/RR Crest Hill, LLC); and

WHEREAS, following the passage of Ordinance #1986, Gas N Wash/RR Crest Hill, LLC. engaged Executive Construction, Inc. to construct the Project and, as required by the City, Completion Bond #30168303 in the amount of the penal sum of \$1,131,73.73 was issued by Western Surety Company with Executive Construction, Inc. as Principal and the City of Crest Hill as Obligee, which was based on an Original Engineer's Opinion of Probable Costs ("EOPC"); A copy of said Completion Bond is attached hereto as Exhibit A; and

WHEREAS, on April 11, 2025, Lenny's Gas N Wash Division and Weber, LLC requested in writing that Exhibit A be fully released and replaced with Site Improvement Bond #7471749 in the amount of the penal sum of \$128,365.81 issued by Old Republic Surety Company with Austin Tyler Construction, Inc. as Principal and the City of Crest Hill as Obligee. A copy of said written Request is attached hereto as Exhibit B and said Site Improvement Bond is attached hereto as Exhibit C; and

WHEREAS, the request to release and replace the Completion Bond (Exhibit A) with the Site Improvement Bond (Exhibit C) is based on a February 10, 2025 Amended EOPC, which estimated the probable cost of the remaining work to be performed at \$102,692.65 and the fact that Austin Tyler Construction, Inc. and not Executive Construction, Inc. will be performing the remaining work, specifically the construction of a right-hand turn lane and widening of southbound Weber road to westbound Division Street along with seeding, topsoil, fertilizer and erosion control blanket; and

WHEREAS, all other public improvements included in the original bond have been inspected and approved by City Staff on April 12, 2023; and

WHEREAS, City Staff is recommending approval of the release and replacement of the aforementioned Completion Bond with the Site Improvement Bond; and

WHEREAS, the City Council has reviewed the Staff Memo and has considered the Request (Exhibit B) and the Site Improvement Bond (Exhibit C) and, based on the City Staff recommendation, has determined that the Request of Lenny's Gas N Wash Division and Weber, LLC should be approved.

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

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

SECTION 2: The City Council hereby approves the Request of Lenny's Gas N Wash Division and Weber, LLC. to release in Full Exhibit A and authorize it to be replaced with Exhibit C and hereby authorizes the Mayor to execute said any Release document

and to do all things necessary to effectuate the release of the Completion Bond and the replacement of it with the Site Improvement Bond.

SECTION 3. In the event that any provision or provisions, portion or portions, or clause or clauses of this Resolution 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 Resolution that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 4. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Resolution, are hereby repealed to the extent of the conflict.

SECTION 5. This Resolution shall be in full force and effect from and after its passage and approval.

{Left Intentionally Blank}

PASSED THIS 19TH DAY OF MAY, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo DiSerio	_____	_____	_____	_____
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 19TH DAY OF MAY, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

**WESTERN SURETY COMPANY COMPLETION
BOND #30168303
(Principal: Executive Construction, Inc.)
(Obligee: City of Crest Hill)**

EXHIBIT B

APRIL 11, 2025 REQUEST FROM LENNY'S GAS N WASH DIVISION AND WEBER, LLC FOR RELEASE AND REPLACEMENT OF BONDS

EXHIBIT C

**OLD REPUBLIC SURETY COMPANY SITE
IMPROVEMENT BOND #7471749
(Principal: Austin Tyler Construction, Inc.)
(Obligee: City of Crest Hill)**

Exhibit A

Bond # 30168303 Project GAS N WASH CREST HILL Date April 12, 2023

COMPLETION BOND

Known All Men By These Presents, that the undersigned
Executive Construction, Inc., as Principal
 and Western Surety Company, a corporation authorized to do business in the State of
Illinois, as Surety, are hereby held and firmly bound unto the City of Crest Hill, IL
 , as Oblige, in the penal sum of One Million One Hundred * Dollars (\$1,131,733.73), lawful
 money of the United States of America, to be paid to said Oblige, its successors or assigns, to the payment
 of which sum well and truly to be made we bind ourselves and each of our successors, jointly and severally,
 firmly by these presents. *Thirty One Thousand Seven Hundred Thirty Three & 73/100

Whereas, the above bounden Principal is required to complete the following:

GAS N WASH CREST HILL
Weber Road Improvements, Division Street Improvements, On-Site Erosion Control,
Public Storm Sewer Work, Public Sanitary Sewer Work, Public Water Main Work, Landscaping

Now, therefore, the condition of this obligation is such that if the principal shall complete the work in connection with this project, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 12th day of April, 2023.

Executive Construction, Inc.

Principal

By: [Signature], CEO



Western Surety Company

Surety

By: [Signature]
 Attorney-in-Fact Amber Jones

Western Surety Company

Item 11.

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Darrin Weber, Amber Jones, Chris Polk, Julie Baumberger, April Penny, Individually

of Dallas, TX, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 19th day of June, 2021.



WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

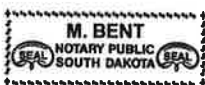
State of South Dakota
County of Minnehaha

} ss

On this 19th day of June, 2021, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026



M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 12th day of April, 2023.



WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Form F4280-7-2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Law**ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY**

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.



8200 W. 185th Street, Unit K ♦ Tinley Park, IL 60487 ♦ PH: (708) 444-0117

April 11, 2025

Ron Wiedeman
City of Crest Hill
20600 City Center Blvd.
Crest Hill, IL 60403

Ron -

Lenny's Gas N Wash Division and Weber, LLC - Surety Bond Reduction

Lenny's Gas N Wash Division and Weber, LLC is requesting the reduction of Surety Bond as follows:

Original EOPC dated March 30, 2023 in the amount of $\$905,386.98 \times 1.25\% = \$1,131,733.72$ to Amended EOPC dated February 10, 2025 in the amount of $\$102,692.65 \times 1.25\% = \$128,365.81$, both EOPC's attached.

Executive Construction Inc. held the original Surety Bond. We are requesting the release of the full amount of Bond held with Executive Construction, Inc.

Austin Tyler will be constructing the right-turn lane and has issued a new Surety Bond in the amount of $\$102,692.65 \times 1.25\% = \$128,365.81$, also attached.

Please advise of the acceptance of this bond reduction and change. Gas N Wash would like to complete the construction of the right-turn lane on Weber Road upon acceptance.

Thank you.

A handwritten signature in black ink that reads "Kimberly Farbak".

Kimberly Farbak
708-263-4559



CIVIL ENGINEERING DIVISION
2675 PRATUM AVENUE
HOFFMAN ESTATES, IL 60192
(224) 293-6333
WWW.WTENGINEERING.COM

PROJECT NAME: **GAS N WASH CREST HILL**
LOCATION: **CREST HILL, IL**
BY: **AJM**
DATE: **02/10/25**

Item 11.

**CREST HILL GAS N WASH
WCDOT ENGINEERS OPINION OF PROBABLE COST**

IDOT PAY CODE	ITEM DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL COST
21101615	TOPSOIL FURNISH AND PLACE, 4"	500	SQ YD	\$4.00	\$2,000.00
25000210	SEEDING, CLASS 2A	0.60	ACRE	\$1,300.00	\$780.00
25000400	NITROGEN FERTILIZER NUTRIENT	53	POUND	\$2.00	\$106.00
25000500	PHOSPHORUS FERTILIZER NUTRIENT	53	POUND	\$2.00	\$106.00
25000600	POTASSIUM FERTILIZER NUTRIENT	53	POUND	\$2.00	\$106.00
25100630	EROSION CONTROL BLANKET	500	SQ YD	\$1.25	\$625.00
28000305	TEMPORARY DITCH CHECKS	26	FOOT	\$5.00	\$130.00
28000500	INLET AND PIPE PROTECTION	6	EACH	\$150.00	\$900.00
35101100	AGGREGATE BASE COURSE, TYP A 12"	817	SQ YD	\$10.00	\$8,170.00
35501330	HMA BINDER COURSE 11.5"	764	SQ YD	\$64.40	\$49,201.60
40600635	LEVELING BINDER, N70 3/4"	764	SQ YD	\$4.20	\$3,208.80
40603340	HMA SURFACE COURSE, MIX "D" N70	90	TON	\$100.00	\$9,000.00
44000100	PAVEMENT REMOVAL	100	SQ YD	\$21.50	\$2,150.00
44000300	CURB REMOVAL	350	FOOT	\$5.00	\$1,750.00
44213200	SAW CUTS	350	FOOT	\$3.00	\$1,050.00
44300200	STRIP REFLECTIVE CRACK CONTROL TREATMENT	350	FOOT	\$1.50	\$525.00
550A0050	STORM SEWERS, CLASS A, TYPE 1 12"	12	FOOT	\$30.00	\$360.00
60237470	INLETS, TYPE A, TYPE 24 FRAME AND GRATE	1	EACH	\$1,000.00	\$1,000.00
60255800	MANHOLES TO BE ADJUSTED WITH NEW TYPE 1 FRAME, CLOSED LID	1	EACH	\$500.00	\$500.00
60605000	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	350	FOOT	\$28.00	\$9,800.00
70102637	TRAFFIC CONTROL AND PROTECTION, STANDARD 701701	1	EACH	\$10,000.00	\$10,000.00
72000100	SIGN PANEL - TYPE 1	7	SQ FT	\$27.00	\$182.25
78000100	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	80	SQ FT	\$4.00	\$320.00
78000200	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	1318	FOOT	\$0.50	\$659.00
78000650	THERMOPLASTIC PAVEMENT MARKING - LINE 24"	14	FOOT	\$4.50	\$63.00
TOTAL COST =					\$102,692.65

OLD REPUBLIC SURETY COMPANY

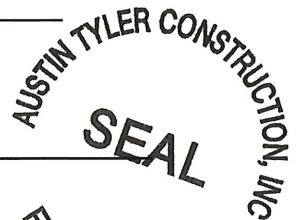
Site Improvement Bond

Bond No. 7471749KNOW ALL PERSONS BY THESE PRESENTS, that we Austin Tyler Construction, Inc.23343 S. Ridge Rd. Elwood, Il. 60421as Principal, and OLD REPUBLIC SURETY COMPANYauthorized to do business in the State of Illinois as Surety are held and firmly bound unto
City of Crest Hillas Obligee, in the penal sum of One hundred twenty eight thousand three hundred sixty five dollars and 81/100-- (\$ 128,365.81)DOLLARS, lawful money of the United States of America, for the payment of which well and
truly to be made, we bind ourselves, our heirs, executors, administrators, successors and
assigns, jointly and severally, firmly by the presents.WHEREAS, Austin Tyler Construction, Inc.has agreed to construct in Gas N Wash Crest Hill, Il.the following improvements: Roadway work, seeding, fertilizer, erosion control blanket

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said
principal shall construct, or have constructed, the improvements herein described and shall
save the Obligee harmless from any loss, cost or damage by reason of its failure to complete
said work, then this obligation shall be null and void, otherwise to remain in full force and
effect.

Signed, sealed and dated this 14th day of April, 2025Austin Tyler Construction, Inc.By: [Signature]OLD REPUBLIC SURETY COMPANY, ILBy: [Signature]

Maureen Rott Attorney in Fact





OLD REPUBLIC SURETY COMPANY

Bond # 7471749

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That OLD REPUBLIC SURETY COMPANY, a Wisconsin stock insurance corporation, does make, constitute and appoint:

CHRISTOPHER L. SPANGLER, MARK SPANGLER, LYNN M. BLAYLOCK, MAUREEN ROTT, CHRISTINE CANNELLA, ESTEE R. MAJOR, OF NAPERVILLE, IL

its true and lawful Attorney(s)-in-Fact, with full power and authority, for and on behalf of the company as surety, to execute and deliver and affix the seal of the company thereto (if a seal is required), bonds, undertakings, recognizances or other written obligations in the nature thereof, (other than bail bonds, bank depository bonds, mortgage deficiency bonds, mortgage guaranty bonds, guarantees of installment paper and note guaranty bonds, self-insurance workers compensation bonds guaranteeing payment of benefits or black lung bonds), as follows:

ALL WRITTEN INSTRUMENTS

and to bind OLD REPUBLIC SURETY COMPANY thereby, and all of the acts of said Attorneys-in-Fact, pursuant to these presents, are ratified and confirmed. This appointment is made under and by authority of the board of directors at a special meeting held on February 18, 1982. This Power of Attorney is signed and sealed by facsimile under and by the authority of the following resolutions adopted by the board of directors of the OLD REPUBLIC SURETY COMPANY on February 18, 1982.

RESOLVED that, the president, any vice-president, or assistant vice president, in conjunction with the secretary or any assistant secretary, may appoint attorneys-in-fact or agents with authority as defined or limited in the instrument evidencing the appointment in each case, for and on behalf of the company to execute and deliver and affix the seal of the company to bonds, undertakings, recognizances, and suretyship obligations of all kinds; and said officers may remove any such attorney-in-fact or agent and revoke any Power of Attorney previously granted to such person.

RESOLVED FURTHER, that any bond, undertaking, recognizance, or suretyship obligation shall be valid and binding upon the Company

- (i) when signed by the president, any vice president or assistant vice president, and attested and sealed (if a seal be required) by any secretary or assistant secretary; or
- (ii) when signed by the president, any vice president or assistant vice president, secretary or assistant secretary, and countersigned and sealed (if a seal be required) by a duly authorized attorney-in-fact or agent; or
- (iii) when duly executed and sealed (if a seal be required) by one or more attorneys-in-fact or agents pursuant to and within the limits of the authority evidenced by the Power of Attorney issued by the company to such person or persons.

RESOLVED FURTHER, that the signature of any authorized officer and the seal of the company may be affixed by facsimile to any Power of Attorney or certification there of authorizing the execution and delivery of any bond, undertaking, recognizance, or other suretyship obligations of the company; and such signature and seal when so used shall have the same force and effect as though manually affixed.

IN WITNESS WHEREOF, OLD REPUBLIC SURETY COMPANY has caused these presents to be signed by its proper officer, and its corporate seal to be affixed this 25TH day of SEPTEMBER, 2024.

Karen J. Haffner

Assistant Secretary



OLD REPUBLIC SURETY COMPANY

Alan Pavlic

President

STATE OF WISCONSIN, COUNTY OF WAUKESHA-SS

On this 25TH day of SEPTEMBER, 2024, personally came before me, Alan Pavlic and Karen J. Haffner

, to me known to be the individuals and officers of the OLD REPUBLIC SURETY COMPANY who executed the above instrument, and they each acknowledged the execution of the same, and being by me duly sworn, did severally depose and say: that they are the said officers of the corporation aforesaid, and that the seal affixed to the above instrument is the seal of the corporation, and that said corporate seal and their signatures as such officers were duly affixed and subscribed to the said instrument by the authority of the board of directors of said corporation.



Kathryn R. Pearson

Notary Public

My commission expires: 9/28/2026

CERTIFICATE

(Expiration of notary commission does not invalidate this instrument)

I, the undersigned, assistant secretary of the OLD REPUBLIC SURETY COMPANY, a Wisconsin corporation, CERTIFY that the foregoing and attached Power of Attorney remains in full force and has not been revoked; and furthermore, that the Resolutions of the board of directors set forth in the Power of Attorney, are now in force.

63-1338



Signed and sealed at the City of Brookfield, WI this 14th day of April, 2025

Karen J. Haffner

Assistant Secretary

ROBERTSON RYAN & ASSOCIATES



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	May 19, 2025
Submitter:	Patrick Ainsworth, AICP Community and Economic Development Director
Department:	Community & Economic Development
Agenda Item:	Approval of an Ordinance for Case Number SU-25-2-4-1 Requesting a Special Use and Variation Application for 501 Caton Farm Road

Summary:

Verde Engineering, on behalf of Hendrickson USA, LLC (the Applicant) appeared before the Plan Commission (PCZBA) on April 24, 2025, requesting a Special Use Permit and Variations for the construction and operation of a solar array for the property located at 501 Caton Farm Road.

The project encompasses a 4.8-acre portion of the Applicant's western parcel (PIN 11-04-33-100-002-0000) to construct a solar array and an emergency vehicle only access road to assist emergency vehicles gaining access to this solar array if an emergency related event occurs. The power generated from the solar array will help generate electricity for the Hendrickson USA facility on the eastern parcel (PIN 11-04-33-100-003-0000). After the Applicant presented the case to the PCZBA at the April 24, 2025, Special Plan Commission Meeting, the PCZBA made a favorable recommendation on the new Special Use Permit and Variation requests. The presentation provided at the Plan Commission Meeting can be viewed by clicking on this link - <https://cresthill-il.municodemeetings.com/bc-citycouncil/page/special-plan-commission-0>

The recommendation from the Plan Commission included the following 10 (ten) conditions:

1. That the drawings submitted for a building permit shall be in substantial compliance with the drawings approved by City Council and identified below, unless otherwise noted in the remaining conditions:
 - Solar Ground Mount System Plans Engineered by PurePower Engineering last dated 3/28/2025
 - Stormwater Management Permit Details Prepared by Hey and Associates Inc. Last Dated April 15, 2025
 - Structural Detail Drawings Created by DCE Solar Sheets 1 through 5 Last Dated 3/6/2025
 - Landscape Plans Created by Hey and Associates Inc. Last Dated 3/31/2025
2. The gravel driveway and loading area in the front of the accessory building on the property with the Permanent Index Number of 11-04-33-100-002-0000 shall receive a permit to transition this surface material to an approved surface material to be in compliance with Zoning Ordinance Section 11.6-1 and follow applicable construction standards. This specific area includes the driveway entrance from Caton Farm Road leading to the accessory building as well as to the gates of the solar array area. This permit shall be issued before May 19, 2026.

City Council Work Session

May 19, 2025

501 Caton Farm Road

3. The emergency access road containing the 3/4" limestone surface material shall be improved with a base material and construction method approved by the City Engineer. All details of the materials and construction methods shall be submitted with the building permit application for the solar array.
4. The thickness of stone for the temporary construction access road should be at least two inches thick.
5. Prior to permit issuance for the solar array the structural calculations report provided with through submittal will need to be signed and stamped by a Licensed Structural Engineer.
6. A Fire Truck Turning Performance Analysis shall be provided for review and approval as part of the building permit application submittal for the solar array.
7. If any new outdoor lighting is being proposed with this project, then a Photometric Plan shall be provided at time of submitting a building permit application to ensure compliance with applicable codes and regulations.
8. All required final design drawings and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted for the solar array.
9. All new shade trees, ornamental trees, and evergreen trees proposed on north of the solar array shall be planted with a minimum height of six feet and a minimum of 2.5" caliber at time of planting.
10. All conditions made with this Ordinance shall be transferred to any new property owner.

May 12, 2025 City Council Work Session – At the May 12, 2025 City Council Work Session, there was a presentation made by the Applicant highlighting the project and a discussion about the proposed improvement. The presentation slides made at this meeting are provided as Attachment D. The non-binding voice vote from City Council resulted in a favorable recommendation to take this item to the May 19, 2025 Regular City Council Meeting for Ordinance consideration.

Recommended Council Action: Community Development staff recommends that the City Council approve the Ordinance pertaining to Case Number SU-25-2-4-1 Requesting a Special Use and Variation Application for 501 Caton Farm Road.

Attachments:

- Attachment A - Special Use and Variance Application
- Attachment B - April 24, 2025 Special Plan Commission Meeting Transcript
- Attachment C - Special Use Ordinance (with associated Exhibits)
- Attachment D – Presentation Slides from the May 12, 2025 City Council Work Session



Application for Development

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

Project Name: Hendrickson USA - Solar PV

Owner: Hendrickson USA LLC

Correspondence To: Grace Rasmussen, Verde Solutions LLC

Street address: [REDACTED]

Street address: [REDACTED]

City, St., Zip: [REDACTED]

City, St., Zip: [REDACTED]

Phone: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Email: [REDACTED]

Property Address:

Street address: [REDACTED]

Property Information:

Lot Width: 830.038 ft

City, St., Zip: Crest Hill, IL 60441

Lot Depth: 629.428

PIN: 11-04-33-10-002

Total Area: 549350.8329 sq ft (12.61 acres)

*Submit an electronic version of the legal description only in a Word document to:

buildingdepartment@cityofcresthill.com

Existing Zoning: M2

Existing Land Use: General Manufacturing District

Requested Zoning: M2

Proposed Land Use: General Manufacturing District

Adjoining Properties Zoning and Uses:

North of Property: 11-04-28-100-003 Stateville

South of Property: 11-04-33-100-006 Commonwealth Edison Co

East of Property: 11-04-33-10-003 Hendrickson USA LLC

West of Property: 11-04-33-100-001 Roman Catholic Diocese

Purpose Statement (intended use and approval sought): _____

Install 1.18 MW of fixed tilt ground mounted solar contained within a fence.

Total area with fence is approximately 4.7 acres. The solar array is set back approximately 180 feet from Caton Farm Road.

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☒ Special Use: Ground Mounted Solar PV

☐ Variance: _____

☐ Planned Unit Development: _____

☐ Annexation: _____

☐ Plat: _____

☐ Other: _____

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

☐ Civil Engineer: _____ Phone: _____

Company: _____ Email: _____

☒ Contractor: Grace Rasmussen Phone: [REDACTED]

Company: Verde Solutions LLC Email: [REDACTED]

☐ Architect: _____ Phone: _____

Company: _____ Email: _____

☐ Builder: _____ Phone: _____

Company: _____ Email: _____

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

Grace Rasmussen
Signature of the Applicant

3/10/2025
Date

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

Ch R
Signature of the Owner

03/14/25
Date

CREST HILL PLAN COMMISSION

APRIL 24, 2025

REPORT OF PROCEEDINGS had in the
above-entitled matter, at 20600 City Center
Boulevard, Crest Hill, Illinois, commencing at
7:00 o'clock p.m. on the 24th day of April, 2025.

BEFORE:

Bill Thomas, Chairman
John Stanton, Commissioner
Marty Flynn, Commissioner
Angelo DeSerio, Commissioner
Jeff Peterson, Commissioner
Ken Carroll, Commissioner
Cheryl Slabozeski, Commissioner
Patrick Answorth, Community/Economic Development
Director
Samantha Tilley, Executive Secretary
Mike Stiff, City Attorney

PRESENT:

Chris Batsch, Hendrickson USA LLC
Grace Rasmussen, Verde Solutions

* * * * *

1 CHAIRMAN THOMAS: Okay. Welcome. I
2 would like to call the April 24th, 2025 Special
3 Plan Commission Meeting to order at 7:00 p.m.

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

6 (Pledge of Allegiance.)

7 CHAIRMAN THOMAS: Thank you. May we have
8 the roll call, please?

9 SAMANTHA TILLEY: Bill Thomas?

10 CHAIRMAN THOMAS: Here.

11 SAMANTHA TILLEY: Ken Carroll?

12 COMMISSIONER CARROLL: Here.

13 SAMANTHA TILLEY: Cheryl Slabozeski?

14 COMMISSIONER SLABOZESKI: Here.

15 SAMANTHA TILLEY: Angelo DeSerio?

16 COMMISSIONER DESERIO: Here.

17 SAMANTHA TILLEY: Jeff Peterson?

18 COMMISSIONER PETERSON: Here.

19 SAMANTHA TILLEY: Marty Flynn?

20 COMMISSIONER FLYNN: Here.

21 SAMANTHA TILLEY: John Stanton?

22 COMMISSIONER STANTON: Here.

23 CHAIRMAN THOMAS: Okay. Thank you.

24 First order of business is to approve the

1 minutes from our previous two meetings. Can I
2 have a motion, please, to approve the minutes from
3 the Plan Commission meeting held on
4 March 13th, 2025?

5 COMMISSIONER DESERIO: So moved.

6 CHAIRMAN THOMAS: Motion by Angelo
7 DeSerio and --

8 COMMISSIONER PETERSON: Second.

9 CHAIRMAN THOMAS: -- Commissioner
10 Peterson.

11 A roll call, please.

12 SAMANTHA TILLEY: Angelo DeSerio?

13 COMMISSIONER DESERIO: Yes.

14 SAMANTHA TILLEY: Jeff Peterson?

15 COMMISSIONER PETERSON: Yes.

16 SAMANTHA TILLEY: Marty Flynn?

17 COMMISSIONER FLYNN: Yes.

18 SAMANTHA TILLEY: John Stanton?

19 COMMISSIONER STANTON: Yes.

20 SAMANTHA TILLEY: Ken Carroll?

21 COMMISSIONER CARROLL: Yes.

22 SAMANTHA TILLEY: Cheryl Slabozeski?

23 COMMISSIONER SLABOZESKI: Yes.

24 SAMANTHA TILLEY: And Bill Thomas?

1 CHAIRMAN THOMAS: Yes.

2 SAMANTHA TILLEY: Motion carried.

3 CHAIRMAN THOMAS: And now can I have a
4 motion to approve the minutes from the Plan
5 Commission Meeting held on March 27, 2025? Was
6 that a special?

7 SAMANTHA TILLEY: Yes.

8 CHAIRMAN THOMAS: Better put special on
9 the title there. Special Plan Commission Meeting.

10 COMMISSIONER CARROLL: So moved.

11 CHAIRMAN THOMAS: Motion by Commissioner
12 Carroll.

13 COMMISSIONER PETERSON: Second.

14 CHAIRMAN THOMAS: Second by Commissioner
15 Peterson.

16 Roll call, please.

17 SAMANTHA TILLEY: Ken Carroll?

18 COMMISSIONER CARROLL: Yes.

19 SAMANTHA TILLEY: Jeff Peterson?

20 COMMISSIONER PETERSON: Yes.

21 COMMISSIONER FLYNN: Yes.

22 SAMANTHA TILLEY: Marty Flynn?

23 COMMISSIONER FLYNN: Yes.

24 SAMANTHA TILLEY: John Stanton?

1 COMMISSIONER STANTON: Yes.

2 SAMANTHA TILLEY: Cheryl Slabozeski?

3 COMMISSIONER SLABOZESKI: Abstain.

4 SAMANTHA TILLEY: Angelo DeSerio?

5 COMMISSIONER DESERIO: Yes.

6 SAMANTHA TILLEY: And Bill Thomas?

7 CHAIRMAN THOMAS: Yes.

8 SAMANTHA TILLEY: Motion carried.

9 CHAIRMAN THOMAS: Okay. Next item is new
10 business. We have one case on the agenda for
11 tonight, a public hearing and consideration of
12 Case SU-25-2-4-1, a request of Hendrickson USA LLC
13 seeking approval for a special use permit and
14 variations for a new solar array, which is
15 classified as a utility facility under the Crest
16 Hill Zoning Ordinance on a 4.8-acre area of land
17 in an M-2 general manufacturing district located
18 at 501 Caton Farm Road in Crest Hill, Illinois.

19 Samantha, is all the paperwork in order?

20 SAMANTHA TILLEY: The necessary paperwork
21 is in order.

22 CHAIRMAN THOMAS: Okay. Thank you.

23 Then I would like to have a motion to
24 open the public hearing for Case SU-25-2-4-1.

1 Motion, please.

2 COMMISSIONER DESERIO: So moved.

3 CHAIRMAN THOMAS: Motion by Commissioner
4 DeSerio.

5 COMMISSIONER SLABOZESKI: Second.

6 CHAIRMAN THOMAS: Second by Commissioner
7 Slabozeski.

8 Roll call, please.

9 SAMANTHA TILLEY: Angelo DeSerio?

10 COMMISSIONER DESERIO: Yes.

11 SAMANTHA TILLEY: Cheryl Slabozeski?

12 COMMISSIONER SLABOZESKI: Yes.

13 SAMANTHA TILLEY: Ken Carroll?

14 COMMISSIONER CARROLL: Yes.

15 SAMANTHA TILLEY: John Stanton?

16 COMMISSIONER STANTON: Yes.

17 SAMANTHA TILLEY: Jeff Peterson?

18 COMMISSIONER PETERSON: Yes.

19 SAMANTHA TILLEY: Marty Flynn?

20 COMMISSIONER FLYNN: Yes.

21 SAMANTHA TILLEY: And Bill Thomas?

22 CHAIRMAN THOMAS: Yes.

23 SAMANTHA TILLEY: Motion carried.

24 CHAIRMAN THOMAS: Public hearing is

1 opened at 7:03 p.m.

2 Again, this hearing is to discuss case
3 SU-25-2-4-1. So I would now like to ask our
4 Community and Economic Development Director Pat
5 Answorth to present the specifics of the case.

6 MR. ANSWORTH: Thank you, Chairman.

7 Can you hear me okay? Okay. I'll be
8 actually brief.

9 The petitioner has prepared a very
10 thorough presentation, but, as presented tonight,
11 there's one special use and one variation from the
12 zoning ordinance and a deviation from the City
13 code for the driveway.

14 The subject property actually consists of
15 two pins, there's the manufacturing facility on
16 the eastern pin, which the subject -- the
17 applicant has been at that subject site for nearly
18 50 years. They have committed to investing in
19 this property and including alternative energy,
20 hence the solar array on the western site, and
21 part of their grant -- part of their application
22 mentioned that the -- part of a grant from the
23 state of Illinois, so this will actually help
24 power their -- all their facilities for their

1 annual needs. It's approximately 1. -- I think --
2 8 megawatts of power. So hence that size creates
3 a unique size of this project. Our community and
4 economic development consultant, Ron Mentzer, was
5 working with them before my tenure and determined
6 it was a special use. As part of that special use
7 process we looked at the entire site and were kind
8 of working with them on their driveway on the
9 eastern pin, it exceeds 30 feet, so if they ever
10 go to repave that property, tonight's applications
11 kind of protect that driveway, they can just go
12 straight to permit, and hence that's the, again,
13 deviation being requested.

14 The other variation is we were working
15 closely with the Lockport Fire Protection
16 District. This is, again, a unique circumstance.
17 We do not have a solar array of this size, so,
18 from a life-saving perspective, even though this
19 is an unmanned area, our Fire Protection District
20 thought it would be necessary to gain access to
21 this property, but because this area is just north
22 of a wet -- of a floodplain area and they're not
23 required to do any storm water detention, we
24 worked with them carefully to craft a design of

1 this road that you'll see in the site plan later
2 tonight of limestone -- it's a three quarter stone
3 lined with limestone material. Our City engineer
4 was closely working with their engineering firm
5 and the Fire Protection District to create that.
6 Our City code requires driveways, drive aisles,
7 parking areas to be paved. Storage areas for
8 heavy equipment can be gravel. So this an
9 emergency vehicle only access road. It's tucked
10 180 feet back from Caton Farm Road. It's tucked
11 behind a landscaped area, and then it will be
12 further protected by additional landscaping that
13 you'll see on the landscape plans.

14 So the variation is for the material
15 itself, but because this is a locked facility,
16 fenced facility and just for the Lockport Fire
17 Protection District, and perhaps some maintenance
18 down the road, Staff is supportive of the unique
19 circumstance to grant that variation.

20 As you can see on pages 3, there's a
21 (inaudible) regulation analysis for the zoning
22 ordinance. I'm not going to go through all of it,
23 but they're in compliance except for the gravel
24 material -- the limestone material, and then in

1 compliance with the comprehensive plan there was
2 an analysis on page 4, and then, finally, with
3 Staff support, there is ten conditions that I
4 don't want to read, but if you need me to, I can,
5 just to make sure that we help this development
6 maintain a high level of standards and design.
7 And I'm happy to answer any questions if you so
8 have any.

9 CHAIRMAN THOMAS: Any questions for Pat
10 at this time?

11 Okay. Thank you, Pat.

12 Okay. So I guess we're going to start
13 off with Chris from Hendrickson --

14 CHRIS BATSCH: Yes.

15 CHAIRMAN THOMAS: -- USA LLC.

16 Are you going to sit there or...

17 CHRIS BATSCH: That would be preferred.

18 CHAIRMAN THOMAS: That's fine. If you
19 could just stand enough to raise your right hand.

20 CHRIS BATSCH: Okay.

21 CHAIRMAN THOMAS: In fact, why don't you
22 both stand? I'll swear you both in and then we
23 won't have to go through that again.

1 (Chris Batsch and Grace Rasmussen duly sworn.)

2 CHAIRMAN THOMAS: Okay. Thank you.

3 Take it away, Chris.

4 CHRIS BATSCCH: All right.

5 Good evening, everybody, and thank you
6 for hosting this event, for scheduling the kind of
7 special meeting for us to get together and talk
8 about this.

9 My name is Chris Batsch. I'm the general
10 manager at Hendrickson Bumper, almost right across
11 the road from you guys here in Crest Hill. I have
12 been with Hendrickson for about 15 years. I have
13 been at the bumper division here in Crest Hill for
14 almost three years. I did want to start off just
15 with a brief overview of Hendrickson, and I know
16 most in the room probably aren't very familiar
17 with what Hendrickson does, and a little bit of
18 background, and then I'll turn it over to Grace
19 from Verde Solutions who is the solar installer to
20 give a little bit more detail.

21 Just to kind of give a quick overview.

22 Hendrickson is a corporate company. We have
23 been around for about 100 years. We have
24 always been focused on the truck industry. We

1 actually started off at the beginning
2 manufacturing trucks for the trucking
3 industry, and then eventually we evolved into
4 focusing more on part -- part or sub-system
5 supply to the heavy truck industry. Our main
6 focus is suspension, axles, trailer axles,
7 leaf springs, blast (inaudible) components,
8 and probably, to my team in the room, most
9 importantly the bumpers, which is what's made
10 right down the road.

11 A little quick overview of the
12 company. So the company is family owned. We
13 are privately held. So it -- we do keep most
14 of our information pretty close to our vests,
15 so if there are questions regarding the
16 company, we'll try to answer it as best as we
17 can. We are owned by the Boler company, which
18 is a family-owned company. They're
19 structured -- or headquartered up in
20 Schaumburg, Illinois. Globally we have about
21 6,000 employees, about 30-plus locations
22 worldwide. Most of the locations that we have
23 within our facilities are there to provide
24 in-country manufacturing and supply to our

1 customers. So if you look at what Hendrickson
2 USA mainly does, we export more than we import
3 from that perspective. We have six brands
4 across all of our divisions. Several of these
5 brands actually supply components within
6 Hendrickson. So I realize that it's a little
7 bit of a complicated structure for the
8 company, but just want to give a little
9 background regarding the whole company as a
10 whole.

11 Jumping into our division that's at the
12 Crest Hill facility. We are the Hendrickson
13 bumper division. So we have about 150,000
14 square feet, and that's divided over two
15 facilities. We have Crest Hill and a facility
16 in Dayton, Ohio. The Dayton, Ohio facility is
17 primarily just a distribution center, so parts
18 go in and out of that facility, there's not
19 any manufacturing. All of the manufacturing
20 that we do is here at the Crest Hill facility.
21 We currently run -- excuse me. Here in Crest
22 Hill we currently run a two shift operation.
23 We have about 90 people on staff between those
24 two shifts. Majority of our staff is on the

1 first shift.

2 I think Patrick kind of alluded to that
3 Hendrickson has been a part of the community
4 for a very long time, close to 50 years. The
5 Hendrickson company acquired that facility
6 back in 1977, so we have been embedded into
7 Crest Hill since 1977. We have all the
8 functional support functions within that
9 facility. We do not rely on our corporate
10 divisions for most of our day-to-day
11 activities, so we do have operations,
12 engineering, quality, marketing, all of those
13 aspects that are under one roof. We are a
14 Tier 1 supplier to most of the OEMs, and I'll
15 jump into a little bit more detail to shed a
16 little bit more light on kind of what kind of
17 products that we do and what our specialty is.
18 We do make about 100,000 bumpers a year. If
19 you're familiar with the Class A industry or
20 the heavy truck industry it's anywhere from
21 250- to 300,000 trucks that are made a year
22 just to put that in perspective.

23 The core values at our facility. No. 1
24 priority is safety, No. 2 is quality, and then

1 innovation. When we look at the competitive
2 market of the bumper field, we are leading the
3 way in innovation, and the next step for us is
4 from a sustainability aspect, which is why
5 we're here today.

6 We do hold several certifications within
7 this facility. IATF, which is a quality
8 process control standard that we do hold, that
9 is the highest level for our industry.

10 ISO 14001, that is an environmental standard
11 that we are certified to. VPP Star
12 certification. This is an OSHA funded program
13 or an OSHA provided program. We are the only
14 manufacturer within North America that is --
15 that has been awarded this certification.

16 This certification is for companies that go
17 above and beyond the minimum standards for
18 safety, and we -- we -- sorry, for safety and
19 proactive things that we do towards the safety
20 of the employees. The last one that we have
21 is Great Places to Work certified. This is
22 another one that we just recently got. This
23 involves the culture of -- and the voice of
24 the employees. So we currently are the only

1 company within Crest Hill that has that
2 certification. And I forgot to add, for the
3 VPP OSHA, we are also the only company in
4 Crest Hill that has obtained that
5 certification.

6 I won't go through all the details of
7 what we do. The equipment that we have on
8 site, there's a lot of equipment, a lot of big
9 equipment that we have behind those walls at
10 our facility, most of it for stamping and
11 forming operations of bumpers. The big
12 takeaway of what we have here, every single
13 one of these pieces of equipment requires a
14 massive amount of electricity. These are
15 energy hogs. There's -- even though we are
16 investing in bringing them up to the latest
17 technology, they still require a lot of energy
18 to take big pieces of metal and form them into
19 the shape of bumpers for our customers.

20 Just to give a you little -- I guess a
21 snapshot of what we do. All of these products
22 that you see on the screen are just a little
23 bit of a sample of what we manufacture out of
24 that facility. We do anything from school

1 buses to garbage trucks to cement trucks to on
2 the highway. We -- pretty much if it's a
3 metal bumper that's out there on the road,
4 most likely we manufactured it here at that
5 facility. We do a variety of finishes. Most
6 of these are customer spec driven, but we --
7 we do a lot of bumpers that go through the
8 facility.

9 The main reason what prompted this
10 project was driven by the customers.
11 Hendrickson has a lot of internal
12 sustainability goals, but our customers are
13 even more demanding than what we initially
14 started off with our sustainability goals. In
15 the last five years several customers have
16 taken the requirement that the companies have
17 to have advancement in sustainability and
18 targets towards carbon neutral to be able to
19 be awarded new business. So this is something
20 that we made a commitment to our customers
21 that we would -- we would go after and pursue.

22 As I mentioned, a lot of our equipment is
23 electric driven; the presses, the robots, the
24 laser cutters, all of that is -- is utilizing

1 electricity. So our biggest opportunity for
2 the next step towards carbon neutrality is
3 electricity. So that's the main reason why we
4 wanted to go after the solar.

5 So back in 2002 -- or, sorry, 2022 we
6 created this five-year major investment plan
7 that we presented to the board of directors.
8 A lot of this involves new equipment, but it
9 also aligns with the sustainability goals of
10 the customers. All of this with the intent of
11 maintaining our position here in Crest Hill
12 and growing our business here across the
13 industry. So, as a result of what we put
14 together, including our commitment to our
15 customers that we were going to install a
16 solar, we're currently facing about a 50
17 percent growth for that facility. If you go
18 back and you look at the history of the
19 facility, the facility has not seen that level
20 of growth ever since we started that business.
21 So we are in -- on the brink of a very massive
22 growth plan that we are going through and
23 executing. All of this is a result of all the
24 investment that we put forward, the

1 sustainability aspects, and the customers and
2 in alliance with our customers' goals.

3 Just a little bit about some of the
4 recent investments that were included in this
5 five year plan.

6 High tonnage deep draw presses. For
7 those of you -- I definitely welcome anybody
8 to come by and stop in for a tour. The
9 equipment that we have are just massive pieces
10 of machine. Most of the press beds that we
11 have can fit a full size car inside the press
12 beds. So the full size equipment is 20, 30
13 feet tall, a couple hundred thousand pounds,
14 so we're talking about very big equipment that
15 uses a lot of electricity. We completed the
16 building expansion, some of you may or may not
17 be aware of that, on the backside of the
18 building that we were able to increase our
19 capacity. We added in a fiber high speed
20 laser that was recently commissioned. We have
21 another deep draw press that's currently being
22 installed within the next couple months, a
23 robotic buffing cell, and the last piece of
24 this equation for what we're working on right

1 now is the solar field.

2 So the result of all of these is not only
3 increasing our capabilities, but it's also
4 increasing our sustainability. We're trying
5 to maintain our leader -- our leader position
6 within the bumper industry and this is only
7 going to further separate us from our
8 competition and drive more business towards
9 our facility.

10 I wanted to talk a little bit about the
11 selection process here with Verde just to kind
12 of give you guys a little bit of reassurance
13 that we did do our due diligence, that this
14 wasn't something that we picked out of the
15 back of the Yellow Pages, we actually went
16 through a fairly -- fairly thorough vetting
17 process.

18 We started off with four major solar
19 installers that do commercial solar
20 installation here within the Chicagoland. We
21 established several requirements; engineering
22 and installation to be a one-stop shop.
23 Surprisingly, as we learned, that's pretty
24 rare within the solar industry. There's not

1 many companies that do these together. Most
2 of them outsource one or the other. We wanted
3 one person to be able to call if there's a
4 problem with the engineering, the
5 installation, the service, the warranty,
6 everything all in one spot. We wanted
7 somebody local that was within 100 miles that
8 could be on site as needed. We also wanted to
9 demonstrate local performance. I think Grace
10 will touch on a few of those in her
11 presentation that she'll share with you. We
12 went out to some of these locations, spoke to
13 the installation team, some of these are
14 cities that develop some of these that Grace
15 will talk through. We also needed help with
16 the incentives. If you're not in the solar
17 industry, it's a little daunting to go through
18 all of the -- the different -- the building
19 permits, the incentives, all the requirements
20 to be able to meet those. And also subject
21 matter knowledge. Not just with the solar,
22 but also all the other aspects that come along
23 with it. For example, Patrick referenced the
24 fire code and what is the requirements for

1 those. We wanted people with those expertise.

2 When we got through all of the RFQs, we
3 found that Verde was the only company that
4 checked all those boxes, and they were -- and
5 they were very well reputable in all of them,
6 so that's why we decided to select Verde.

7 So as we pulled together the business
8 case, we presented to our board of directors.
9 As we have progressed this, it has been almost
10 eight months since we presented the solar
11 field to the Board of Directors and received
12 their approval. We have been trying to make
13 sure that we meet the timing that we committed
14 to on the Board of Directors. A lot of this
15 is tied to very tight timing on the solar
16 incentives, whether it's state, federal,
17 there's a wide range. I think also a utility
18 one. A lot of these have pretty strict
19 timelines, and as time progresses these are
20 not linear events, they are flip events for
21 the amount of funding that changes at certain
22 time periods.

23 So really what we wanted to stress to
24 this -- to this group here is the balance of

1 everything that we tied together with the
2 investment cost, the timing, the incentives,
3 the payback, all of that was factored into
4 this, so we definitely appreciate you guys
5 taking this time to meet with us under this
6 circumstance.

7 So, in summary, before I turn it over
8 to Grace, Hendrickson is dedicated to
9 advancing our manufacturing technology and
10 sustainability. We know that this will be the
11 next step to put us completely at the leader
12 board for our industry, for where we're
13 looking to go long term. We're also dedicated
14 to investing into Crest Hill. The amount of
15 money that has been dumped into this facility
16 is probably equivalent in the -- within the
17 last three or four years is equivalent to the
18 last 15 years prior. So the -- the Boler
19 family, the Hendrickson company is dedicated
20 to adding jobs here within Crest Hill, making
21 major investments and advancing our
22 technology.

23 The last thing, just as we advance this
24 technology and sustainability, we have full

1 confidence this is only going to further grow
2 our business and bring more jobs to the
3 community.

4 So, with that, any questions for me
5 regarding Hendrickson before Grace kind of
6 steps in?

7 CHAIRMAN THOMAS: I'm just kind of
8 curious, with all this talk going around these
9 days about tariffs and you relying on export
10 business so much, how does any of that affect your
11 business?

12 MR. BATSCH: At the corporate level it
13 definitely does. That's more of an impact. Our
14 division, the bumper division, 98 percent of ours
15 is picked up by U.S. based customers. So we are
16 not faced with the tariffs as much, which
17 definitely puts us in a greater position versus
18 our competitors that are outsourcing a lot of
19 these, whether it's the paint or the chrome
20 process or things like that that are being
21 outsourced across the borders.

22 So, from our standpoint, we are very well
23 positioned from the tariff aspect because all of
24 our processes are here in the U.S., and then all

1 of our customers are also here in the U.S.,
2 they're U.S. based customers. So, great question,
3 but we think the impact is going to be very
4 minimal to us. If anything, it's going to be
5 favorable to Hendrickson.

6 CHAIRMAN THOMAS: Okay. Thank you.

7 COMMISSIONER SLABOZESKI: I'm just
8 curious what the cost savings would be by using
9 solar panels.

10 CHRIS BATSCHE: Being that -- I don't
11 think I can share that number.

12 COMMISSIONER SLABOZESKI: Okay.

13 CHRIS BATSCHE: Being a privately held
14 company with the amount of -- the amount of
15 electricity that we're going to be saving, yeah,
16 unfortunately I can't share that.

17 COMMISSIONER SLABOZESKI: Okay.

18 CHAIRMAN THOMAS: Okay. Grace?

19 COMMISSIONER STANTON: I have a couple
20 questions.

21 It's a fantastic project and I'm excited
22 that we're having a solar panel farm. Reading
23 through this report on page 30 regarding system
24 removal, not that you have any plans on removing

1 it, but technology has been moving over time,
2 especially renewable energy --

3 MR. BATSCH: Sure.

4 COMMISSIONER STANTON: However, atomic
5 energy is still in development --

6 MR. BATSCH: Absolutely.

7 COMMISSIONER STANTON: And they can claim
8 that that is more energy efficient than the
9 renewable energy that is put out there, but my
10 concern with this regarding the system removal, it
11 says "during the system removal Verde will remove
12 all tangible property relating to the solar
13 system. The land will be restored to it's
14 original condition with the exception of buried
15 conduit."

16 Well, I don't like buried conduit. I'm
17 sure there's a lot of conduits underneath --

18 CHRIS BATSCH: Sure.

19 COMMISSIONER STANTON: -- and I'm sure
20 using at least one inch piping or more, and that's
21 not good. It needs to be included to be removed.

22 CHRIS BATSCH: Sure. Yeah.

23 COMMISSIONER STANTON: For future
24 development in case if someone wants to do

1 excavation or do some development, you know, after
2 it's being removed. Not that you have any plans
3 to, but it should be removed.

4 CHRIS BATSCCH: Understood. I think
5 that's acceptable to include in. From our
6 perspective, the solar disposal technology
7 continues to evolve almost on the daily basis on
8 what type of recyclability, that's why I think it
9 was difficult for us to really put together a plan
10 of what that would look like from a removal, a
11 disposal and the recyclability. We don't know
12 where this is going to -- what kind of technology
13 is going to be out there from the solar and, to
14 your point, maybe it's atomic that might be able
15 to evolve into a different -- a different use case
16 for that land.

17 From our side, I know Hendrickson, based
18 off of everything that we do, we typically go
19 after what is the most sustainable or
20 environmentally friendly option, and that is
21 everly changing from a day-to-day perspective. I
22 know Grace will touch on this a little bit, you
23 know, we will be working with Grace during the
24 terms of the warranty period and probably even

1 beyond that. So who knows what kind of technology
2 that Verde will have access to in 30 years, if we
3 even need to replace it at that time.

4 MS. RASMUSSEN: Yeah, just to add, the
5 solar panels are warrantied for 30 years, so I
6 guess we'll have to see what happens in 30 years
7 and what Hendrickson wants to do. The solar
8 panels will continue to produce long after that,
9 it's just outside of the warranty, but, yeah, I
10 guess that's one bridge we'll cross when we get
11 there, but we will note the conduit removal.

12 COMMISSIONER STANTON: Okay. Okay. And
13 my next concern is the impervious gravel system.
14 There's -- people say that it's -- gravel while
15 it's -- what have you, is not impervious -- or it
16 is impervious, it's not pervious. Only because
17 over time gravel, stone, and what have you, settle
18 and it collects dirt, et cetera. So you would
19 have more and more runoff -- water runoff over a
20 period of time. Maybe you should investigate a
21 pervious draining system. I'm sure there's many
22 of them out there. I'm not too comfortable with
23 the gravel because you -- you do have equipment
24 driving on there. I would imagine the fire trucks

1 and what have you, if it's not compacted enough,
2 how is that going to support the trucks?

3 CHRIS BATSCCH: Sure.

4 COMMISSIONER STANTON: Okay. And in any
5 event that they have to go and take the -- you
6 know, take out the fire, I'm not quite sure if the
7 gravel -- three quarter inch gravel system works
8 unless you -- you have a system in path that it's
9 going to work for 30 or more years.

10 PATRICK ANSWORTH: I'm going to chime in
11 if that's okay.

12 So our City engineer was in on the same
13 meeting with Grace and her team as well as the
14 Fire Protection District. There is an
15 underlayment that will be approved. There's a
16 condition in here that will be approved as part of
17 the construction of this, and our City engineer
18 advised during this time to make sure that it's
19 compacted, but not too compacted to become
20 impervious to then require detention. If
21 detention was -- if impervious surfaces were going
22 to be mandated here, that would have triggered
23 detention requirements and made -- or not make
24 this project financially feasible.

1 So you have our City engineer, with a lot
2 of experience, with the Fire Protection District,
3 with the Verde team designing this project as the
4 best alternative and the best scenario for the
5 presentation.

6 CHRIS BATSCCH: Yeah. From our side we're
7 definitely open to that. The reason why that
8 proposal does include that is, as Patrick stated,
9 was recommended from the --

10 PATRICK ANSWORTH: City engineer.

11 CHRIS BATSCCH: -- one of the City
12 engineers.

13 From our side we also acknowledge that we
14 will need to maintain that road, so it's not put
15 it down once and let it go. This is one that we
16 will have to repeatedly, whether it's regrade, we
17 may have to resurface the gravel as well as the
18 three quarter inch loosely compacted that was
19 specified. So there will be maintenance required.
20 From our side I think that will be something that
21 we would work with the fire marshall to understand
22 that there is a point of degradation or any type
23 of concern from being able to support the weight
24 of the truck. Ultimately we hope the road never

1 gets used.

2 COMMISSIONER STANTON: Okay. Well, I
3 have to believe that there are a pervious system,
4 like there's pavers where grass grows through it
5 and it supports the vehicles and what have you,
6 and you will need to cut lawn, anyway, around the
7 solar panels, so I would think it would be a less
8 of a maintenance. Yeah, it might be a little more
9 cost up front, but not as expensive as a pavement
10 like concrete or asphalt or what have you to
11 eliminate the detention pond and to minimize the
12 water runoff, but I think there is a better
13 system, maybe it needs a little more
14 investigation, what's appropriate. Yes, the cost
15 is a factor in this, but I would like to see if
16 you can look into another alternative to a gravel
17 road.

18 CHRIS BATSCHE: I think we would be more
19 than happy to investigate anything that's
20 recommended by the City. I think the City
21 engineers probably have much more experience from
22 that aspect than we do. If you need a bumper we
23 can help you, but we're not very good at designing
24 gravel roads, but we were -- we would be more than

1 happy to entertain or quote anything that we
2 looked at.

3 One thing to keep in mind, we are talking
4 about a rather extensive amount of property that
5 we would have to put this down. I think the total
6 size is over four acres. I think it was 30,
7 33,000 -- how many feet all the way around?

8 UNIDENTIFIED SPEAKER: 40-something
9 thousand.

10 CHRIS BATSCHE: 40 thousand square feet.

11 COMMISSIONER STANTON: That's quite a
12 bit.

13 CHRIS BATSCHE: So it's a massive amount.
14 And, as Grace will point out, the other thing that
15 we have to consider is also turnaround points for
16 the fire trucks. So it's not just a ten-foot
17 wide, the fire truck has to be able to swing the
18 entire ladder around it, which made about
19 20 percent more road surface that would be
20 required out there.

21 So, from our perspective, we would
22 definitely entertain and quote anything that was
23 recommended as alternatives to that.

24 COMMISSIONER STANTON: I'm sure you guys

1 have a solution for it and looking forward to, you
2 know, to make it work. Just my request to take a
3 little more -- you know, scrutinize it a little
4 more --

5 CHRIS BATSCCH: Sure.

6 COMMISSIONER STANTON: -- so it doesn't
7 become a thorn in your gut --

8 CHRIS BATSCCH: Absolutely.

9 COMMISSIONER STANTON: -- as issues come
10 up later on, so...

11 CHRIS BATSCCH: Thank you.

12 CHAIRMAN THOMAS: Anybody else?

13 Okay. Grace.

14 MS. RASMUSSEN: Okay. Thank you.

15 So this is a little bit more about Verde
16 Solutions. We were founded in 2012. We're based
17 out of Chicago downtown. Really we have done over
18 2,000 energy projects in 48 states. We have
19 in-house NABCEP certified, that's a solar
20 certification, and OSHA certification as well, and
21 then the biggest selling point for us is that we
22 do turn-key project delivery. So as soon as our
23 clients sign the contract, we handle it all the
24 way until the system is turned on, and then we

1 also provide post solar support once it is
2 energized. And, as Chris mentioned to you, our
3 install team is in-house, which, like he said, is
4 rare in Chicago.

5 Here are some examples of similarly
6 completed projects. So we did one for Thelen
7 Sand and Gravel out in Lakemoor, this was at a
8 gravel pit. We did one for Minooka Waste
9 Water Treatment Plant butting up against the
10 residential neighborhood there, and then we
11 also had some landscaping and fencing required
12 you can see here. And then we also completed
13 the College of Lake County up in Grayslake.
14 This was a 13 roof system in addition to a
15 megawatt ground mount system.

16 Here is the plat of survey for
17 Hendrickson. As Patrick noted, here is the --
18 here is one pin where the main facility is
19 located and then the other pin where the solar
20 field will be located.

21 Here is the current site. This
22 picture was taken October 10th, 2024 from our
23 satellite software. There are some trees here
24 that have since been cleared, and then if you

1 remember this reference Point A, we have some
2 pictures here, so looking west from the gate
3 you can see it's an open field, and then
4 looking north to Caton Farm Road there's
5 already a screening of trees on the road.

6 So our wetland study partner
7 identified a wetland south of the pin where
8 our solar is proposed, and so they actually
9 performed the wetland study on Tuesday, and so
10 we're just awaiting the results. The reason
11 we had to wait was just seasonal reasons. And
12 then we do have a note that the solar array
13 location is contingent on the final wetland
14 study results. So we will move the array as
15 needed based on the results.

16 Here is the proposed design. The blue
17 is the solar panels, and so we have about --
18 just under 2,000 modules proposed, expected to
19 produce 1.5 million kilowatt hours each year.
20 And then, like Chris said, offsetting 100
21 percent of Hendrickson's electricity usage.
22 So here is an example of what the solar would
23 look like installed.

24 Here is the overall electrical plan.

1 Some things to note is there will be a fence
2 connecting the west fence line and the east
3 fence line, and then the gravel access path
4 that we discussed has the turnaround points
5 around the perimeter of the array, and then
6 there's also a south fence line boundary.

7 This is zoomed in a little bit more.

8 Here is a racking elevation. So the
9 panels are tilted at 30 degrees to the south,
10 and there's about 19 feet in between each row,
11 and there are two modules stacked on each row.

12 Here is an elevation of the typical
13 fence details. So the access gate will be 16
14 feet wide based on the Lockport Fire
15 Protection District advice, and then the
16 general fence will be six feet tall with one
17 foot of barbed wire.

18 Here is a drainage plan. I have
19 highlighted the drainage area and the average
20 ground slope is 2.15 percent under the solar
21 array.

22 Here is a clip of the landscaping
23 proposed. So we have about 216 new plants as
24 required by the ordinance, and so you can see

1 a lot of them are focused towards the north
2 further screening the array from Caton Farm
3 Road. And then a handful of plants and
4 shrubs -- trees and shrubs on the south
5 portion of the facility. And then underneath
6 the array will be a solar pollinator friendly
7 mix -- seed mix.

8 Here is an elevation of the trees and
9 shrubs. Here is a list of the 216 new
10 plantings, so we have 97 -- or, sorry, we have
11 168 new trees proposed and 48 shrubs.

12 Here is a list of the solar field
13 pollinator habitat seed mix and then the salt
14 tolerant road side mix (inaudible) mix.

15 And here are some images of all of the
16 plants and shrubs -- and trees are on the next
17 slide -- that are proposed.

18 And then the gravel access path. Here is
19 a cut sheet -- or an elevation view of the
20 three quarter inch limestone gravel loosely
21 compacted with a subgrade fabric. Here is a
22 snip showing we did measure and take into
23 account the truck turnaround radius and then
24 just a general plan of the gravel access path

1 as well.

2 Any questions? I have kind of flipped
3 through everything really quickly. We can go
4 back and zoom in and --

5 CHAIRMAN THOMAS: So did you say you're
6 going to keep all of the existing trees there
7 along Caton Farm Road?

8 MS. RASMUSSEN: Yep. And then we have to
9 add 216 based on the developed area.

10 CHAIRMAN THOMAS: And are you getting all
11 those trees locally from one of our wonderful
12 Crest Hill nurseries?

13 MS. RASMUSSEN: We definitely can, yeah.

14 CHRIS BATSCCH: Absolutely.

15 CHAIRMAN THOMAS: I was surprised when I
16 drove by there how -- what -- already what a tree
17 barrier that exists. There are a lot of trees
18 along Caton Farm Road, so...

19 CHRIS BATSCCH: Yeah. Yeah.

20 CHAIRMAN THOMAS: And your access road
21 that you have been talking about actually now
22 comes off of your property, not off of Caton Farm
23 Road, correct?

24 CHRIS BATSCCH: That is correct.

1 MS. RASMUSSEN: The access to the solar
2 field, yes.

3 CHAIRMAN THOMAS: Yeah. Okay.

4 CHRIS BATSCH: If you look at the slope
5 coming off of Caton Farm Road it's rather steep.
6 That would require a substantial amount of buildup
7 to be able to get access.

8 CHAIRMAN THOMAS: And it would open up a
9 window also, which --

10 CHRIS BATSCH: Yes. That is correct.

11 CHAIRMAN THOMAS: It's out of sight.

12 No, it looks very well thought out.

13 Okay. Anybody have any questions -- any
14 more questions?

15 COMMISSIONER CARROLL: I just have one.
16 What is underneath the panel? Is that going to be
17 gravel or grass?

18 MS. RASMUSSEN: It's going to be grass
19 and that pollinator friendly seed mix.

20 COMMISSIONER CARROLL: Okay.

21 CHAIRMAN THOMAS: Okay. What do we
22 think?

23 Does Staff have any more questions before
24 we --

1 PATRICK ANSWORTH: Just to go back on the
2 access road. Again, this is the best compromise
3 based on the cost, the regular requirements,
4 there's not only our ordinance, but Will County
5 that was conferred against with our City engineer
6 who worked very closely with the Verde engineering
7 team and, again, Staff makes a positive
8 recommendation based on the conditions provided
9 and the designs that you have seen tonight.

10 CHAIRMAN THOMAS: Mm-hmm. Yeah. I take
11 a lot of confidence that our engineer and the
12 Lockport Township Fire Department has reviewed
13 that in detail, the -- to Commissioner Stanton's
14 concerns about the material being used, that they
15 felt pretty good to start off with that the way it
16 is and, to your point, let's hope they never have
17 to use it. It's not like it's going to be a high
18 traffic area, but if they have to, we certainly
19 don't want them to get stuck and not be able to
20 get to where they need to go around there. So I
21 think we have to kind of trust their judgment to
22 that.

23 CHRIS BATSCHE: Yeah. We did host the
24 fire marshall there on site, so we walked the

1 grounds, took a look at everything, where the
2 turning points would be, roughly where the solar
3 field will lay out. We'll continue that
4 relationship with him as we finish it and as well
5 as annual inspections to get out there. We
6 understand this is new for them, it's new for us,
7 it's new for the City, so the more that we can
8 communicate and open the door for coming out there
9 to do it, whether they want to do training access,
10 whatever, they'll have full access to that.

11 CHAIRMAN THOMAS: Okay. Are we good?
12 Any more questions? And looking around the
13 audience, unless my wife wants to say something, I
14 don't see anybody else here that is not part of
15 Hendrickson, so I just have to ask: Is there
16 anyone in the audience that wants to come forward
17 and make a comment or a question on this
18 particular case? And I see none.

19 So if there are no more questions as part
20 of the public hearing, I think I would like to ask
21 for a motion to close the public hearing.

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

24 CHAIRMAN THOMAS: Motion by Commissioner

1 Peterson.

2 COMMISSIONER FLYNN: I'll second it.

3 CHAIRMAN THOMAS: Second by Commissioner
4 Flynn.

5 Roll call, please.

6 SAMANTHA TILLEY: Jeff Peterson?

7 COMMISSIONER PETERSON: Yes.

8 SAMANTHA TILLEY: Marty Flynn?

9 COMMISSIONER FLYNN: Yes.

10 SAMANTHA TILLEY: John Stanton?

11 COMMISSIONER STANTON: Yes.

12 SAMANTHA TILLEY: Ken Carroll?

13 COMMISSIONER CARROLL: Yes.

14 SAMANTHA TILLEY: Cheryl Slabozeski?

15 COMMISSIONER SLABOZESKI: Yes.

16 SAMANTHA TILLEY: Angelo DeSerio?

17 COMMISSIONER DESERIO: Yes.

18 SAMANTHA TILLEY: And Bill Thomas?

19 CHAIRMAN THOMAS: Yes.

20 SAMANTHA TILLEY: Motion carried.

21 CHAIRMAN THOMAS: The public hearing is
22 closed at 7:47.

23 So I guess it's up to us now if we have
24 any comments amongst ourselves that we need to go

1 back and consider. We certainly noted
2 Commissioner Stanton's concern with the removal,
3 and, I don't know, do we need to have any mention
4 of that in anything right now going forward
5 30-plus years? If we take that out, do we have to
6 have a note that we would like to make sure the
7 conduit is included in the removal?

8 PATRICK ANSWORTH: So, I mean, the
9 ordinance is -- the special use lays with the
10 land, and obviously we hold this on. I don't know
11 if I have a time clicker -- time clock for going
12 up to 30 years, but if any new development happens
13 on there, proper excavation takes place to remove
14 anything on site that would impede on the health,
15 safety, and welfare of a new structure. So I
16 completely empathize with Commissioner Stanton's
17 approach. A condition can be added 30 years from
18 now during the decommissioning of this to remove
19 the conduit and, you know, Staff 30 years from now
20 will have to review that ordinance prior to any
21 demo permit, but when excavators are out on site,
22 they'll note items found on field and make
23 adjustments to fully removing it if any
24 development were to happen there in the future.

1 CHAIRMAN THOMAS: You're right. I think
2 our ordinance system would pick that up in 30
3 years as far as the condition of that land if it's
4 going to be removed and everything on it put back
5 to the way it is now, and I don't know that we
6 need to mention that now. I think it will just
7 stay part of our removal process for something
8 like this, but -- and I think in 30 years we're
9 going to learn a lot more about removal of solar
10 panels than we know now. I don't think there's
11 many places removing it.

12 MS. RASMUSSEN: No.

13 CHAIRMAN THOMAS: They're putting it in,
14 and I think -- I trust that we'll all learn a lot
15 about the removal process when that comes up.

16 Okay. Can I call for the motion? Can
17 I call for a motion to approve the request
18 from Hendrickson USA LLC for granting of a
19 special use permit and variations for a new
20 solar array on a 4.8-acre area of land in the
21 M-2 general manufacturing district located at
22 501 Caton Farm Road Crest Hill, Illinois?

23 Now we have mentioned the ten conditions.
24 You're aware of these ten conditions --

1 MR. BATSCH: Yes.

2 CHAIRMAN THOMAS: -- and have seen them
3 and agree to all of them?

4 CHRIS BATSCH: Yes.

5 CHAIRMAN THOMAS: Okay. So is there a
6 motion to approve?

7 MIKE STIFF: And the motion to approve
8 would be the variance as outlined in the Staff
9 report.

10 CHAIRMAN THOMAS: Yes. Correct. Thank
11 you.

12 COMMISSIONER PETERSON: I'll make that
13 motion.

14 CHAIRMAN THOMAS: You'll make that
15 motion, Commissioner Peterson.

16 COMMISSIONER SLABOZESKI: Second.

17 CHAIRMAN THOMAS: Commissioner Slabozeski
18 second.

19 Roll call, please.

20 SAMANTHA TILLEY: Jeff Peterson?

21 COMMISSIONER PETERSON: Yes.

22 SAMANTHA TILLEY: Cheryl Slabozeski?

23 COMMISSIONER SLABOZESKI: Yes.

24 SAMANTHA TILLEY: Angelo DeSerio?

1 COMMISSIONER DESERIO: Yes.

2 SAMANTHA TILLEY: Ken Carroll?

3 COMMISSIONER CARROLL: Yes.

4 SAMANTHA TILLEY: John Stanton?

5 COMMISSIONER STANTON: Yes.

6 SAMANTHA TILLEY: Marty Flynn?

7 COMMISSIONER FLYNN: Yes.

8 SAMANTHA TILLEY: And Bill Thomas?

9 CHAIRMAN THOMAS: Yes.

10 SAMANTHA TILLEY: Motion carried.

11 CHAIRMAN THOMAS: Motion passed 7 to 0.

12 PATRICK ANSWORTH: That item will be on
13 the May 12th special -- or not special use --
14 sorry, the regular session -- work session for
15 City Council -- it has been a long day -- so we
16 will -- Staff will be in communication with your
17 team on that.

18 CHAIRMAN THOMAS: Okay. So let me finish
19 up. Thank you.

20 First of all, I want to thank and
21 congratulate Hendrickson USA LLC for being a City
22 of Crest Hill business for almost 50 years. On
23 behalf of the Plan Commission we thank you for
24 being a loyal business to the City of Crest Hill,

1 and we certainly want your business to thrive and
2 continue to move forward with the future of
3 technology, especially as it relates to renewable
4 energy. We thank you very much for that.

5 So I will say that the Plan Commission
6 has approved the request from Hendrickson USA LLC
7 for your special use permit for your variations
8 and for the new solar array on the 4.8-acre farm
9 land -- solar farm land of the M-2 general
10 manufacturing district located at 501 Caton Farm
11 Road with the ten conditions discussed earlier,
12 and those conditions will be attached to our
13 minutes of this meeting, and we will forward our
14 recommendation to the City Council. The Plan
15 Commission is only a recommending body, and it
16 sounds like the City Council will hear your case
17 at their work succession on May 12th, so I
18 encourage, and I'm sure you will be there to
19 reiterate the terrific presentations that you both
20 made. And, again, I thank you for being a part of
21 Crest Hill and we look forward to this exciting
22 new venture.

23 CHRIS BATSCH: Thank you very much.

24 UNIDENTIFIED SPEAKER: Thank you.

1 CHAIRMAN THOMAS: Thank you.

2 So we have other business to do. If you
3 want to stick around, you're welcome to, but you
4 can also feel free to get up and leave without
5 disturbing us, that would be fine. We look
6 forward to seeing you on May 12th.

7 CHRIS BATSCHE: Thank you.

8 CHAIRMAN THOMAS: Thank you very much.

9 So we have other business on our agenda.
10 The first one being the presentation, discussion,
11 and approval regarding the proposed amendments to
12 the Plan Commission Bylaws.

13 And, Mike, is there something you want to
14 just make some comments on or...

15 MIKE STIFF: Not really. I mean, this
16 has already been -- the only change that was made
17 was there was a -- City Council clarified the
18 ordinance with respect to compensation and the
19 number of absences, so we just incorporated the
20 new ordinance by reference into this, and then I
21 think we added a signature line for Patrick since
22 he is new as the actual director of community and
23 economic development, and then, obviously, the
24 dates changed, but, other than that, I think this

1 is what you discussed and vetted and everybody was
2 okay with back in October, we just haven't had a
3 meeting since then to approve it.

4 CHAIRMAN THOMAS: Yeah, it has taken us
5 this long to get together to be able to approve
6 it.

7 So assuming everybody has had a chance to
8 read it and is in agreement with everything we
9 said there, I would like to have a motion to
10 approve these bylaws and the changes as presented.

11 COMMISSIONER CARROLL: So moved.

12 COMMISSIONER PETERSON: Second.

13 CHAIRMAN THOMAS: Motion by Commissioner
14 Carroll. Second by Commissioner Peterson.

15 Any more discussion on it? Good to go?

16 So roll call, please, Samantha.

17 SAMANTHA TILLEY: Ken Carroll?

18 COMMISSIONER CARROLL: Yes.

19 SAMANTHA TILLEY: Jeff Peterson?

20 COMMISSIONER PETERSON: Yes.

21 SAMANTHA TILLEY: Marty Flynn?

22 COMMISSIONER FLYNN: Yes.

23 SAMANTHA TILLEY: John Stanton?

24 COMMISSIONER STANTON: Yes.

1 SAMANTHA TILLEY: Cheryl Slabozeski?

2 COMMISSIONER SLABOZESKI: Yes.

3 SAMANTHA TILLEY: Angelo DeSerio?

4 COMMISSIONER DESERIO: Yes.

5 SAMANTHA TILLEY: Bill Thomas?

6 CHAIRMAN THOMAS: Yes.

7 SAMANTHA TILLEY: Motion carried.

8 CHAIRMAN THOMAS: Okay. Is there any
9 other business?

10 Commissioner DeSerio, any other business
11 you would like to present to the Plan Commission?

12 COMMISSIONER DESERIO: Yes, there is,
13 Mr. Chairman.

14 To Chairman William Thomas, Chairman of
15 the Crest Hill Plan Commission, as of tonight at
16 the close of business tonight I am submitting my
17 resignation as a commissioner to the Planning
18 Commission. It's with a humble heart that I do
19 this. I have been on this Planning Commission
20 since, I believe, 2020, if not before that. I
21 appreciate the knowledge I have received. I did
22 submit a letter to you and Samantha and Christine
23 Vershay. This is not a resignation because of any
24 ill will, it is a resignation because I was

1 elected as Alderman of Ward 1 and I cannot serve
2 on both positions.

3 CHAIRMAN THOMAS: You know, normally I
4 would say, wow, we're really sorry to see you go,
5 but in this particular case we are very excited to
6 see you the now become a member of the Plan
7 Commission, and you have been a definite asset to
8 the Plan Commission. You have served as secretary
9 for the last four of your five years and we wish
10 you nothing -- nothing but the best as you go
11 forward, so thank you.

12 MIKE STIFF: I actually thought you were
13 going to ask Commissioner Peterson if you could
14 take your chair over there for tonight's meeting,
15 but...

16 CHAIRMAN THOMAS: Yeah. So we have --
17 May, according to our new bylaws, the month of May
18 is when we reelect chairman, vice chairman and
19 secretary, so I think when we have our May meeting
20 on the agenda we will put election -- election of
21 officers should already be going to be on there.

22 MIKE STIFF: Patrick has just indicated
23 that we currently have no May agenda items, so it
24 will have to be June, unless you want to meet just

1 to reorganize.

2 PATRICK ANSWORTH: I guarantee you we
3 will have at least one agenda for June.

4 CHAIRMAN THOMAS: So we weren't able to
5 pull that meeting to a special meeting later in
6 the month?

7 PATRICK ANSWORTH: Staffing times and --

8 CHAIRMAN THOMAS: Okay. Well, that's
9 fine. We'll put it on the June agenda. If we
10 don't have a meeting we don't need a secretary
11 until then, so...

12 Okay. Well, that takes care of the other
13 business and I don't see anybody out there to make
14 public comments, so with no public comment
15 required can we have a motion for adjournment?
16 And I have actually already penciled in that
17 Commissioner DeSerio is going to make the motion
18 for adjournment this meeting, his last meeting.

19 COMMISSIONER DESERIO: So moved.

20 CHAIRMAN THOMAS: So I need a second.

21 COMMISSIONER FLYNN: I'll second.

22 CHAIRMAN THOMAS: Was that Marty?

23 COMMISSIONER FLYNN: Yes.

24 CHAIRMAN THOMAS: All right.

1 Commissioner Flynn for the second.

2 And can we have a roll call, please?

3 SAMANTHA TILLEY: Angelo DeSerio?

4 COMMISSIONER DESERIO: Yes.

5 SAMANTHA TILLEY: Marty Flynn?

6 COMMISSIONER FLYNN: Yes.

7 SAMANTHA TILLEY: John Stanton?

8 COMMISSIONER STANTON: Yes.

9 SAMANTHA TILLEY: Jeff Peterson?

10 COMMISSIONER PETERSON: Yes.

11 SAMANTHA TILLEY: Ken Carroll?

12 COMMISSIONER CARROLL: Yes.

13 SAMANTHA TILLEY: Cheryl Slabozeski?

14 COMMISSIONER SLABOZESKI: Yes.

15 SAMANTHA TILLEY: Bill Thomas?

16 CHAIRMAN THOMAS: Yes.

17 SAMANTHA TILLEY: Motion carried.

18 CHAIRMAN THOMAS: So meeting adjourned at

19 7:58 -- 7:59.

20 (The meeting was adjourned at 7:59 p.m.
21 on April 24th, 2025.)
22
23
24

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

Hailey Schoot

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

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ORDINANCE NO. _____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A “UTILITY FACILITY” (SOLAR ARRAY) AND A VARIATION OF SECTION 11.6-1 OF THE CREST HILL ZONING CODE WITH RESPECT TO THE CONSTRUCTION OF THE EMERGENCY ACCESS ROAD ON PIN 11-04-33-100-002-0000, AND A VARIATION FROM CITY CODE SECTION 15.04.040(I)(8) TO ALLOW A DRIVEWAY WIDTH OF 45 FEET ON PIN 11-04-33-100-003-0000 SUBJECT TO CONDITIONS (APPLICATION OF HENDRICKSON USA, LLC)

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

WHEREAS, the Applicant, Hendrickson USA, LLC (“Hendrickson”) is the owner of certain property located within the corporate boundaries of the City, consisting of two PIN numbers (11-04-33-100-003-0000 and 11-04-33-100-002-0000) that is commonly known as 501 Caton Farm Road in the City of Crest Hill, Illinois (“Subject Property”); and

WHEREAS, the Subject Property is presently zoned M-2 (General Manufacturing District) and is legally described on Exhibit A attached hereto and fully incorporated herein; and

WHEREAS, on or about March 31, 2025, Hendrickson, through its representative, Verde Solutions submitted an Application for Development (“Application”) to the City seeking, *inter alia*, the following zoning relief:

1. Approval of a Special Use Permit for a Utility Facility (Ground Mounted Solar Array) on Hendrickson’s property bearing PIN 11-04-33-100-003-0000, which is currently a partially vacant lot which is also used for Manufacturing; and
2. A Variation from Section 11.6-1 (Parking and Loading Surfaces) of the Crest Hill Zoning Ordinance to allow the emergency access road which circles the proposed ground mounted solar array to be constructed of an engineered gravel surface consisting of a subgrade fabric and 3/4” stone sized limestone material rather than asphalt or concrete.
3. A Variation from Section 15.04.040(I)(8) of the Crest Hill Building Code Standards to allow a driveway entrance on PIN 11-04-33-100-003-0000 to exceed the 30’ maximum width by 15’ for a total allowable width of 45’.

WHEREAS, following the submission of the application and evaluation by City Staff, it was determined that the existing driveway entrance to the Subject Property’s eastern portion of the property bearing PIN 11-04-33-100-002-0000 from Caton Farm Road is not paved and consists of gravel, thereby making it non-conforming to the current Zoning Ordinance; and

WHEREAS, City Staff has recommended that the subject driveway located on the eastern portion of the property bearing PIN 11-04-33-100-002-0000 be brought into conformance by paving it subject to the City’s construction standards and Section 11.6-1 of the Zoning Ordinance, and the Plan Commission concurred in the recommendation and made the driveway conformance a condition of the granting of the Special Use Permit and Variations; and

WHEREAS, Hendrickson has agreed to all the recommended conditions as outlined in the April 17, 2025 Staff Memorandum; and

WHEREAS, on April 24, 2025, the City of Crest Hill Plan Commission conducted a public hearing on the Application, due notice having been published and provided for the same, and at that time, the Plan Commission unanimously recommended conditional approval of the Application, as stated in the Plan Commission's written Findings and Decision, a copy of which is attached hereto as Exhibit B and fully incorporated herein; and

WHEREAS, the City Council has reviewed and concurred with the Plan Commission's Findings and Decision and hereby determines and declares that it is necessary, expedient, and in the best interests of the City and its citizens to approve Hendrickson's Application, subject to conditions and as set out in this Ordinance.

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

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

SECTION 2: The City Council hereby approves the Application of Hendrickson and grants to Hendrickson the following:

1. A Special Use Permit to construct on and utilize the property bearing PINs 11-04-33-100-002-0000 and 11-04-33-100-003-0000 as, inter alia, a Utility Facility (Ground Mounted Solar Array) in substantial conformance with the March 31, 2025 Verde Solutions Special Use Permit Request subject to all conditions contained in the April 17, 2025 Crest Hill Staff Memorandum, attached hereto as Exhibit C and incorporated herein.
2. A Variation from Section 11.6-1 (Parking and Loading Surfaces) of the Crest Hill Zoning Ordinance to allow the emergency access road which circles the proposed ground mounted solar array to be constructed of an engineered gravel surface consisting of a subgrade fabric and 3/4" stone sized limestone material rather than asphalt or concrete in accordance with the March 31, 2025 Verde Solutions Special Use Permit Request and Exhibit C.
3. A Variation from Section 15.04.040(I)(8) of the Crest Hill Building Code Standards to allow the existing driveway entrance on PIN 11-04-33-100-003-0000 to be maintained which exceeds the 30' maximum width by 15' for a total allowable width of 45'.

SECTION 3: 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 4: 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 5: That the City Clerk is hereby directed to publish this Ordinance in pamphlet form.

SECTION 6: This Ordinance shall be in full force and effect from and after the later occurring of (i) its passage, approval and publication in pamphlet form as provided by law and (ii) execution of the “Unconditional Agreement and Consent” attached hereto as Exhibit D and fully incorporated herein. In the event that Exhibit D is not duly executed within sixty (60) days following the adoption of this Ordinance, this Ordinance shall thereafter be null and void and of no further legal effect and shall be deemed to have been automatically repealed and rescinded without any further action by the City Council or notice or hearing due to Hendrickson.

[Intentionally Blank]

PASSED THIS 19TH DAY OF MAY, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo DiSerio	_____	_____	_____	_____
Alderdwoman 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 19TH DAY OF MAY, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

Exhibit A

Legal Description

LEGAL DESCRIPTION

PARCEL I:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 55, IN TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO LAVELLA BUILDING CORPORATION BY QUIT -CLAIM DEED RECORDED IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AS DOCUMENT 75L202, WHICH NORTHEAST CORNER IS ALSO THE NORTHEAST CORNER OF THE WEST 14,98.84 FEET OF SAID NORTHWEST QUARTER AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 859.31 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO JOHN F. ZELLER BY QUIT-CLAIM DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 909129, WHICH NORTHWEST CORNER IS ALSO THE NORTHWEST CORNER OF THE EAST 282.71 FEET OF SAID NORTHWEST QUARTER, THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 282 71 FEET AND THE WEST LINE OF SAID TRACT CONVEYED BY DOCUMENT 909129 A DISTANCE OF 577.61 FEET TO THE SOUTHWEST CORNER OF THE LAST ABOVE MENTIONED TRACT; THENCE WESTWARDLY A DISTANCE OF 156.08 FEET TO A POINT ON THE NORTHERLY LINE OF THE TRACT OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY QUIT-CLAIM DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT L1936, WHICH POINT IS L18 19 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER MEASURED PERPENDICULARLY THERETO; THENCE WESTWARDLY ALONG SAID NORTHERLY LINE OF SAID TRACT CONVEYED BY SAID DOCUMENT 419056 A DISTANCE OF 725.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED BY DOCUMENT 754202, WHICH SOUTHEAST CORNER IS ON THE EAST LINE OF SAID WEST 1498.84 FEET AND THENCE NORTH ALONG THE EAST LINE OF SAID TRACT CONVEYED BY DOCUMENT 754202 AND ALONG SAID EAST LINE OF THE WEST 1498.84 FEET A DISTANCE OF 635.69 FEET TO THE PLACE OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL II:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 33, ON THE SOUTH BY THE NORTHERLY LINE AND ON SAID LINE EXTENDED WESTERLY OF LAND CONVEYED BY FLORENCE O. WINSHIP AND B.W. WINSHIP, ET AL, TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY WARRANTY DEED DATED APRIL 14, 1928 AND RECORDED JUNE 7, 1928 IN BOOK 661, PAGE 564, AS DOCUMENT 419036, ON THE WEST BY LAND CONVEYED BY FLORENCE O. WINSHIP, ET AL, TO THE CATHOLIC BISHOP OF CHICAGO BY WARRANTY DEED DATED FEBRUARY 10,

1928 AND RECORDED JUNE 5, 1928 IN BOOK 661, PAGE 554, AS DOCUMENT 418951, AND ON THE EAST LINE BY A LINE 1498.84 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND EXCEPT THAT PROPERTY CONVEYED BY LAVELIA BUILDING CORPORATION TO MARTIN D. MCNAMARA, TRUSTEE, BY DEED RECORDED MAY31, 1955AS DOCUMENT 774760, IN WILL COUNTY, ILLINOIS.

Commonly known as: 501 Caton Farm Road in the City of Crest Hill, Illinois

Bearing the current PINs: 11-04-33-100-002-0000 and 11-04-33-100-003-0000

Exhibit B

Plan Commission Findings and Decision April 24, 2025

Exhibit C

**April 17, 2025 City of Crest Hill Staff
Memorandum and Application Drawings**

Exhibit D

Unconditional Agreement and Consent

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Crest Hill, Illinois (“City”):

WHEREAS, Hendrickson USA, LLC (the “**Applicant**”) is the owner of that certain real property commonly known 501 Caton Farm Road, in the City of Crest Hill, Illinois and bearing the current PINs: 11-04-33-100-002-0000 and 11-04-33-100-003-0000 (“**Subject Property**”); and

WHEREAS, Ordinance No. _____, approved and passed by the Crest Hill City Council on _____, 2025, (“the **Ordinance**”), conditionally approved a Special Use Permit and Variations to allow the construction of a Utility Facility (Ground Mounted Solar Array), subject to certain enumerated and specified conditions; and

WHEREAS, Section 6 of the Ordinance provides, among other things, that the Ordinance shall not take effect, and is subject to automatic repealer and rescission, unless and until the Applicant has executed, within 60 days following the passage of the Ordinance, this Unconditional Agreement and Consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance.

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

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

permits, (b) the City's passage of the Ordinance, and (c) the maintenance and use of the Property as authorized by the Ordinance.

Hendrickson USA, LLC

By: _____

Its: _____

Date: _____

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

Notary Public

My commission expires: _____

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

IN RE:)	
)	
The application of Hendrickson USA, LLC)	
For a Special Use Permit and Variations to)	
the City of Crest Hill Zoning Code and)	No. SU-25-2-4-1
Code of Ordinances)	
)	

**FINDINGS AND DECISION OF THE
PLAN COMMISSION AS TO CASE NO. SU-25-2-4-1
THE APPLICATION OF HENDRICKSON USA, LLC FOR A SPECIAL USE PERMIT FOR A
UTILITY FACILITY (GROUND MOUNTED SOLAR ARRAY) AND VARIATIONS TO
SECTION 11.6-1 OF THE CREST HILL ZONING ORDINANCE AND SECTION 15.04.040(I)(8)
OF THE CITY OF CREST HILL BUILDING CODE ON PROPERTY LOCATED AT 501
CATON FARM ROAD**

THIS APPLICATION, coming before the City of Crest Hill Plan Commission for decision, and the Plan Commission having heard the evidence in support and opposition to the application at a regularly scheduled meeting held on April 24, 2025, and being fully advised in the premises, THE COMMISSION DOES MAKE THE FOLLOWING FINDINGS:

A. That the applicant, Hendrickson USA, LLC is the owner of certain property located on two PIN numbers at 501 Caton Farm Road in the City of Crest Hill and as legally described in Exhibit "A" hereto, which parcels are zoned M-2 General Manufacturing.

B. That the application seeks the following:

An M-2 special use permit for construction and operation of a Utility Facility (Ground Mounted Solar Array) which will supply 100% of its electrical and power needs on the property described in the application, approximately 4.8 acres on the west side of its property and part of PIN: 11-04-33-100-002-0000 (the "Property"), as legally described in Exhibit "A".

1. A Variation from Section 11.6-1 (Parking and Loading Surfaces) of the Crest Hill Zoning Ordinance to allow the emergency access road which circles the proposed ground mounted solar array to be constructed of an engineered gravel surface consisting of a subgrade fabric and 3/4" stone sized limestone material rather than asphalt or concrete.
2. A Variation from Section 15.04.040(I)(8) of the Crest Hill Building Code Standards to allow a driveway entrance on PIN 11-04-33-100-003-0000 to exceed the 30' maximum width by 15' for a total allowable width of 45'.

C. That the Property is currently zoned M-2;

D. That the proposed use is not allowed on the Property as currently zoned;

E. That the Property described in the application is currently zoned as General Manufacturing District, with M-1 and M-2 zoning adjacent thereto;

F. That the application for the Special Use Permit and Variations was properly submitted to the City and notice of the application and the Public Hearing were properly published;

G. That no interested parties filed their appearances herein;

H. That the public hearing was opened and called to order on April 24, 2025, and the Applicant presented evidence and arguments in support of its application on that date, and members of the public were allowed to make comment and examine the Applicant's witnesses. The public hearing was duly transcribed by a certified shorthand reporter of the State of Illinois;

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

K. That the proposed special use for the Utility Facility (Ground Mounted Solar Array) red under section 12.7 of the zoning code, meets the standards for the granting of the special use under section 12.7-6 as the proposed development meets all of the criteria set forth in subsections 12.7-6(1), (2), (3), (4), (5) and (6) for the reasons set forth on the record in the Plan Commission meeting held on April 24, 2025 as well as those recommendations and comments contained in the City of Crest Hill staff report dated April 17, 2025, and subject to the conditions set forth therein;

L. That the requested Variation from Section 11.6-1 (Parking and Loading Surfaces) are for the reasons set forth on the record in the April 24, 2025 Plan Commission Meeting and in the City of Crest Hill staff report dated April 17, 2025, and subject to the conditions set forth therein, is also determined to be acceptable and meet the standards for Variations as established by Section 12.6-2 of the zoning ordinance;

M. That the requested Variation from Section 15.04.040(I)(8) of the Crest Hill Building Code Standards is also determined to be conditionally accepted for the reasons set forth on the record in the April 24, 2025 Plan Commission meeting and in the City of Crest Hill staff report dated April 17, 2025.

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

1. That the application of Hendrickson USA, LLC for an M-2 Special Use Permit for the construction and operation of a Utility Facility (Ground Mounted Solar Array) on 4.8 acres of currently vacant land on PIN: 11-04-33-100-002-0000 (the "Property"), as legally described in Exhibit "A", in an M-2 zoning district was conditionally recommended to be approved and is supported by the evidence adduced during the April 24, 2025 public hearing and as outlined in the April 17, 2025 City of Crest Hill staff report;

2. That the application of Hendrickson USA, LLC for a Variation from Section 11.6-1 (Parking and Loading Surfaces) of the Crest Hill Zoning Ordinance to allow the emergency access road which circles the proposed ground mounted solar array to be constructed of an engineered gravel surface consisting of a subgrade fabric and 3/4" stone sized limestone material rather than asphalt or concrete on 4.8 acres of currently vacant land on PIN: 11-04-33-100-002-0000 (the "Property"), as legally described in Exhibit "A", in an M-2 zoning district was conditionally recommended to be approved and is supported by the evidence adduced during the April 24, 2025 public hearing and as outlined in the April 17, 2025 City of Crest Hill staff report;
3. That the application of Hendrickson USA, LLC for a Variation from Section 15.04.040(I)(8) of the Crest Hill Building Code Standards to allow a driveway entrance on PIN 11-04-33-100-003-0000 to exceed the 30' maximum width by 15' for a total allowable width of 45' as legally described in Exhibit "A", in an M-2 zoning district was conditionally recommended to be approved and is supported by the evidence adduced during the April 24, 2025 public hearing and as outlined in the April 17, 2025 City of Crest Hill staff report.
4. These conditional approvals are subject to all conditions enumerated in the April 17, 2025 City of Crest Hill staff report which is attached hereto and made part of this Findings and Decision document.
5. It is therefore the recommendation of the City of Crest Hill Plan Commission that the application for the Special Use Permit and Variations as outlined herein be conditionally approved by the City Council.

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Adopted by the Plan Commission of the City of Crest Hill, Illinois, this 24th Day of April, 2025
upon the following voice vote:

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

Approved:

Bill Thomas, Chairperson

Attest:

Christine Vershay-Hall, City Clerk

“Exhibit A”

LEGAL DESCRIPTION

PERMANENT INDEX NOS: 11-04-33-100-002-0000 AND 11-04-33-100-003-0000

LEGAL DESCRIPTION

PARCEL I:

A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO LAVELLA BUILDING CORPORATION BY QUIT -CLAIM DEED RECORDED IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AS DOCUMENT 75L202, WHICH NORTHEAST CORNER IS ALSO THE NORTHEAST CORNER OF THE WEST 14,98.84 FEET OF SAID NORTHWEST QUARTER AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 859.31 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO JOHN F. ZELLER BY QUIT-CLAIM DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 909129, WHICH NORTHWEST CORNER IS ALSO THE NORTHWEST CORNER OF THE EAST 282.71 FEET OF SAID NORTHWEST QUARTER, THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 282 71 FEET AND THE WEST LINE OF SAID TRACT CONVEYED BY DOCUMENT 909129 A DISTANCE OF 577.61 FEET TO THE SOUTHWEST CORNER OF THE LAST ABOVE MENTIONED TRACT; THENCE WESTWARDLY A DISTANCE OF 156.08 FEET TO A POINT ON THE NORTHERLY LINE OF THE TRACT OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY QUIT-CLAIM DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT L1936, WHICH POINT IS 118 19 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER MEASURED PERPENDICULARLY THERETO; THENCE WESTWARDLY ALONG SAID NORTHERLY LINE OF SAID TRACT CONVEYED BY SAID DOCUMENT 419056 A DISTANCE OF 725.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED BY DOCUMENT 754202, WHICH SOUTHEAST CORNER IS ON THE EAST LINE OF SAID WEST 1498.84 FEET AND THENCE NORTH ALONG THE EAST LINE OF SAID TRACT CONVEYED BY DOCUMENT 754202 AND ALONG SAID EAST LINE OF THE WEST 1498.84 FEET A DISTANCE OF 635.69 FEET TO THE PLACE OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL II:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 33, ON THE SOUTH BY THE NORTHERLY LINE AND ON SAID LINE EXTENDED WESTERLY OF LAND CONVEYED BY FLORENCE O. WINSHIP AND B.W. WINSHIP, ET AL, TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY WARRANTY DEED DATED APRIL 14, 1928 AND RECORDED JUNE 7, 1928 IN BOOK 661, PAGE 564, AS DOCUMENT 419036, ON THE WEST BY LAND CONVEYED BY FLORENCE O. WINSHIP, ET AL, TO THE CATHOLIC BISHOP OF CHICAGO BY WARRANTY DEED DATED FEBRUARY 10,

1928 AND RECORDED JUNE 5, 1928 IN BOOK 661, PAGE 554, AS DOCUMENT 418951, AND ON THE EAST LINE BY A LINE 1498.84 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND EXCEPT THAT PROPERTY CONVEYED BY LAVELIA BUILDING CORPORATION TO MARTIN D. MCNAMARA, TRUSTEE, BY DEED RECORDED MAY31, 1955AS DOCUMENT 774760, IN WILL COUNTY, ILLINOIS.

Commonly known as: 501 Caton Farm Road in the City of Crest Hill, Illinois



To: Plan Commission/ZBA

Patrick Ainsworth, AICP, Community and Economic Development Director

From: Ronald Mentzer, Community & Economic Development Consultant

Date: April 17, 2025

Consideration of Case Number SU-25-2-4-1 - Request of Hendrickson USA LLC seeking approval for a Special Use Permit and Variations for a New Solar Array which is Classified as a Utility Facility under the Crest Hill Zoning Ordinance on a 4.8-acre area of land in a M-2 General Manufacturing District located at 501 Caton Farm Road in

Re: Crest Hill, Illinois

Project Details

Project	Utility Facility (Solar Array)
Request	Special Use for Utility Facility
	Variation for Surface Material
	Deviation from Curb Cut Width
Location	501 Caton Farm Road

Site Details

Building Sizes	N/A
Site Area	24.6 Acres

Land Use and Zoning Summary

	Land Use	Comp Plan	Zoning
Subject Parcel	Vacant & Manufacturing	Manufacturing	M-2
North	Stateville	Stateville	M-1
South	ComEd	Manufacturing	M-2
East	Manufacturing	Manufacturing	M-2
West	Cemetery	Community Facilities	M-1

PROJECT SUMMARY

Verde Solutions, on behalf of Hendrickson USA LLC (the "Applicant"), has submitted an application package for the City's potential approval of a Special Use Permit with Variations for the construction and operation of a 4.8-acre solar array to assist with powering the approximately 100,000 SF, Hendrickson Manufacturing Facility (see Attachment A for the Application). The Applicant has selected the vacant land to the west of their manufacturing facility to improve with the proposed solar array and an emergency vehicle only access road. The Applicant is proposing to limit land disruption and pave as little of the existing lot which presents a Variation request to improve the emergency vehicle access road with an engineered gravel material. There are two parcels within the entire property that are both owned by the Applicant. Since the solar array is improved on the vacant lot to the west and will power the existing manufacturing facility, both PINs are included in the Application (PIN 11-04-33-100-002-

0000 and 11-04-33-100-003-0000). The Applicant has operated at the current location for almost 50 years and are planning to update parts of their property over the next couple of years starting with the solar array.

Project Background

In August 2024, the Applicant met with the Community Development staff to obtain preliminary feedback on the preliminary concept and see what the process was to move forward on this project. Community Development staff realized the project scope and determined that a Special Use was required size under the classification of Utility Facility. The Crest Hill Zoning Code defines the land use of Utility Facility below:

UTILITY FACILITY: A service and its related facilities which ostensibly provides for the benefit of the general utility services including, but not limited to: water, sanitary sewer, storm sewers, electrical, telephone, natural gas, radio, television, radar, Wi-Fi, and related utilities

The collective power generated from the solar panels will total approximately 1.185 megawatts which, is stated in the Application, can supply all of the annual power needed for the Hendrickson USA facility. Given the size of this project, the Lockport Fire Protection District was consulted on the access for this project and requested an access road in order to serve the property in the event of a fire or other emergency. A design solution was reached which will allow for an access road to be improved around the solar array for emergency vehicles only and will be improved with a subgrade fabric and ¾" stone size limestone gravel surface which was reviewed by the City Engineer. Improving the access road with asphalt or concrete would trigger stormwater detention requirements and thus would not make this project feasible for the Applicant. This access road will be within the fenced area and the access road *cannot* be accessed through Caton Farm (the only access is through their private property). I will be used for emergency vehicles only.

There are several additional steps that are being taken to assist with the design and placement of this project which includes maintaining an approximately 180 foot setback from Caton Farm Road, over 200 new live plantings will be added to the perimeter of this project to enhance the property's landscaped area, the entire solar array will be fenced off so no unauthorized personnel can access this area and the entrance into the solar array will be locked. The Lockport Fire Protection District will have access to the fenced off area in the event of an emergency.

If the Special Use and the Variation/Deviation requests are approved, the Applicant plans to start the permit process and construction of the solar array this year.

Planning, Zoning, and City Code Analysis

Zoning Ordinance and Crest Hill City Code Regulations – The following subsections assess the submittals in relation to the Zoning Ordinance and the Crest Hill City Code. There are several components of the project to review in comparison to this document, hence there are multiple attributes of this project that are detailed below.

Off Street Parking – There are no parking requirements for a Utility Service given the notion that the solar array is an accessory use of providing renewable electricity to the primary manufacturing facility of the Applicant on the parcel to the east (PIN 11-04-33-100-003-0000). This is essentially an un-manned facility which will have a monitoring system and will require minimal maintenance during the lifespan of the solar array.

Zoning Regulations for M-2 General Manufacturing District Related to the Solar Array Only

Minimum Lot Area	1 Acre Required	24.6 Acres Provided
Accessory Structure Height	15 Foot Max Allowed Height	10.57 Feet Proposed
Front Yard Setback	30 Feet Required	Approx. 180 Feet Proposed
Interior Side Yard Setback	20 Feet Required	Approx. 77 Feet Proposed (West)
Interior Side Yard Setback	20 Feet Required	Approx. 297 Feet Proposed (East)
Rear Yard Setback	20 Feet Required	Approx. 142 Feet Proposed
Lot Coverage	85% Max Allowed	20.5% Presented
Access Road Surface Material	Dust free hard surface such as asphalt or concrete	¾" Stone Size Limestone Material*

*Variance being requested for the emergency access road surface material.

As shown in the table above, all bulk regulations are in compliance between the proposed project and the Crest Hill Zoning Ordinance. Note, the solar array may have to move slightly based on final engineering review when comparing stormwater drainage patterns. Any slight adjustment will still conform to all setbacks and the maximum location adjustment will be no more than 10 feet. Also, the surface material of the access road is the requested Variance.

Fencing Regulations – Section 8.3-9.1.b of the Zoning Ordinance allows for fencing up to eight feet in height for non-residential zoned properties. The Applicant is proposing a six-foot-tall chain link fence with the addition of a one-foot barbed wire atop of the chain-link fence for a total height of seven feet. There are no restrictions on adding barbed wire to fencing in non-residential zoning districts. As such, the proposed fencing is in compliance with the Zoning Ordinance.

Emergency Access Road Paving Material With Solar Array Project Area – As mentioned above, the Applicant is requesting a variance for Zoning Ordinance Code Section 11.6-1 as all parking, drive and loading areas needs to be improved with asphalt, concrete or similar materials. In addition to this being an access road for emergency vehicles only, there is a known flood zone south of the subject property. The property with the flood zone is owned by ComEd.

Reducing the amount of impervious surface on this site will assist with drainage efforts for the area to the south. Additionally, according to the Will County Stormwater Ordinance, solar panels are exempt from site runoff storage requirements provided certain criteria are met (See the Stormwater Report in Attachment B for reference). According to the Stormwater Report all criteria for this proposed solar array have been met. Therefore, maintaining an access road with a subgrade fabric and a ¾" stone size limestone gravel material, in addition to the lack of impervious surfaces from the solar array, will cumulatively assist with drainage and reduce the need for additional stormwater detention facilities.

Existing Driveways and Loading Area– Since the Plat of Survey shows the driveway entrance from Caton Farm Road leading to the accessory building improved with a gravel surface, staff has worked with the Applicant to transition this surface from a gravel material to a dust free hard surface which will bring this portion of the property into conformity with the Zoning Ordinance. This particular improvement is less than 25,000 square feet which will not require stormwater detention requirements. A condition has been added to the staff recommendation regarding this matter.

Additionally, the driveway entrance on the eastern lot with the PIN of 11-04-33-100-003-0000 measures approximately 45 feet at the property line. Per City Code Section 15.04.040(I)(8), the maximum driveway width allowed is 30'. As such, another deviation/variation is being requested to

allow for a 45-foot-wide driveway. The Applicant plans to resurface all parking lot and drive aisle areas in the near future so it is prudent to request this City Code deviation now to assist the Applicant with these future improvements.

Live Planting Requirement Section – City Code Section 15.04.040(I)(2)(b)(2) states that 1 approved planting per 725 square feet of improved land area is required which results in a minimum of 313 plantings required for this site. The proposed landscape plan shows that 313 plantings will be provided with 99 live plantings and trees are already improved on site, and 216 live plantings are being added to the improved area. The number of live plantings complies with this code section.

Comprehensive Plan – The 2014 Crest Hill Comprehensive Plan is a land use guide to ensure logical and orderly growth of the community. With this notion, this document was reviewed in comparison to this project to ensure that this guide is being followed. That analysis is discussed below in more detail.

The City's 2014 Comprehensive Plan assigns this property as Light Industrial on the Future Land Use Map. Light Industrial is further defined within this document stating, "Industrial uses include activities related to the manufacturing, fabrication, storage, and assembly of a variety of goods and materials. Industrial uses in Crest Hill vary greatly in terms of external impacts and relationship to surrounding development. In some cases, large industrial areas are separated by major streets or open spaces".

Since the property is already improved with a manufacturing use and the Applicant is preparing to add a solar array to help power this facility, the proposed improvement is in-line with the Crest Hill Comprehensive Plan.

Additionally, under the Development Improvement Considerations section (pages 50-51), the following item was also stated about enhancements made to the industrial properties, "New infrastructure should be designed to provide flexibility for future expansions and retrofits, especially in Crest Hill's potential industrial growth areas. This will allow the City to evolve its systems to respond to emerging technologies and services in an effort to remain competitive for long-term economic development."

This recommendation establishes the notion of modernizing facilities with emerging utility technology that can assist our business community with new energy sources and provide an economic benefit which results in a more competitive advantage. The proposed solar array will generate enough power to fulfill all of Hendrickson USA's operations thereby allowing this local employer to maintain operations with a cost-effective alternative power source.

STAFF RECOMMENDATION

Staff recommends that the Plan Commission approve of the requested Special Use and the Variances. Should the Plan Commission recommend approval to the City Council, then the following conditions shall be considered as part of the recommendation:

Conditions of Approval:

1. That the drawings submitted for a building permit shall be in substantial compliance with the drawings approved by City Council and identified below, unless otherwise noted in the remaining conditions:
 - Solar Ground Mount System Plans Engineered by PurePower Engineering last dated 3/28/2025

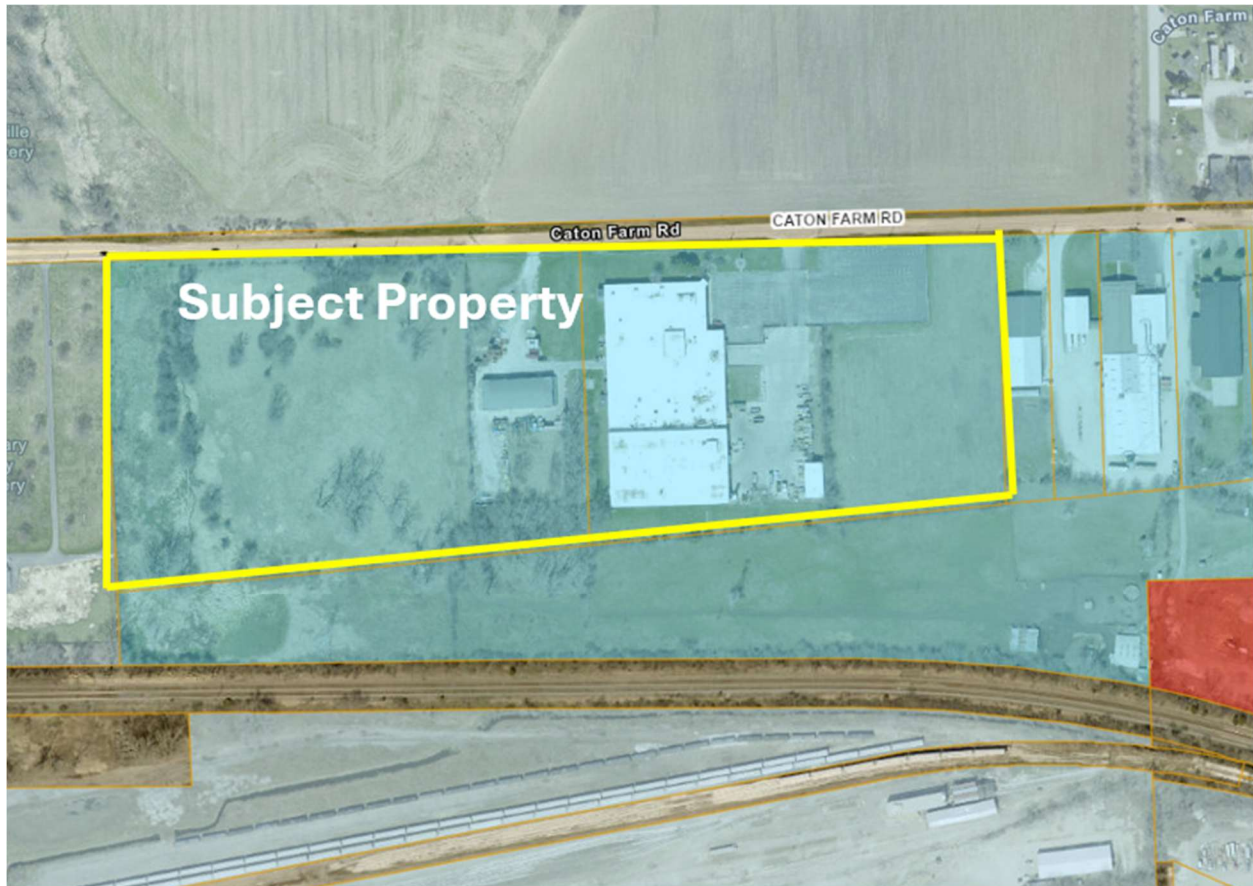
- Stormwater Management Permit Details Prepared by Hey and Associates Inc. Last Dated April 15, 2025
 - Structural Detail Drawings Created by DCE Solar Sheets 1 through 5 Last Dated 3/6/2025
 - Landscape Plans Created by Hey and Associates Inc. Last Dated 3/31/2025
2. The gravel driveway and loading area in the front of the accessory building on the property with the Permanent Index Number of 11-04-33-100-002-0000 shall receive a permit to transition this surface material to an approved surface material to be in compliance with Zoning Ordinance Section 11.6-1 and follow applicable construction standards. This specific area includes the driveway entrance from Caton Farm Road leading to the accessory building as well as to the gates of the solar array area. This permit shall be issued before May 19, 2026.
 3. The emergency access road containing the 3/4" limestone surface material shall be improved with a base material and construction method approved by the City Engineer. All details of the materials and construction methods shall be submitted with the building permit application for the solar array.
 4. The thickness of stone for the temporary construction access road should be at least two inches thick.
 5. Prior to permit issuance for the solar array the structural calculations report provided with through submittal will need to be signed and stamped by a Licensed Structural Engineer.
 6. A Fire Truck Turning Performance Analysis shall be provided for review and approval as part of the building permit application submittal for the solar array.
 7. If any new outdoor lighting is being proposed with this project, then a Photometric Plan shall be provided at time of submitting a building permit application to ensure compliance with applicable codes and regulations.
 8. All required final design drawings and related supporting project information shall be submitted for final engineering review and approval in conjunction with the formal building permit application submitted for the solar array.
 9. All new shade trees, ornamental trees, and evergreen trees proposed on north of the solar array shall be planted with a minimum height of six feet and a minimum of 2.5" caliber at time of planting.
 10. All conditions made with this Ordinance shall be transferred to any new property owner.

Attachments:

Attachment A – Plan Commission Application

Attachment B – Application Submittals and Drawings

EXHIBIT A – AERIAL PHOTO OF SUBJECT PROPERTY LOCATION WITH ZONING OVERLAY





Application for Development

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

Project Name: Hendrickson USA - Solar PV

Owner: Hendrickson USA LLC

Correspondence To: Grace Rasmussen, Verde Solutions LLC

Street address: [REDACTED]

Street address: [REDACTED]

City, St., Zip: [REDACTED]

City, St., Zip: [REDACTED]

Phone: [REDACTED]

Phone: [REDACTED]

Email: [REDACTED]

Email: [REDACTED]

Property Address:

Street address: [REDACTED]

Property Information:

Lot Width: 830.038 ft

City, St., Zip: Crest Hill, IL 60441

Lot Depth: 629.428

PIN: 11-04-33-10-002

Total Area: 549350.8329 sq ft (12.61 acres)

*Submit an electronic version of the legal description only in a Word document to:

buildingdepartment@cityofcresthill.com

Existing Zoning: M2

Existing Land Use: General Manufacturing District

Requested Zoning: M2

Proposed Land Use: General Manufacturing District

Adjoining Properties Zoning and Uses:

North of Property: 11-04-28-100-003 Stateville

South of Property: 11-04-33-100-006 Commonwealth Edison Co

East of Property: 11-04-33-10-003 Hendrickson USA LLC

West of Property: 11-04-33-100-001 Roman Catholic Diocese

Purpose Statement (intended use and approval sought): _____

Install 1.18 MW of fixed tilt ground mounted solar contained within a fence.

Total area with fence is approximately 4.7 acres. The solar array is set back approximately 180 feet from Caton Farm Road.

Development Request: Please check all that apply and describe:

☐ Rezoning: _____

☒ Special Use: Ground Mounted Solar PV

☐ Variance: _____

☐ Planned Unit Development: _____

☐ Annexation: _____

☐ Plat: _____

☐ Other: _____

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

☐ Civil Engineer: _____ Phone: _____

Company: _____ Email: _____

☒ Contractor: Grace Rasmussen Phone: [REDACTED]

Company: Verde Solutions LLC Email: [REDACTED]

☐ Architect: _____ Phone: _____

Company: _____ Email: _____

☐ Builder: _____ Phone: _____

Company: _____ Email: _____

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

Grace Rasmussen
Signature of the Applicant

3/10/2025
Date

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

Ch R
Signature of the Owner

03/14/25
Date

*Go Green Get Ahead**March 31, 2025*

**Special Use Permit Request for
Ground Mounted Solar PV at
501 Caton Farm Road
Crest Hill, IL 60441**

To Whom It May Concern,

Verde Solutions is partnering with Hendrickson USA to develop a 4.8-acre ground mounted solar PV system at their facility located at 501 Caton Farm Road. The 12-acre field is owned by Hendrickson. Verde Solutions has over 10 years of experience in the solar industry, specializing in Illinois with our office located in Chicago.



Nearmap Imagery Taken October 10, 2024

Design and Intent

The system consists of (1,992) solar modules, equating to 1.185 MW DC capacity, and is intended to offset approximately 100% of Hendrickson's annual electric consumption. The panels are fixed at a 30-degree tilt to the south and arranged into nine rows. The array is enclosed with a fence and is setback approximately 180 feet south of Caton Farm Road. The solar system interconnects to Hendrickson's electrical infrastructure to supply their electrical needs behind the utility meter. The project received ComEd's interconnection and net metering approval



March 7, 2025. All proposed solar equipment complies with the 2020 National Electric Code and City of Crest Hill ordinances. The inverters and utility AC disconnect are to be fenced in and located near their existing utility transformer on the west side of the main building.

Site Improvements

The proposed developed area of 4.8 acres will comply with the City's Building Ordinance Chapter 15. The landscaping plan includes (216) new trees and shrubs. Much of the proposed landscaping will screen the array from Caton Farm Road. The ground under the array will be covered with a native seed mix and include an erosion control blanket. The stormwater report describes how the ground mounted solar will affect the current drainage plan. It was determined that site runoff storage is not required for this project.

The fence is 6 feet tall chain link style with 1 foot of barbed wire. There is a 16-foot-wide vehicle access gate located at the northeast corner of the array.

Upon discussion with the City and Lockport Fire Protection District (LFPD), a gravel access path will be provided around the perimeter of the array within the fence to be used for emergency access. The gravel will be ¾" limestone loosely compacted. A variance is requested to accommodate this, as the path will be used for emergencies. Adequate turn clearance is provided per the Pierce Turning Performance Analysis provided by LFPD.

Operations and Maintenance

Once the solar system is installed, there is very little maintenance required. The solar system is fully static and rarely requires hands-on troubleshooting after energization. We offer maintenance packages custom to the client but a small percentage of our clients choose to do so. We recommend it is not necessary in the first five years of operation because adequate IL rainfall and the tilt of the modules naturally minimize dust and debris accumulation.

Maintenance and operations are primarily supported by the remote monitoring system, which alerts us and the client of any potential system faults. Most of these faults occur during system testing and commissioning, so our installers are still on site to address them. If a fault arises after we leave the site, we will first detect it remotely and work to resolve it. Should the issue require on-site attention, we will send 1-2 team members to troubleshoot. It usually takes a few hours to half a day.

The equipment has long warranties: Modules - 30 year performance, inverters - 20 year extended, and racking - 20 years.

If the client opts for our standard Verde Maintenance & Operations plan, we will perform a site visit once a year for one day, typically involving a visual inspection and documentation (1-2 people). If the plan is not selected, the system will remain hands-off.

Decommissioning Plan

While a decommissioning plan is not included in the active and current EPC contract with Hendrickson, we will offer to do so at the client's request when the time comes. As an industry standard, the expected useful life of the solar system is 30 years. The solar panels are warrantied against a 0.5% production degradation each year. By year



Go Green Get Ahead

30, the solar panels will be producing 85% of their original output. The solar system will continue to produce long after that, and it would be up to the client to decide to leave the system as is, upgrade to newer technology, or explore system removal.

During system removal, Verde would remove all of the tangible property relating to the solar system. The land would be restored to its original condition with the exception of buried conduits.

Verde Solutions would use Com2 Recycling Solutions for the Removal and Decommissioning of the dated solar panels. Com2 Recycling Solutions is an R2 Certified recycling company located in Chicagoland which complies with all rules and regulations relative to the recycling of solar panels and inverters. The Certificate of Recycling (COR) would be issued once fully recycled.

About Verde Solutions

Verde Solutions, founded in 2012 by Christopher Gersch, is a leader in energy efficiency and sustainability solutions. With over 2,600 completed projects across 48 states, we bring proven expertise in energy reduction and generation solutions for commercial, industrial, educational, and municipal projects. We have consistently demonstrated growth and leadership, earning recognition on the INC 5000 list multiple times and inclusion in Solar Power World's top commercial solar contractors in 2024. Our extensive experience with educational institutions and municipalities ensures that we are well-equipped to deliver a successful project. Notable similar projects that we have completed include a 777kW-DC ground mount for the Minooka Wastewater Treatment plant, a 1.2 MW ground mount at a gravel pit in Lakemoor, a combo rooftop and ground mount for a commercial client in St. Charles, and a 2MW rooftop and ground mount for the College of Lake County.

Further Discussion

The City identified a wetland on the neighboring parcel to the south (ComEd, 11-04-33-100-006-0000). The wetland firm is unable to complete a full delineation until ground conditions are favorable in May. Due to the IL Shines solar incentive block closing on June 1, 2025, which requires Special Use Permit approval, it was mutually agreed with the City that, following the wetland delineation results, the solar array will be adjusted if necessary to avoid negatively impacting the current drainage to the wetland. However, given the wetland is not in close proximity to the array, Verde does not anticipate the array moving much, if at all. The official wetland delineation will be promptly shared with the City and the impact to the array will be identified. The IL Shines solar incentive is lucrative and essential to the progress of this project.

Given our vast experience with solar ground mounts and Greater Chicagoland municipalities, we consider the landscaping and fire protection requirements to be above and beyond what other municipalities have required for parcels without neighboring residential zones. However, we fully understand that this project is subject to Crest Hill's approval and are eager to coordinate a successful solar system with the City.



Go Green Get Ahead

We thank you for your consideration of this project and look forward to continuing discussions.

Regards,

Grace Rasmussen, Verde Solutions

Project Engineer

grasmussen@verdesolutions.com

312-268-2025

Site Plan Documents included in submission:

1. *ALTA Survey*
2. *Electrical Construction Set – Site Plan, Equipment Elevations, Single Line Diagram, NEC Labels*
3. *Racking Construction Set*
4. *Racking Structural Calculations*
5. *Landscaping Plan*
6. *Stormwater Report*

Hey and Associates, Inc.

Solar Ground Mount System at Hendrickson USA

**Crest Hill, Will County, Illinois
Stormwater Management Permit**

Hey Project No. 25-0072

**Prepared For:
Verde Solutions**

Prepared by:

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture

Main Office:

26575 W. Commerce Dr., Ste 601
Volo, Illinois 60073
847-740-0888 (phone)
847-740-2888 (fax)

Additional Offices:

Chicago, IL

8755 W. Higgins Rd., Ste 835
Chicago, Illinois 60631
773-693-9200 (phone)
773-693-9202 (fax)

Illinois Professional Design Firm 184.002429 / Wisconsin Architectural and Engineering License # 2340-11
Staff licensed to practice in Illinois, Wisconsin, Indiana, Michigan and Oregon
IDOT and WisDOT Prequalified

April 15, 2025

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Site Runoff and Site Runoff Storage 2

 Groundcover Vegetation 3

 Impervious Areas 3

 Solar Panel Spacing and Sheet Flow..... 3

Sediment and Erosion Control 3

Special Management Areas 3

Exhibits

- Exhibit 1 - Location Map
- Exhibit 2 - Drainage Plan
- Exhibit 3 – FEMA FIRMETTE

Appendices

- Appendix A – Planset

INTRODUCTION

Hey and Associates, Inc. (Hey) was retained by Verde Solutions to prepare permit documentation as part of the Solar Ground Mount System at Hendrickson USA project (Project). The site is located in the City of Crest Hill, Will County, Illinois. The project is further located in Section 33 of Township 36 North, Range 10 East in Lockport Township. See Exhibit 1 for an overall project location map.

The project includes the installation of solar panels on a grass field to provide energy for the manufacturing facility on site. Some existing trees will be removed to avoid interference with the solar panel performance. The area under the solar panels will be seeded with a pollinator habitat seed mix, and a variety trees and shrubs will be planted as well.

SITE RUNOFF AND SITE RUNOFF STORAGE

The site generally drains towards the southeast. After leaving the site boundaries, the drainage pattern continues towards the southwest into a swale along the north of the railroad. The swale then joins with a channel that flows towards the east and eventually empties into the Des Plaines River. This drainage pattern will be maintained in the proposed conditions. The drainage plan for the site is included as Exhibit 2.

According to section 55.020.C.3 of the Will County Code of Ordinances, solar farm developments are exempt from site runoff storage provided the following criteria are met:

- a) Groundcover vegetation is maintained in good condition
- b) The total proposed impervious area is less than 25,000 square feet
- c) The open space between the panels are equal or greater than the panel width
- d) The runoff will sheet flow through the site with a slope of less than 5 percent

These criteria are met, as described in the sections below, and therefore site runoff storage is not required for this project. Additionally, the following sections illustrate compliance with sections 15.20.030 and 15.20.070 from the Crest Hill Code of Ordinances.

GROUNDCOVER VEGETATION

The entire area under the proposed solar panels will be seeded with a native seed mix. The seed mix and location is described in the landscaping plan sheets, which are included in Appendix A. The proposed groundcover vegetation will be maintained in good condition by the owner.

IMPERVIOUS AREAS

No impervious area is proposed on the site. An access road constructed of loosely compacted 3/4" gravel is proposed around the solar panels. However, loosely compacted gravel is not considered impervious by the City of Crest Hill and so is not counted as proposed impervious area.

SOLAR PANEL SPACING AND SHEET FLOW

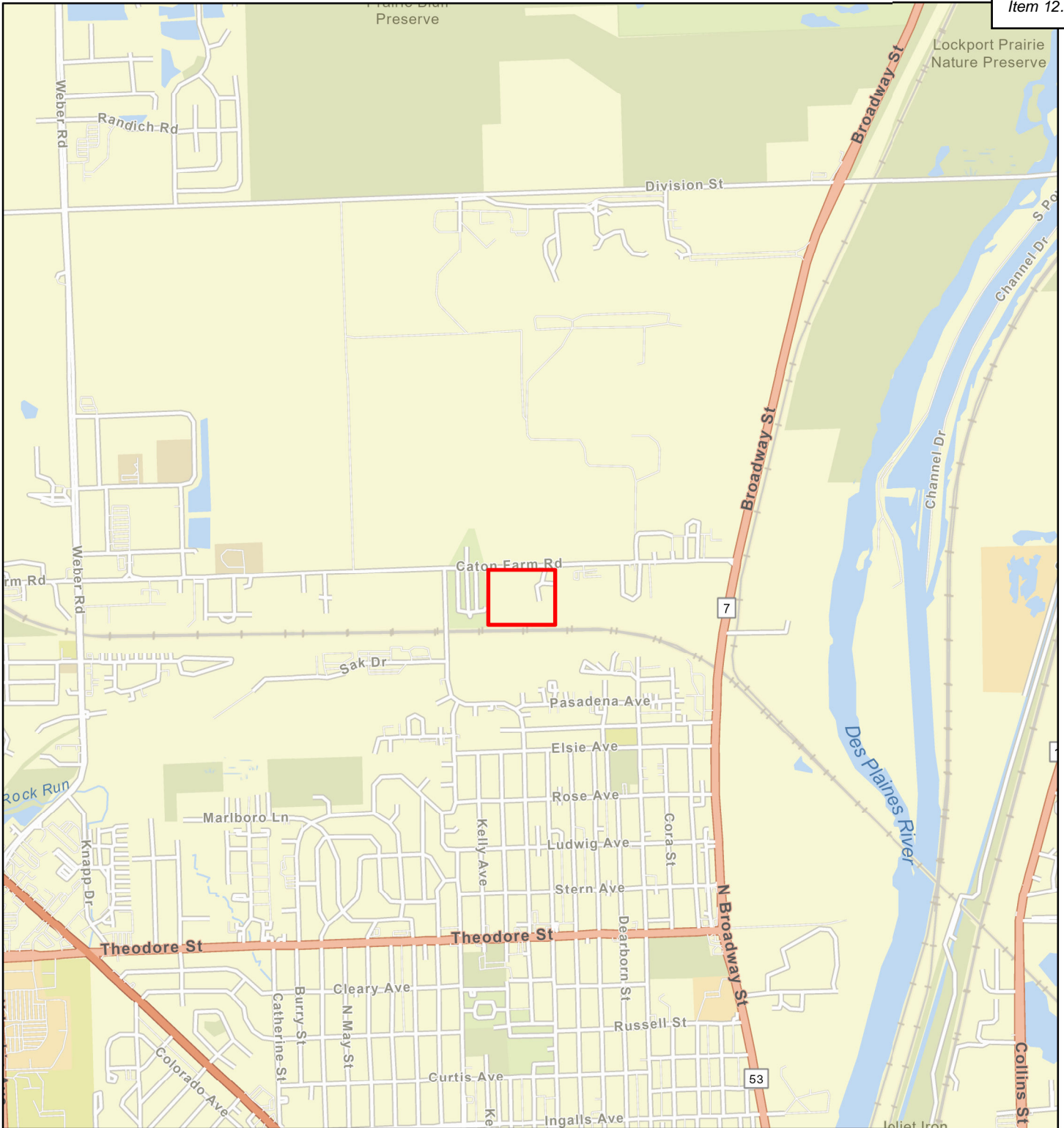
The solar panels have a width of 12.97 feet, and each row of panels will be installed with a 19.17 foot space between them, meeting the requirement that the open space must be wider than the solar panels. The panels will be at a 30-degree angle, so runoff will sheet flow onto the ground. The slope of the ground underneath the panels varies, with the northwestern area containing a generally steeper slope that becomes more gradual at the southeast corner. The average ground slope is approximately 2.15% underneath the panels, which is within the ordinance guidelines.

SEDIMENT AND EROSION CONTROL

The seeding mix proposed for the solar panel area will be installed with erosion control blanket to protect against erosion and promote seed establishment and growth. Additionally, a total of 216 trees and shrubs are to be planted on site in accordance with section 15.04.040 of the Crest Hill Ordinance. These plantings will provide further permanent erosion control on site.

SPECIAL MANAGEMENT AREAS

There is no floodway or floodplain on site, as shown in Exhibit 3. There are also no wetlands on site.



Scale: 1 inch = 2000 feet

Orientation:

Legend:

0 2,000 Feet



 Project Site

Project Number: 25-0072

Date: 3/13/2025

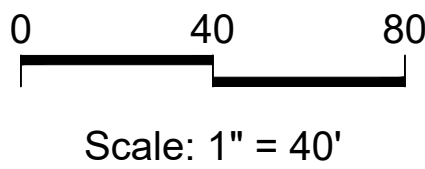
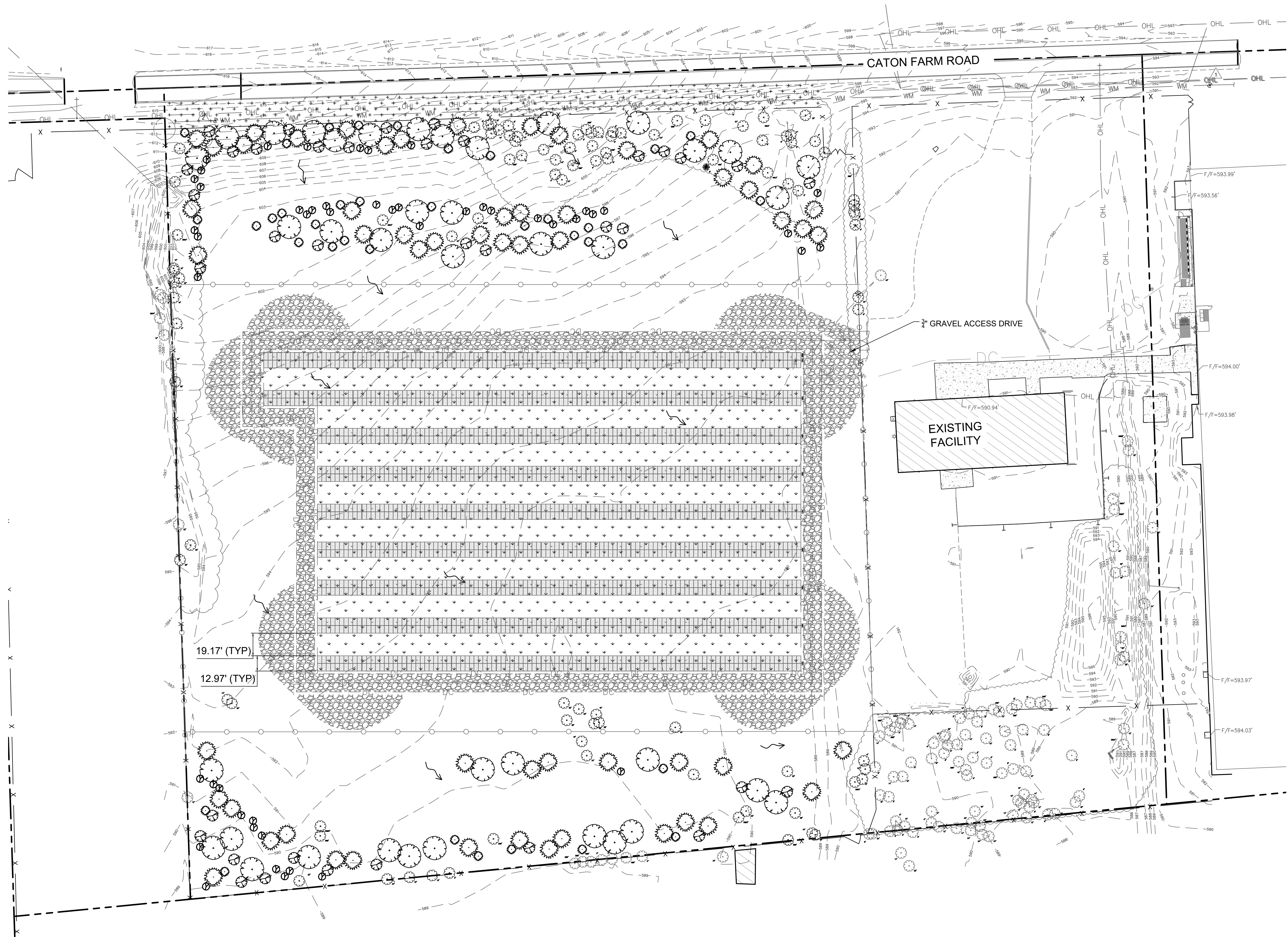
Project Name:

Solar Ground Mount at
Hendrickson USA

Prepared for:

Verde Solutions

File: P:\25000\25-0072\Verde Solutions-Crest Hill-Caton Farm Rd05 CAD\25-0072 Stormwater Drainage Exhibit.dwg Plot Date: April 15, 2025 Plotted by: Claire Randall



LEGEND

Overland Flow Direction

No.	Revision/Issue	Date
-----	----------------	------

Hey and Associates, Inc.

Engineering, Ecology and Landscape Architecture
26575 WEST COMMERCE DRIVE, SUITE 601
VOLO, ILLINOIS 60073
OFFICE (847) 740-0888
FAX (847) 740-2888
VOLO@HEYASSOC.COM

PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-002429

Solar Ground Mount System at
Hendrickson USA

Crest Hill, IL

Drainage Plan

PROJECT NO: 25-0072		SHEET NO:
DESIGNED BY	CER	EX2
DRAWN BY	CER	
CHECKED BY	AMC	PAGE NO:
APPROVED BY	AMC	
ISSUE DATE	04/15/2025	1 of 1

Permit

National Flood Hazard Layer FIRMeTte



Exhibit 3 - FEMA FIRMETTE

88°6'14"W 41°34'11"N



Legend

Item 12.

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/13/2025 at 9:32 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community id, FIRM panel number, and FIRM effective date. Map is unmapped and unmapped areas cannot be used for regulatory purposes.



204

Appendix A

Plan Set

ALTA / NSPS
LAND TITLE SURVEY

THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 33, ON THE SOUTH BY THE NORTHERLY LINE AND ON SAID LINE EXTENDED WESTERLY OF LAND CONVEYED BY FLORENCE O. WINSHIP AND B.W. WINSHIP, ET AL, TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY WARRANTY DEED DATED APRIL 14, 1928 AND RECORDED JUNE 7, 1928 IN BOOK 661, PAGE 564, AS DOCUMENT 419036, ON THE WEST BY LAND CONVEYED BY FLORENCE O. WINSHIP, ET AL, TO THE CATHOLIC BISHOP OF CHICAGO BY WARRANTY DEED DATED FEBRUARY 10, 1928 AND RECORDED JUNE 5, 1928 IN BOOK 661, PAGE 554, AS DOCUMENT 418951, AND ON THE EAST LINE BY A LINE 1498.84 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND EXCEPT THAT PROPERTY CONVEYED BY LAVELIA BUILDING CORPORATION TO MARTIN D. MCNAMARA, TRUSTEE, BY DEED RECORDED MAY31, 1955AS DOCUMENT 774760, IN WILL COUNTY, ILLINOIS.

SURVEY NOTES:

— SITE BENCHMARK #1 — SE FLANGE BOLT ON HYDRANT ON THE SOUTH SIDE OF CATON FARM ROAD, 592' WEST OF ENTRANCE AS SHOWN ON SHEET SUR-2. ELEVATION-614.65' (NAVD88).

SITE BENCHMARK #2 — SE FLANGE BOLT ON HYDRANT ON THE SOUTH SIDE OF CATON FARM ROAD, 600.65' WEST OF ENTRANCE AS SHOWN ON SHEET SUR-2. ELEVATION-600.65' (NAVD88)

— PERMANENT INDEX NUMBER (P.I.N. #): 11-04-33-100-003 & 11-04-33-100-002

— FIELD WORK COMPLETED ON 12/4/2024.

— SURVEY PREPARED FOR: VERDE SOLUTIONS, LLC.

— THE SURVEYOR FOUND NO EVIDENCE OF FLAGGED WETLANDS ON THE SURVEYED PROPERTY

— THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.

— ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

ALTA TABLE A NOTES:

2. SITE ADDRESS — 501 CATON FARM ROAD, CREST HILL, ILLINOIS.

3. ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A ZONE "X", DESCRIBED AS "AREAS OF MINIMAL FLOOD HAZARD" PER F.E.M.A. PANEL NO.17197C0153G DATED FEBRUARY 15TH, 2019

4. LAND AREA
PARENT PARCEL: 549,406 SQ. FT (12.61 ACRES)

5. PER CLIENT REQUEST, ONLY PORTIONS OF THIS PROPERTY TO BE SHOWN WITH ELEVATIONS & CONTOURS.

6. A & B. PROPERTY IS ZONED COMMERCIAL.

7. A & B1. BUILDING TIES & DIMENSIONS SHOWN ARE MEASURED FROM THE OUTSIDE FACE OF THE BUILDING.

8. ALL SUBSTANTIAL FEATURES OBSERVED DURING THE FIELDWORK ARE PLOTTED HEREON, INCLUDING ANY ABOVE-GROUND UTILITIES.

9. THERE ARE NO PARKING STALLS ON PROPERTY.

11. THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION, VISIBLE MARKINGS ONLY.

13. NAMES OF ADJOINING OWNERS SHOWN ON SURVEY

14. THE NEAREST INTERSECTING STREET IN RELATION TO THE SURVEYED PROPERTY IS OAKLAND AVENUE, WHICH LIES APPROX. 579 FEET WEST OF THE NORTHWEST CORNER OF THE SURVEYED PROPERTY

16. THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK.

17. THE SURVEYOR HAS NO KNOWLEDGE OF PROPOSED CHANGES IN STREET RIGHT OF WAY LINES OR RECENT STREET OR SIDEWALK CONSTRUCTION.

18. THE SURVEYOR HAS NO KNOWLEDGE OF ANY PLOTTABLE OFFSITE EASEMENTS.

19. CERTIFICATE OF INSURANCE IS AVAILABLE UPON REQUEST

TITLE NOTES:

SURVEY WAS PREPARED WITH THE AID OF A TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, WTC FILE NUMBER VER-2025WL-97690, HAVING AN EFFECTIVE DATE OF JANUARY 28, 2025.

SCHEDULE B EXCEPTIONS

11 — EASEMENT DATED JUNE 2, 1954 AND RECORDED JUNE 8, 1954 AS DOCUMENT NO. 751112 MADE BY A E PATTON AND MABEL MARGARET PATTON TO NORTHERN ILLINOIS GAS COMPANY RECORDED IN THE WILL COUNTY RECORDERS OFFICE.
SHOWN ON SURVEY, DOES NOT AFFECT PROPERTY.

12 — EASEMENT DATED JULY 26, 1954 AND RECORDED DECEMBER 11, 1961 AS DOCUMENT NO. 945505 MADE BY A E PATTON AND MABEL MARGARET PATTON TO COMMON WEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY RECORDED IN THE WILL COUNTY RECORDERS OFFICE.
EASEMENT FALLS IN RIGHT OF WAY.

STATE OF ILLINOIS) SS

COUNTY OF COOK

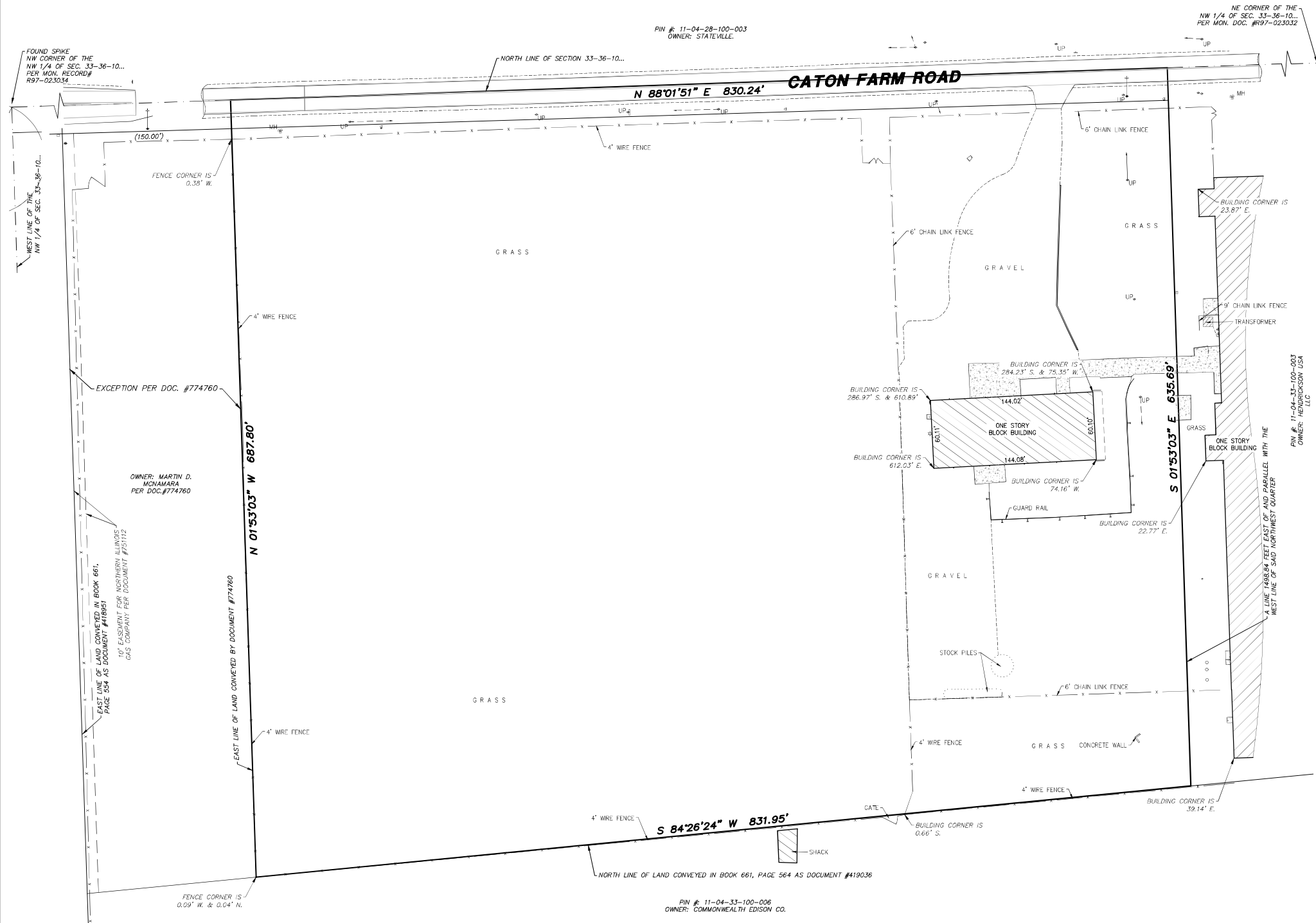
TO: XXXXXX
XXXXXX
XXXXXX

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 3, 6A, 7A, 8, 9, 11A, 13, 14, AND 16 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON 12/4/2024.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. _____
AT HOFFMAN ESTATES, ILLINOIS.

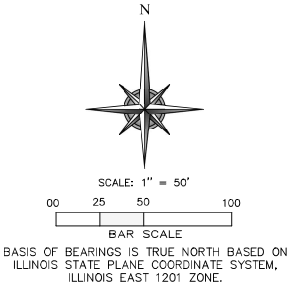
PRELIMINARY 2/7/2025

FRANJO I. MATIJC — PLS #035-003556 EXPIRES 11/30/2026
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007570-0015



SEE SHEETS SUR-2 & SUR-3 FOR
TOPOGRAPHIC FEATURES

LEGEND			
PROPERTY LINE	UTILITY POLE	SOIL BORING	
CENTER LINE	TYPICAL SIGN	TELE/ELEC MANHOLE	
EASEMENT LINE	MAILBOX	HANDRAIL	
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL	
SECTION LINE	OPEN GRATE MANHOLE	GUY WIRE ANCHOR	
RECORD DATA	BEDWIRE GRATE MANHOLE	CONTOUR LINE	
20% OF (SUBURBAN, ETC)	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE	
SPOT GRAZING	VALVE VAULT	FENCE LINE	
BOTTOM OF (DRAIN, GUTTER, ETC)	FIRE HYDRANT	FLARED END SECTION	
CONCRETE	POST LIGHT/GROUND LIGHT	STORM SEWER	
EVERGREEN/DECIDUOUS	AREA LIGHT/LIGHT POLE	SANITARY SEWER	
WITH SIG IN INDICES	STREET LIGHT	COMBO SEWER	
SHRUB/SHRUB LINE	TRAFFIC SIGNAL	WATER SERVICE LINE	
MONITOR WELL	MAST ARM SIGNAL	WATER MAIN	
GAS VALVE	HAND-OLE (electric/traffic)	OVERHEAD LINE	
UTILITY MARKINGS	GAS METER	FIBER OPTIC LINE	
(cable,elec,fiber)	ELECTRIC METER	GAS LINE	
(tel,water,gas)	PRESTRESS (elec,elec,cable)	U.G. TEL/DO LINE	
		U.G. ELECTRIC LINE	



LIST OF POSSIBLE ENCROACHMENTS

TO THE SURVEYOR'S KNOWLEDGE, BASED ON FIELD EVIDENCE AND PROVIDED DOCUMENTATION, THERE ARE NO ENCROACHMENTS ONTO ADJOINING PROPERTY, STREETS OR ALLEYS OR ANY EASEMENTS BURDENING THE LEASE AREA BY ANY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS;

EXCEPT: NONE.

THERE ARE ALSO NO ENCROACHMENTS ONTO THE LEASE AREA OR EASEMENTS ADJOINING THE SURVEYED PROPERTY BY BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTIES.

WT GROUP
Engineering with Precision, Pace and Passion.
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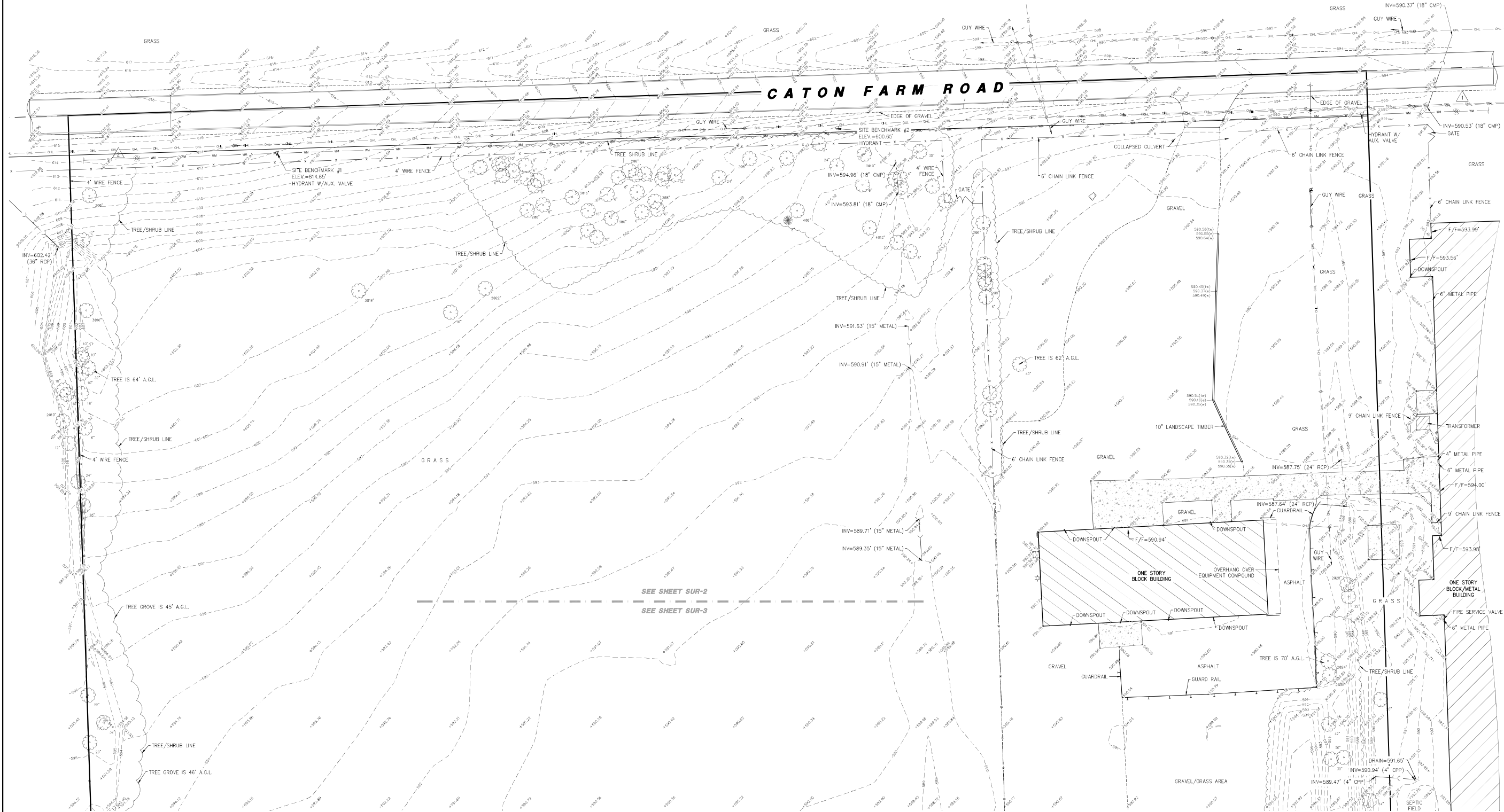
Item 12.

WT Group
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HENDRICKSON USA
501 CATON FARM ROAD
CREST HILL, ILLINOIS

CHECK/FIRM
DRAWN/REM
JOB: S2400104
SU 206
SHE
ALTA/NSPS
LAND TITLE SURVEY

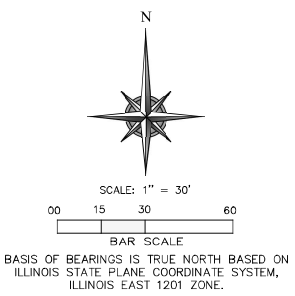
ALTA / NSPS LAND TITLE SURVEY



LEGEND			
PROPERTY LINE	UTILITY POLE	SOIL BORING	
CENTER LINE	TYPICAL SIGN	TELE/elec. MANHOLE	
EASEMENT LINE	MAILBOX	HANDRAIL	
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL	
SECTION LINE	OPEN GRATE MANHOLE	GUY WIRE ANCHOR	
RECORD DATA	REINFORCED MANHOLE	CONTOUR LINE	
20' OF (GUARDRAIL, ETC.)	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE	
SPOT GRAZING	VALVE VAULT	FENCE LINE	
BOTTOM OF (DRAIN, UTILITY, ETC.)	FIRE HYDRANT	FLARED END SECTION	
CONCRETE	B-BOX / SERVICE VALVE	STORM SEWER	
EVERGREEN/DECIDUOUS	POST LIGHT/GROUND LIGHT	SANITARY SEWER	
WITH SIZE IN INCHES	AREA LIGHT/LIGHT POLE	COMBO SEWER	
SHRUB/SHRUB LINE	STREET LIGHT	WATER SERVICE LINE	
MONITOR WELL	TRAFFIC SIGNAL	WATER MAIN	
GAS VALVE	MAST ARM SIGNAL	OVERHEAD LINE	
UTILITY MARKINGS	HAND-HELD (electric/traffic)	FIBER OPTIC LINE	
(cable,elec,fiber)	GAS METER	GAS LINE	
(w,water,gas)	ELECTRIC METER	U.G. TELE. LINE	
	PRESTRESS (elec,elec,concrete)	U.G. ELECTRIC LINE	

1. RIM=691.15' (WATER)
48" CONCRETE STRUCTURE
586.87' AT TOP OF 12" DIP E/W

2. RIM=614.54' (WATER)
48" CONCRETE STRUCTURE
609.73' AT TOP OF 12" DIP E/W



- SURVEY NOTES:**
- SITE BENCHMARK #1 - SE FLANGE BOLT ON HYDRANT ON THE SOUTH SIDE OF CATON FARM ROAD, 592' WEST OF ENTRANCE AS SHOWN ON SHEET SUR-2. ELEVATION-614.65' (NAVD88).
 - SITE BENCHMARK #2 - SE FLANGE BOLT ON HYDRANT ON THE SOUTH SIDE OF CATON FARM ROAD, 600.65' WEST OF ENTRANCE AS SHOWN ON SHEET SUR-2. ELEVATION-600.65' (NAVD88)
 - THE LOCATION OF UNDERGROUND UTILITIES WAS DETERMINED BY FIELD OBSERVATION AND VISIBLE MARKINGS ONLY.
 - FIELD WORK COMPLETED ON 12/4/2024.
 - SURVEY PREPARED FOR: VERDE SOLUTIONS, LLC
 - BASIS OF BEARINGS IS TRUE NORTH BASED ON ILLINOIS STATE PLANE COORDINATE SYSTEM, ILLINOIS EAST 1201 ZONE.
 - ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

WT GROUP
Engineering with Precision, Pace and Passion.
2025 PDA by Andrew W. Wright, Esq.
T: 224.268.6333 | F: 224.268.6444
w@engineering.com
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Item 12.

WT Group
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HENDRICKSON USA
501 CATON FARM ROAD
CREST HILL, ILLINOIS

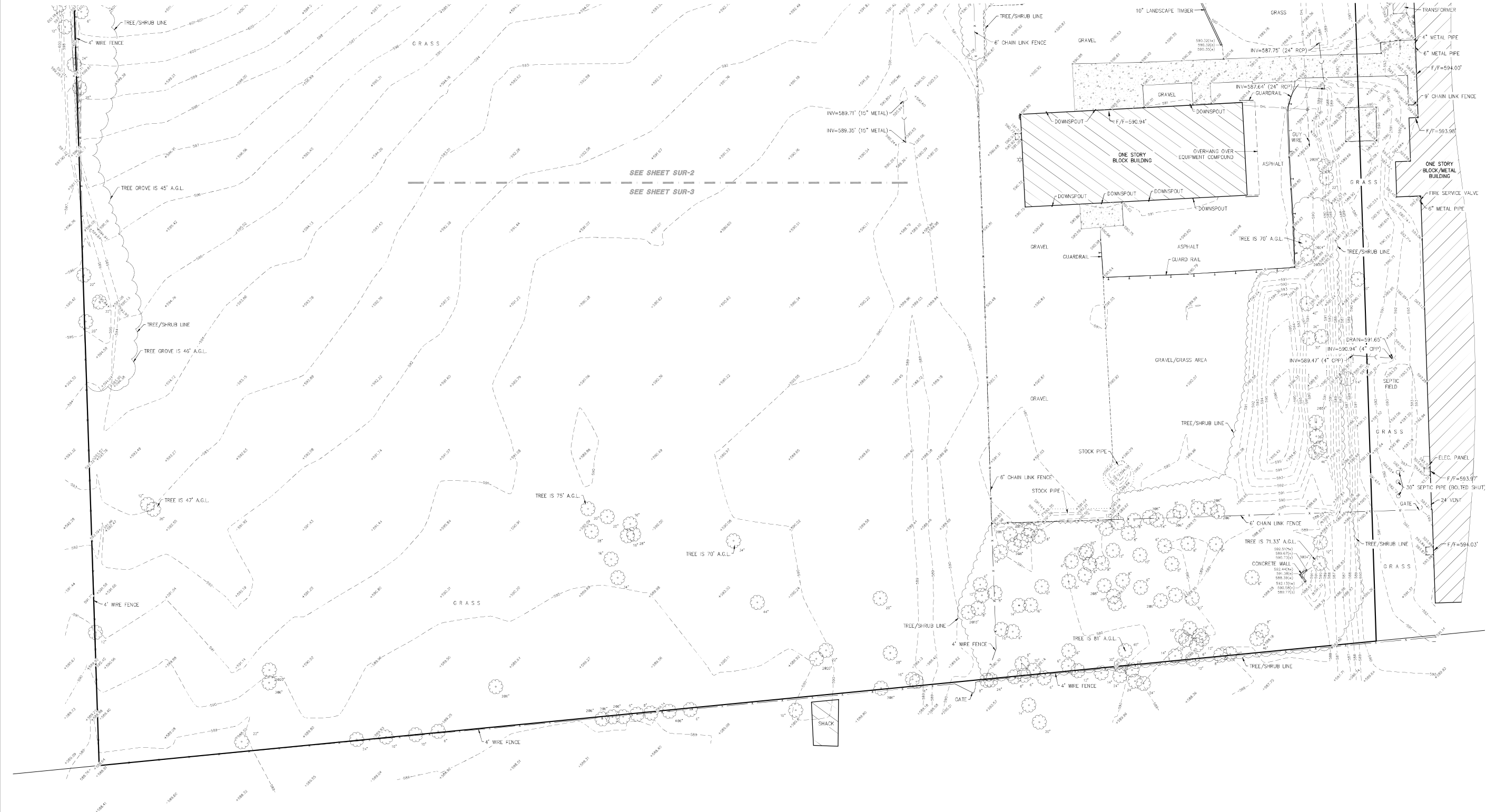
AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ PLUMBING \ TELECOMMUNICATION \ STRUCTURAL \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

ISSUE

TO	DATE
CLIENT	12/19/24
CLIENT	1/17/25
CLIENT	2/7/25

CHECK/FIM
DRAWN/REM
JOB: S2400104
SU 207
SHE
ALT/NSPS
LAND TITLE SURVEY

ALTA / NSPS LAND TITLE SURVEY

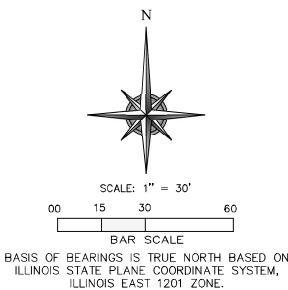


SEE SHEET SUR-2
SEE SHEET SUR-3

LEGEND			
PROPERTY LINE	UTILITY POLE	SOIL BORING	
CENTER LINE	TYPICAL SIGN	TELECOM. MANHOLE	
EASEMENT LINE	MAILBOX	HANDRAIL	
BUILDING SETBACK	CLOSED MANHOLE	GUARDRAIL	
SECTION LINE	OPEN GRATE MANHOLE	GUY WIRE ANCHOR	
RECORD DATA	REDUCED GRATE MANHOLE	CONTOUR LINE	
20' OF (DRAINAGE, ETC.)	GUTTER FRAME MANHOLE	EDGE GRAVEL/STONE	
SPOT GRADE	VALVE VAULT	FENCE LINE	
BOTTOM OF (DRAIN, OUTFALL)	FIRE HYDRANT	FLARED END SECTION	
CONCRETE	B-BOX / SERVICE VALVE	STORM SEWER	
EVERGREEN/DECIDUOUS	POST LIGHT/GROUND LIGHT	SANITARY SEWER	
WITH SIZE IN INCHES	AREA LIGHT/LIGHT POLE	COMBO SEWER	
SHRUB/SHRUB LINE	STREET LIGHT	WATER SERVICE LINE	
MONITOR WELL	MAST ARM SIGNAL	WATER MAIN	
GAS VALVE	HAND-HELD (electric/traffic)	OVERHEAD LINE	
UTILITY MARKINGS	GAS METER	FIBER OPTIC LINE	
(cable,elec,fiber)	ELECTRIC METER	GAS LINE	
(tel,water,gas)	PREDESTAL (tele,elec,cable)	U.G. TELE. LINE	
		U.G. ELECTRIC LINE	

1 RIM=691.15' (WATER)
48" CONCRETE STRUCTURE
586.87' AT TOP OF 12" DIP E/W

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48" CONCRETE STRUCTURE
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SURVEY NOTES:

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- ANY DISCREPANCIES FOUND WITHIN THIS DOCUMENT NEED TO BE REPORTED TO THE SURVEYOR AS SOON AS POSSIBLE.

WT GROUP
Engineering with Precision, Pace and Passion.
2025 PLS by: David M. Wright, Esq.
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HENDRICKSON USA
501 CATON FARM ROAD
CREST HILL, ILLINOIS

ISSUE

TO	DATE
CLIENT	12/19/24
CLIENT	1/17/25
CLIENT	2/7/25

CHECK/FIM
DRAWN/REM
JOB: S2400104
SU 208
SHE
ALTA/NSPS
LAND TITLE SURVEY

PLAT OF SURVEY

Item 12.

SPACECO UAV
AERIAL IMAGE
DATE OF FLIGHT: 03/19/2024

PROPERTY DESCRIPTION:

PARCEL 1:
A TRACT OF LAND IN THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF THE TRACT OF LAND CONVEYED TO LAVELLA BUILDING CORPORATION BY QUIT-CLAIM DEED RECORDED IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, AS DOCUMENT 754202, WHICH NORTHEAST CORNER IS ALSO THE NORTHEAST CORNER OF THE WEST 1498.84 FEET OF SAID NORTHWEST QUARTER AND RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER A DISTANCE OF 859.31 FEET TO THE NORTHWEST CORNER OF THE TRACT OF LAND CONVEYED TO JOHN F. ZELLER BY QUIT-CLAIM DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 909129, WHICH NORTHWEST CORNER IS ALSO THE NORTHWEST CORNER OF THE EAST 282.71 FEET OF SAID NORTHWEST QUARTER, THENCE SOUTH ALONG THE WEST LINE OF SAID EAST 282.71 FEET AND THE WEST LINE OF SAID TRACT CONVEYED BY DOCUMENT 909129 A DISTANCE OF 577.61 FEET TO THE SOUTHWEST CORNER OF THE LAST ABOVE MENTIONED TRACT, THENCE WESTWARDLY A DISTANCE OF 156.08 FEET TO A POINT ON THE NORTHERLY LINE OF THE TRACT OF LAND CONVEYED TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY QUIT-CLAIM DEED RECORDED IN SAID RECORDER'S OFFICE AS DOCUMENT 419036, WHICH POINT IS 418.19 FEET WEST FROM THE EAST LINE OF SAID NORTHWEST QUARTER MEASURED PERPENDICULARLY THERETO, THENCE WESTWARDLY ALONG SAID NORTHERLY LINE OF SAID TRACT CONVEYED BY SAID DOCUMENT 419036 A DISTANCE OF 725.15 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND CONVEYED BY DOCUMENT 754202, WHICH SOUTHEAST CORNER IS ON THE EAST LINE OF SAID WEST 1498.84 FEET AND THENCE NORTH ALONG THE EAST LINE OF SAID TRACT CONVEYED BY DOCUMENT 754202 AND ALONG SAID EAST LINE OF THE WEST 1498.84 FEET A DISTANCE OF 635.69 FEET TO THE PLACE OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 1:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 33, IN TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID SECTION 33, ON THE SOUTH BY THE NORTHERLY LINE AND ON SAID LINE EXTENDED WESTERLY OF LAND CONVEYED BY FLORENCE O. WINSHIP AND S. W. WINSHIP, ET AL, TO THE PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY WARRANTY DEED DATED APRIL 14, 1928 AND RECORDED JUNE 7, 1928 IN BOOK 661, PAGE 564, AS DOCUMENT 419036, ON THE WEST BY LAND CONVEYED BY FLORENCE O. WINSHIP, ET AL, TO THE CATHOLIC BISHOP OF CHICAGO BY WARRANTY DEED DATED FEBRUARY 10, 1928 AND RECORDED JUNE 5, 1928 IN BOOK 661, PAGE 554, AS DOCUMENT 419036, AND ON THE EAST LINE BY A LINE 1498.84 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID NORTHWEST QUARTER AND EXCEPT THAT PROPERTY CONVEYED BY LAVELLA BUILDING CORPORATION TO MARTIN D. MCNAMARA, TRUSTEE, BY DEED RECORDED MAY 31, 1955 AS DOCUMENT 774760, IN WILL COUNTY, ILLINOIS.

NOTES:

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

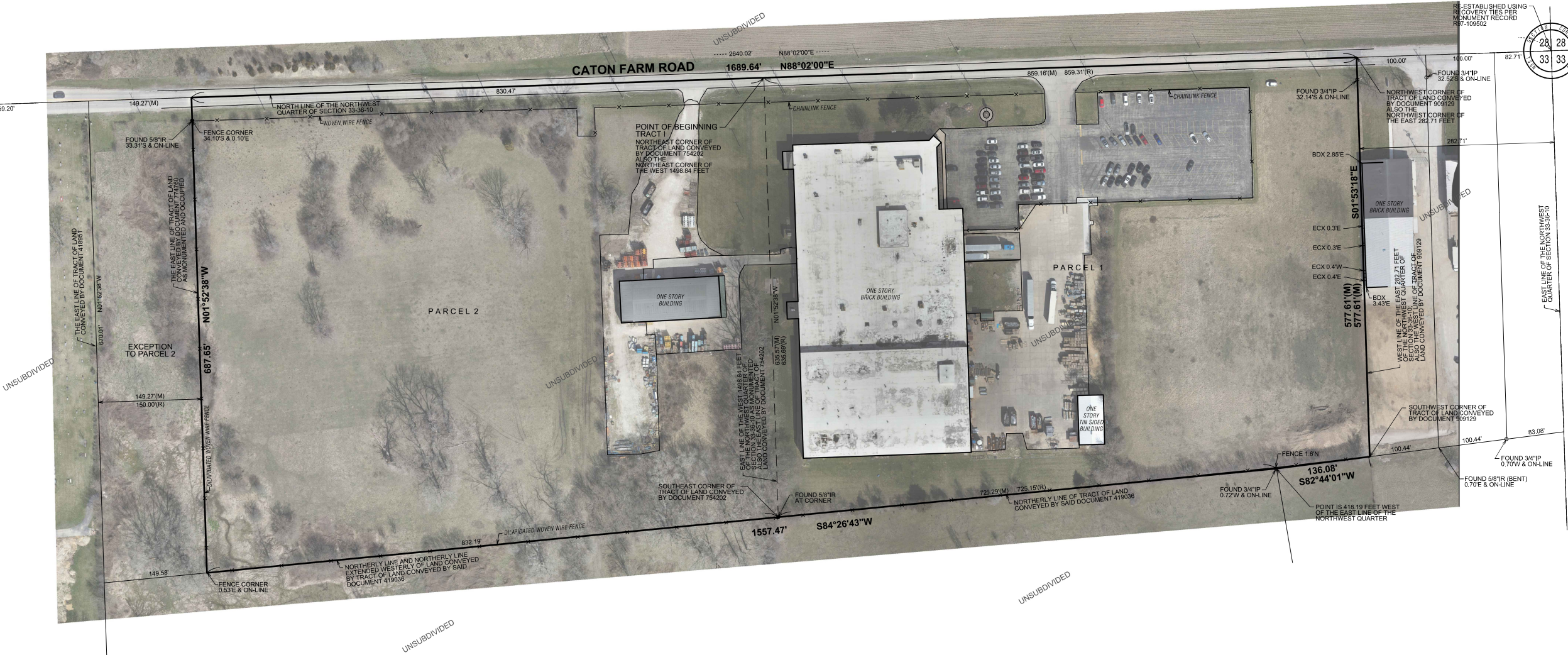
BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEOID 12B) UTILIZING GNSS EQUIPMENT AND TORMETLIVE RTK NETWORK.

LAST DATE OF FIELD WORK: APRIL 1, 2024

PROPERTY SURVEYED: 1,072,114 SQ. FT. OR 24.612 ACRES MORE OR LESS.

ADDRESS:
501 CATON FARM RD
CREST HILL, ILLINOIS 60403

P.I. NO:
11-04-33-100-002-0000 (PARCEL 2)
11-04-33-100-003-0000 (PARCEL 1)



LEGEND

	SANITARY MANHOLE		HAND HOLE		CUT CROSS
	STORM SEWER		STREET LIGHT		1/4\"/>
	SANITARY SEWER		UTILITY POLE		1/4\"/>
	COMBINED SEWER		TRAFFIC SIGNAL		1/4\"/>
	WATER MAIN		TRAFFIC SIGNAL BOX		1/4\"/>
	GAS MAIN		SPRINKLER HEAD		1/4\"/>
	UNDERGROUND TELEPHONE LINE		WELLHEAD		1/4\"/>
	UNDERGROUND ELECTRIC LINE		WELL		1/4\"/>
	CATV		WELL		1/4\"/>
	OVERHEAD WIRE(S) ON UTILITY POLES		WELL		1/4\"/>
	FIBER OPTIC LINE		WELL		1/4\"/>
	FENCE		WELL		1/4\"/>
	GUARDRAIL		WELL		1/4\"/>
	EDGE OF WATER		WELL		1/4\"/>
	WETLAND LIMITS		WELL		1/4\"/>

ECX = EDGE OF CONCRETE CORNER
BOX = BUILDING CORNER
(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION

STATE OF ILLINOIS
J. S.
COUNTY OF GRUNDY

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 2ND DAY OF APRIL, 2024, IN MORRIS, ILLINOIS.

KEVIN W. DONOVAN, I.P.L.S. NO. 035-3781
LICENSE EXPIRES 11-30-2024
KDONOVAN@SPACECOINC.COM

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE.
REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.



REVISIONS:

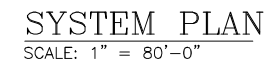


CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



224 1/2 N. Liberty Street,
Morris, Illinois 60450
Phone: (815) 941-0260 Fax: (815) 941-0263

DATE: 04/02/2024
JOB NO: 13227
FILENAME: 13227SUR-01
SHEET 1 OF 1

501 CATON FARM RD, LOCKPORT, IL 60441



210

PROJECT	SOLAR GROUND MOUNT SYSTEM AT HENDRICKSON USA 501 CATON FARM ROAD LOCKPORT, IL 60441	PAGE SIZE 36" x 24"	DEVELOPER  VERDE SOLUTIONS 2211 N ELSTON AVE SUITE 208 CHICAGO, IL 60614 WWW.VERDESOLUTIONS.COM	ENGINEER  PUREPOWER ENGINEERING 111 RIVER STREET, HOBOKEN, NJ WWW.PUREPOWER.COM TRAVIS LEMBERG IL LICENSE NO. 062076098	DATE	REVISION DESCRIPTION
					03/28/2025	90% DESIGN REV1
		PROJECT #			02/26/2025	90% DESIGN
		11015.01			01/13/2025	30% CONCEPTUAL DESIGN

RUL IN INCHES: 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 RUP DATE: 5/21/2025 1:01 PM

ELECTRICAL NOTES

1. GENERAL
- 1.A. ALL WORK AND MATERIALS SHALL BE IN FULL ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE AND ALL EQUIPMENT SHALL BE LISTED BY A NATIONALLY RECOGNIZED TESTING LABORATORY (NRTL) TO APPLICABLE UL STANDARDS. THE CONTRACTOR SHALL PROCURE ALL NECESSARY CERTIFICATIONS FOR ALL WORK INSTALLED, PAY ALL FEES AND CHARGES CONNECTED THEREWITH AND DELIVER ALL CERTIFICATES AND INSPECTION APPROVALS TO THE OWNER THROUGH THE ENGINEER, BEFORE WORK WILL BE FINALLY ACCEPTED.
- 1.B. ALL INVERTERS SHALL BE COMPLIANT AND SHALL BE INSPECTED BY LOCAL UTILITY BEFORE COMMISSIONING, TESTING AND OPERATION OF THE SYSTEM.
- 1.C. UNLESS OTHERWISE NOTED, NEW EQUIPMENT SHALL HAVE AN INTERRUPT RATING (KAIC) OR SHORT CIRCUIT CURRENT RATING (SCCR) GREATER THAN OR EQUAL TO THE EXISTING EQUIPMENT.
2. MANNER OF INSTALLATION
- 2.A. ALL WORK SHALL BE INSTALLED IN A FIRST CLASS, NEAT AND WORKMANLIKE MANNER BY MECHANICS SKILLED IN THE TRADE INVOLVED. ALL DETAILS OF THE INSTALLATION SHALL BE MECHANICALLY AND ELECTRICALLY CORRECT.
- 2.B. TORQUE AND MARK ALL RACKING AND MECHANICAL LUGS.
3. CONDUCTORS AND CONDUCTOR INSTALLATION
- 3.A. WHERE POSSIBLE, ALUMINUM CABLE TERMINATIONS SHALL BE MADE WITH COMPRESSION LUGS OR MECHANICAL LUGS WITH COMPRESSION PIN ADAPTORS. REQUEST CLIENT APPROVAL FOR ALTERNATIVES.
- 3.B. IF ALUMINUM MULTICONDUCTOR CABLE IS USED, THHN/THWN-2 INSULATION IS ACCEPTABLE. FOR SINGLE ALUMINUM CONDUCTORS, XHHW-2 SHALL BE USED.
- 3.C. ANTI-OXIDANT COMPOUND SHALL BE USED WITH ALL ALUMINUM LUGS. CLEAN OXIDATION FROM WIRE STRANDS WITH STEEL WIRE BRUSH PRIOR TO APPLICATION OF COMPOUND.
- 3.D. PV SYSTEM CONDUCTORS SHALL BE MARKED AND IDENTIFIED PER NEC 690.31(B).
- 3.E. INSTALL WIRE AND CABLE IN ACCORDANCE WITH THE NEC AND AS HEREINAFTER SPECIFIED. USE THE NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION'S "STANDARD OF INSTALLATION", THE MANUFACTURER'S WRITTEN INSTRUCTIONS, UNLESS SUPERSEDED BY THESE SPECIFICATIONS. IN ALL CASES THE INSTALLATION SHALL BE IN ACCORDANCE WITH RECOGNIZED INDUSTRY PRACTICES.
- 3.F. THE USE OF WIRE SPLICES AT ANY POINT IN THE INSTALLATION IS STRICTLY PROHIBITED.
- 3.G. THE USE OF WIRE LUBE IS REQUIRED FOR ALL WIRE PULLS THROUGH CONDUIT RUNS OF 20' OR LONGER, OR WITH BENDS IN 180' OR MORE. WIRE LUBE IS REQUIRED EVEN WHEN USING SELF LUBRICATING CABLES SUCH AS SOUTHWIRE 'SIMPULL'.
- 3.H. STRING WIRING & HOMERUNS SHALL BE SECURED TO UNDERSIDE OF THE RACKING & MODULES USING SUNBUNDLERS OR EQUIVALENT APPROVED BY EOR. TRANSITION TO EMT OUTSIDE OF ARRAY. NEGATIVE HOMERUN SHALL BE RUN PARALLEL TO POSITIVE HOMERUN. EACH DC STRING WIRING CONDUIT SHALL HAVE AN EGC.
- 3.I. ALL PV SOURCE CIRCUITS WHICH WOULD BE EXPOSED TO PHYSICAL DAMAGE SHALL BE PROTECTED IN CONDUIT OR CABLE TRAY.
- 3.K. ALL PV SOURCE CIRCUITS WITH DIRECT EXPOSURE TO SUNLIGHT SHALL BE PROTECTED THROUGH THE USE OF CONDUIT, PROTECTIVE WRAP, SPLIT LOOM, OR EQUIVALENT, WHICH ARE DURABLE FOR THE ENVIRONMENT AND RATED FOR THE APPLICATION.
- 3.L. ALL PLUG AND SOCKET CONNECTORS MATED TOGETHER SHALL BE OF THE SAME TYPE AND OF THE SAME MANUFACTURER. "COMPATIBLE" CONNECTORS SHALL NOT BE ACCEPTED (IEC 62446-1).
- 3.M. ALL FIELD-MADE PLUG & SOCKET CONNECTORS SHALL BE INSTALLED USING MANUFACTURER APPROVED TOOLS AND METHODS, AND CABLE GLANDS SHALL BE TIGHTENED TO MANUFACTURER'S SPECIFIED TORQUE VALUE.
- 3.N. ALL CONDUCTORS AND CABLES RATED OVER 1000V SHALL NOT BE BENT AT RADIUS LESS THAN 12X THEIR DIAMETER, OR AS SPECIFIED BY DATASHEET.
- 3.O. CABLE TIES INSTALLED OUTDOORS SHALL BE TYPE 2, 2S, 21, OR 21S. IN ADDITION TO THESE ALLOWED TYPES, ONLY TIES THAT ARE UV RESISTANT AND HAVE A 25-YEAR SERVICE LIFE SHALL BE USED OUTDOORS. NO UNLISTED OR UNLABELED TIES LACKING MARKINGS SHALL BE USED. CABLE TIES OR SUPPORTS OF STAINLESS 316 SHALL BE CONSIDERED TO HAVE A 25-YEAR SERVICE LIFE.
4. PHASE RELATIONSHIP
- 4.A. CONNECT FEEDERS TO MAINTAIN PHASE RELATIONSHIP THROUGH SYSTEM. PHASE LEGS OF FEEDERS SHALL MATCH IN PHASE OR CABLE ARRANGEMENTS IN EQUIPMENT TO WHICH THE FEEDERS ARE CONNECTED. COLOR CODING SHALL BE AS FOLLOWS:
- 208/120 VAC
A PHASE: BLACK, B PHASE: RED, C PHASE: BLUE
- 277/480 VAC OR 346/600 VAC
A PHASE: BROWN, B PHASE: ORANGE, C PHASE: YELLOW
- MEDIUM VOLTAGE AC (GREATER THAN 800 VAC)
A PHASE: BLACK, B PHASE: RED, C PHASE: BLUE
- 1500 VDC, 1000 VDC, OR 600 VDC
UNGROUNDING POSITIVE CONDUCTOR: RED
UNGROUNDING NEGATIVE CONDUCTOR: BLACK
- AC AND DC SYSTEMS:
GROUNDING CONDUCTOR: WHITE
GROUND: GREEN
- 4.B. GROUNDING CONDUCTORS (NEUTRAL) AND EQUIPMENT GROUNDING CONDUCTORS SMALLER THAN #4 MUST HAVE COLOR CODED INSULATION. WHERE COLOR CODED CABLE IS NOT USED, TAPE CONDUCTOR WITH OVERLAPPED COLORED TAPE FOR A MINIMUM OF 6" IN ACCESSIBLE LOCATIONS. COLOR CODING MUST BE USED CONSISTENTLY FOR THE ENTIRE PROJECT.
5. CONDUITS AND RACEWAYS
- 5.A. PROVIDE RACEWAYS MINIMUM SIZE 3/4".
- 5.B. CONDUITS SHALL BE EMT WHERE NOT SUBJECT TO PHYSICAL DAMAGE. CONDUITS SHALL BE IMC OR RMC WHERE SUBJECT TO PHYSICAL DAMAGE. PVC CONDUITS ONLY PERMITTED IN BELOW GRADE DUCT BANKS.
- 5.C. DRAWINGS SHOW RACEWAY LOCATIONS DIAGRAMMATICALLY. CONTRACTOR SHALL ADJUST ROUTING TO SUIT FIELD LOCATIONS. ANY CHANGES TO PROPOSED ROUTING SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL.
- 5.D. FURNISH AND INSTALL ALL FITTINGS AND SPECIAL DEVICES NECESSARY FOR THE PROPER INSTALLATION, CONNECTION AND OPERATION OF THE SYSTEM. CONDUIT ELBOWS SHALL BE OF THE SAME MAKE, QUALITY AND FINISH AS THE CONDUIT USED.
- 5.E. A PROTECTIVE COATING OF ASPHALT COMPOUND, PLASTIC SHEATH, OR OTHER EQUIVALENT PROTECTION SHALL BE APPLIED TO ANY GALVANIZED STEEL CONDUITS DIRECTLY BURIED IN EARTH.
- 5.F. EMT CONDUIT OUTDOORS SHALL USE COMPRESSION RAINLIGHT CONNECTORS, FACTORY STAMPED RAINLIGHT WITH COMPONENTS PROPERLY INSTALLED.
- 5.G. PROVIDE EXPANSION FITTINGS WITH BONDING JUMPERS FOR EVERY 100' OF STRAIGHT METAL CONDUIT RUN.
- 5.H. CONDUIT EXPANSION AND DEFLECTION FITTINGS WITH BONDING JUMPERS SHALL BE USED WHENEVER CROSSING BUILDING EXPANSION AND SEISMIC SEPARATION JOINTS.
- 5.I. LEAVE WIRE SUFFICIENTLY LONG TO PERMIT MAKING FINAL CONNECTIONS. ALL EMPTY CONDUITS OVER 10' IN LENGTH SHALL BE PROVIDED WITH SYNTHETIC FIBER ROPE PULL WIRE.
- 5.J. PATCH AND REPAIR ALL SURFACES DAMAGED BY TRENCHING TO MATCH THE PREVIOUSLY EXISTING CONDITIONS.
- 5.K. TRENCHING SHALL BE DONE SUCH THAT THE DISTANCE FROM ANY STRUCTURAL PILE TO THE NEAREST EDGE OF THE TRENCH IS AT LEAST EQUIVALENT TO THE DEPTH OF THE PILE. CONFIRM MINIMUM DISTANCE TO TRENCH WITH STRUCTURAL/RACKING EOR PRIOR TO DIGGING.
- 5.L. ALL PENETRATIONS SHALL BE SEALED TO MAINTAIN THE EXISTING FIRE RATING.
- 5.M. ALL CONDUITS ENTERING ENCLOSURES SHALL BE FITTED WITH PROTECTIVE BUSHINGS, INCLUDING CONDUIT WITH CONDUCTOR SIZES SMALLER THAN #4 AWG. METALLIC CONDUIT/BUSHINGS SHALL BE BONDED PER NEC.
- 5.N. ALL CONDUIT ENTERING ENCLOSURES SHALL BE SEALED WITH AN APPROVED SEALANT (POLYURETHANE AFT).
6. ELECTRICAL ENCLOSURES
- 6.A. ALL OUTDOOR ENCLOSURES (PANELBOARDS, DISCONNECT SWITCHES, JUNCTION BOXES, COMBINER BOXES, ETC.) SHALL BE NEMA 3R, 4, OR 4X. ALL WALL, OR RACK MOUNTED OUTDOOR ENCLOSURES SHALL HAVE A MINIMUM 2'-0" CLEARANCE ABOVE GRADE, AND A MINIMUM 1/4" CLEARANCE FROM WALL. INDOOR ENCLOSURES SHALL BE NEMA 1.
- 6.B. PANELBOARD DOORS SHALL BE QUARTER TURN LATCHES OR EXTERNAL HANDLE WITH INTERNAL LATCHES, NO SETS OF EXTERNAL SCREW DOWN CLAMPS.
- 6.C. NO PENETRATIONS OR CABLE ENTRIES IN THE TOP OF OUTDOOR ENCLOSURES. ENTER OUTDOOR ENCLOSURES FROM THE BOTTOM (PREFERRED) OR SIDE.
- 6.D. RIGID CONDUIT TERMINATING IN OUTDOOR ENCLOSURES SHALL USE MYERS-TYPE HUBS WITH GROUND SCREWS (BOTTOM OR SIDE ENTRY).
- 6.E. EMT CONDUIT TERMINATING IN OUTDOOR ENCLOSURES SHALL USE RAINLIGHT FITTINGS (BOTTOM OR SIDE ENTRY).
- 6.F. ALL ELECTRICAL EQUIPMENT SHALL BE LISTED OR LABELED BY A RECOGNIZED TESTING AGENCY.
- 6.G. ARC FLASH HAZARD WARNING LABELS SHALL BE PROVIDED AND MOUNTED ON EVERY NEW ENCLOSURE CONTAINING SERVICEABLE COMPONENTS SUCH AS CONDUCTOR TERMINATIONS, DISCONNECTS, OR OCPDS. THIS INCLUDES BUT IS NOT LIMITED TO THE FOLLOWING COMPONENTS: COMBINER BOX, TERMINAL BOX, INVERTER, AC AND DC SWITCH, TRANSFORMER, AND SWITCHGEAR.
- 6.H. HAND HOLES, PULL BOXES, OR CONDUIT BODIES SHALL BE INSTALLED (WHETHER OR NOT SHOWN ON DRAWINGS) WHEN THE RACEWAY HAS MORE THAN 360° OF BENDS, OR AS NECESSARY TO NOT EXCEED MANUFACTURER'S MAXIMUM CABLE PULLING TENSION.
- 6.I. SWITCHBOARDS AND SWITCHGEARS SHALL BE PROVIDED WITH TEMPORARY INTERNAL HEATERS DURING LONG TERM STORAGE WHILE NOT ENERGIZED AS REQUIRED BY THE MANUFACTURER. ALL OTHER EQUIPMENT SHALL BE STORED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.
- 6.J. ALL ELECTRICAL EQUIPMENT CONTAINING A CIRCUIT BREAKER OR FUSE SHALL BE INSTALLED IN COMPLIANCE WITH NEC ARTICLE 240.24.
- 6.K. CONTRACTOR SHALL FIELD VERIFY DESIGN COMPLIES WITH NEC 312.8 PRIOR TO INSTALLATION.
- 6.L. ALL NEW ELECTRICAL EQUIPMENT INSTALLED INDOORS REQUIRES GFCI OUTLET TO BE INSTALLED WITHIN 25' OF NEW EQUIPMENT.
7. GROUNDING
- 7.A. THE CONTRACTOR SHALL FURNISH AND INSTALL GROUNDING NECESSARY IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE.
8. TESTS
- 8.A. ALL TESTS SHALL BE PERFORMED BY TRAINED TECHNICIANS CERTIFIED TO DO THE PROCEDURES.
- 8.B. FINAL TESTS AND INSPECTIONS SHALL BE HELD IN THE PRESENCE OF THE OWNER'S REPRESENTATIVES AND TO THEIR SATISFACTION.
- 8.C. ALL APPLICABLE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH NETA/ANSI ATS-2021 STANDARDS AND PRACTICES.
- 8.D. ALL APPLICABLE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 8.E. ALL TESTS SHALL BE PERFORMED PRIOR TO ENERGIZATION.
- 8.F. TESTING IS LIMITED TO NEW EQUIPMENT RELATED TO THIS PROJECT.
- 8.G. IV CURVE TRACES OF STRINGS SHALL BE GENERATED USING THE SOLMETRIC PV ANALYZER (OR EQUIVALENT DEVICE) AND SUBMITTED TO THE OWNER FOR APPROVAL. IF MLPE IS USED, MODULE TRACES ARE PERMITTED TO BE GENERATED THROUGH THE INVERTER PORTAL. TESTING TO BE PERFORMED DURING APPROVED WEATHER CONDITIONS.
- 8.H. OPEN-CIRCUIT VOLTAGE (Voc) MEASUREMENTS SHALL BE PERFORMED ON ALL DC STRING CIRCUITS DURING APPROVED WEATHER CONDITIONS.
- 8.I. ALL PV CONNECTORS MATED TOGETHER SHALL BE CONFIRMED TO BE OF THE SAME MAKE/MODEL.
- 8.J. INSULATION TESTS SHALL BE PERFORMED ON ALL STRING AND FEEDER DC CIRCUIT CABLES.
- 8.K. INSULATION TESTS SHALL BE PERFORMED ON ALL SERVICE AND FEEDER AC CIRCUIT CABLES.
- 8.L. GROUND FAULT PROTECTION SYSTEMS SHALL BE FUNCTIONALLY TESTED IN ACCORDANCE WITH MANUFACTURER INSTRUCTIONS (NEC 230.95(C)).
- 8.M. RELAY PROTECTION SYSTEM FUNCTIONAL TESTS SHALL BE IN ACCORDANCE WITH THE SETTINGS PROVIDED AND WITHIN THE OPERATIONAL INTENT OF THIS PROJECT NOTED IN EOR DRAWING. TESTING SHALL ENSURE RELAY READS VALUES ACCURATELY AND ALL LOGIC FACILITATES THE NECESSARY OPERATIONAL BEHAVIOR.
- 8.N. ACCEPTANCE TESTING SHALL BE PERFORMED ON ALL COMBINER BOXES, PANELBOARDS SWITCHBOARDS AND SWITCHGEAR.

GENERAL NOTES

1. THE GENERAL NOTES APPLY TO ALL DRAWINGS UNDER THE CONTRACT. REFER TO INDIVIDUAL DRAWINGS FOR ADDITIONAL NOTES.
2. DRAWINGS ARE DIAGRAMS AND INDICATE GENERAL ARRANGEMENT OF SYSTEMS AND WORK. FOLLOW DRAWINGS IN LAYING OUT OF WORK AND CHECK DRAWINGS OF OTHER TRADES TO VERIFY SPACE CONDITIONS. MAINTAIN HEADROOM, SPACE CONDITIONS, AND REQUIRED CLEARANCES.
3. PV SYSTEM CONTRACTOR SHALL COORDINATE ALL THE WORK WITH THE ENGINEER, THE CONSTRUCTION MANAGER AND ALL OTHER CONTRACTORS TO INSURE THAT THE PV SYSTEM IS INSTALLED AS SPECIFIED IN THESE DRAWINGS.
4. PERSONAL PROTECTIVE EQUIPMENT (PPE) SHALL BE PROVIDED AS REQUIRED IN ACCORDANCE WITH NFPA 70E AND OSHA REQUIREMENTS.
5. ALL STRUCTURAL AND MISCELLANEOUS EXTERIOR STEEL, INCLUDING STRUT CHANNEL (SUCH AS UNISTRUT OR KINDORF) SHALL BE CORROSION RESISTANT, HOT DIP GALVANIZED OR GALVANNEALED WITH A COATED FINISH MINIMUM.

LEGEND – GENERAL	
SYMBOL	DESCRIPTION
	LIGHT LINE INDICATES EXISTING OR BEYOND THE SCOPE OF PROJECT
	DARK LINE INDICATES NEW OR WITHIN THE SCOPE OF PROJECT
	DASHED LINE INDICATES EQUIPMENT AT A DIFFERENT ELEVATION
	LIGHT TEXT INDICATES EXISTING OR BEYOND THE SCOPE OF PROJECT
	DARK TEXT INDICATES NEW OR WITHIN THE SCOPE OF PROJECT

LEGEND – CIRCUITS	
SYMBOL	DESCRIPTION
	ABOVE-GROUND CABLE
	UNDER-GROUND CABLE
NOTE: XX REPRESENTS CIRCUIT TYPE BELOW	
ABBREVIATION	DESCRIPTION
DC	DIRECT CURRENT
AC	ALTERNATING CURRENT
MV	MEDIUM VOLTAGE
C	COMMUNICATIONS
GND	GROUND
CAB	CAB MESSENGER
MES	MESSENGER WIRE
FO	FIBER OPTIC

LEGEND – PLAN SYMBOLS	
SYMBOL	DESCRIPTION
	RACEWAY TURNING UP OR TOWARDS OBSERVER
	RACEWAY TURNING DOWN OR AWAY FROM OBSERVER
	JUNCTION BOX
	GROUND FAULT CIRCUIT INTERRUPTER DUPLEX RECEPTACLE, RATED: 125-VOLTS AC, 20A
	GROUND ROD
	GROUND ROD W/ TEST WELL
	SLOPE DIRECTION INDICATOR

LEGEND – ONE LINE DIAGRAM & WIRING DIAGRAM SYMBOLS	
SYMBOL	DESCRIPTION
	CIRCUIT BREAKER, FRAME SIZE AND TRIP SETTING AS NOTED
	DISCONNECT SWITCH
	INVERTER
	BUSS CONNECTION POINT
	CROSSING POINT (NO CONNECTION)
	NORMALLY CLOSED – NORMALLY OPEN CONTACTS
	TRANSFORMER CONTROL/POWER, SIZE AND RATING AS NOTED
	CURRENT TRANSFORMER
	POTENTIAL TRANSFORMER
	FUSE, SIZE/RATING AS NOTED
	FUSED DISCONNECT SWITCH
	EARTH GROUND
	BATTERY
	KEYED INTERLOCK (KIRK KEY OR EQ.)
	SHUNT TRIP COIL; MOTORIZED CLOSE
	SURGE ARRESTOR
	METER
	NEUTRAL BUS
	GROUND BAR

ABBREVIATIONS	
ABBREVIATION	DESCRIPTION
A	AMPERES
AERMS	ARC ENERGY REDUCING MAINTENANCE SYSTEM
AF	AMPERE FRAME
A.F.F.	ABOVE FINISH FLOOR
A.F.G.	ABOVE FINISH GRADE
AFDI	ARC FAULT DETECTION & INTERRUPTER
AIC	AMPS INTERRUPTING CAPACITY
AL	ALUMINUM
AT	AMPERE TRIP
ATS	AUTOMATIC TRANSFER SWITCH
AWG	AMERICAN WIRE GAUGE
BKR	CIRCUIT BREAKER
C	CONDUIT
CB	COMBINER BOX
CKT	CIRCUIT
CL	CLOSE
COU	CONDITIONS OF USE
CP	CONTROL PANEL
CT	CURRENT TRANSFORMER
CU	COPPER
DAS	DATA ACQUISITION SYSTEM
DB	DIRECT BURIAL
DISC	DISCONNECT
EGC	EQUIPMENT GROUNDING CONDUCTOR
ELEC	ELECTRIC, ELECTRICAL
EMERG	EMERGENCY
EMT	ELECTRIC METALLIC TUBING
EQUIP	EQUIPMENT
EV	ELECTRIC VEHICLE
EVCS	ELECTRIC VEHICLE CHARGING STATION
G, GND	GROUND
GEC	GROUNDING ELECTRODE CONDUCTOR
GFCI	GROUND-FAULT CIRCUIT INTERRUPTER
GFPE	GROUND-FAULT PROTECTION OF EQUIPMENT
HID	HIGH-INTENSITY DISCHARGE (LIGHTING)
HZ	HERTZ
IMC	INTERMEDIATE METAL CONDUIT
KAIC	1000 AMPS INTERRUPT CAPACITY
KMIL	1000 CIRCULAR MILS
kVA	KILO-VOLT AMPERE
KW	KILOWATT
LA	LIGHTNING & SURGE ARRESTOR
LED	LIGHT-EMITTING DIODE
LSIG	LONG, SHORT, INSTANTANEOUS, & GROUND-FAULT
LTG	LIGHTING
MCM	1000 CIRCULAR MILS
MFG	MANUFACTURER
MLO	MAIN LUGS ONLY
MLPE	MODULE LEVEL POWER ELECTRONICS
MPPT	MAXIMUM POWER POINT TRACKING
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NTS	NOT TO SCALE
OH	OVERHEAD
OV	OVER VOLTAGE
P	POLE
PF	POWER FACTOR
PLC	PROGRAMMABLE LOGIC CONTROLLER
POA	PLANE OF ARRAY
POI	POINT OF INTERCONNECTION
PRI	PRIMARY
PT	POTENTIAL TRANSFORMER
PVC	POLYVINYL CHLORIDE
PWR	POWER
RAC	RIGID ALUMINUM CONDUIT
RCPT	RECEPTACLE
RGS	RIGID GALVANIZED STEEL CONDUIT
RMC	RIGID METAL CONDUIT
SA	SURGE ARRESTOR
SEC	SECONDARY
SPD	SURGE PROTECTION DEVICE
SSBJ	SUPPLY SIDE BONDING JUMPER
ST	SHUNT TRIP
STP	SHIELDED TWISTED PAIR
SW	SWITCH
TBD	TO BE DETERMINED
TP	TWISTED PAIR
TYP	TYPICAL
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UV	UNDER VOLTAGE OR ULTRAVIOLET
V	VOLT
VA	VOLT-AMPERE
W	WATT
WR	WEATHER RESISTANT
XFMR	TRANSFORMER
ø	DIAMETER OR PHASE

DRAWING TITLE
ELECTRICAL NOTES
& SYMBOLS LIST

Item 12.

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90% DESIGN REV1
02/26/2025
90% DESIGN
01/13/2025
30% CONCEPTUAL DESIGN

ENGINEER
PUREPOWER ENGINEERING
111 FARM ROAD, SUITE 100
TRAVIS, LEHIGH, IL 60090
IL LICENSE NO. 062076898

PROJECT
SOLAR GROUND MOUNT SYSTEM AT
HENDRICKSON USA
501 CATON FARM ROAD
LOCKPORT, IL 60441

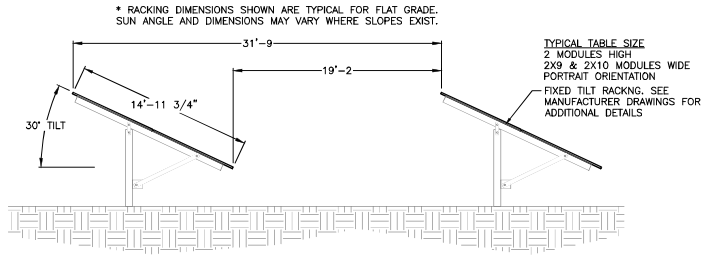
DEVELOPER
VERDE SOLUTIONS
221 N. ELSTON AVE
CHICAGO, IL 60614
WWW.VERDESOLUTIONS.COM

PAGE SIZE
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PROJECT #
11015.01

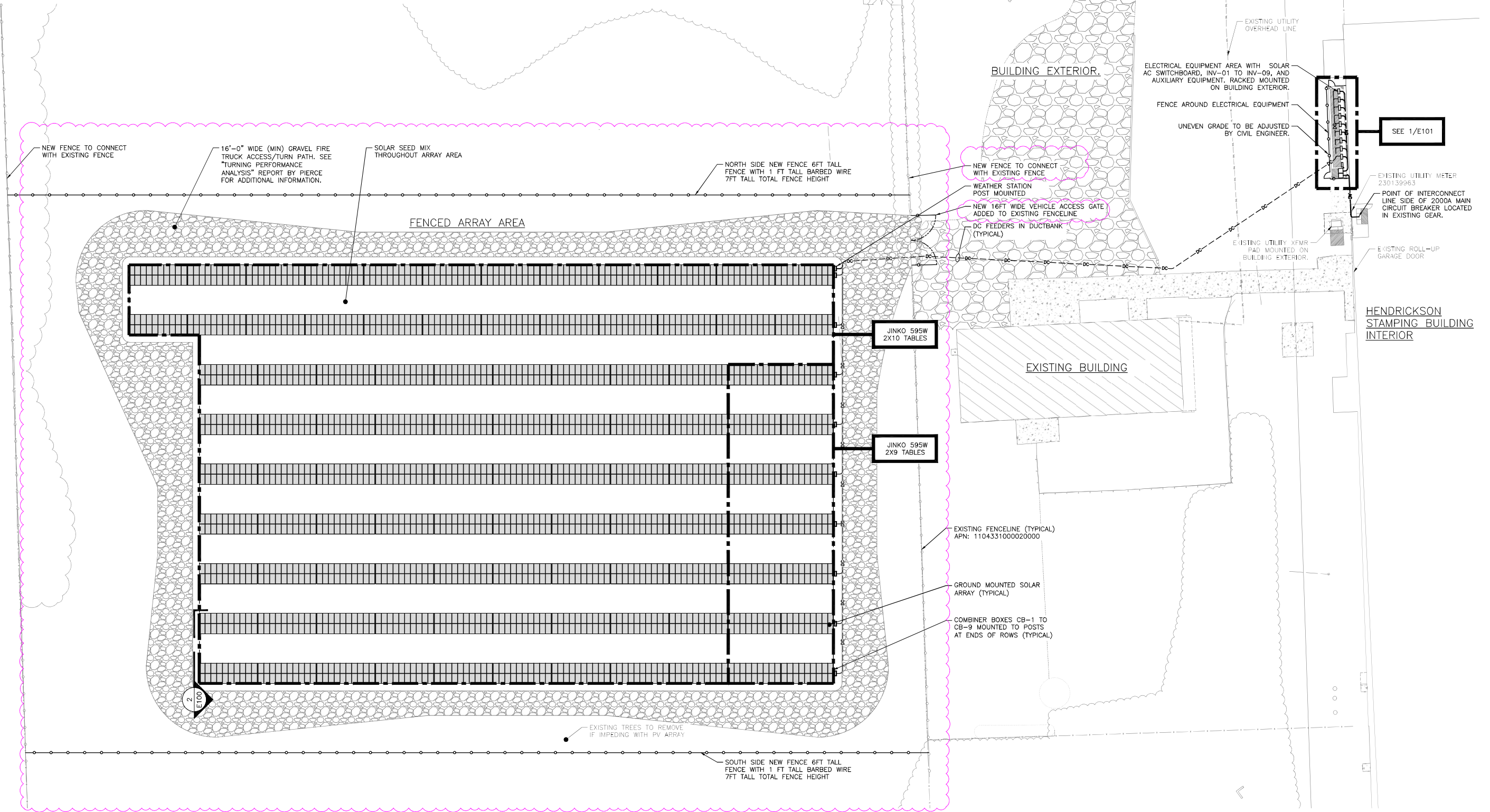
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2 DCE RACKING DETAIL
SCALE: NONE



1 OVERALL ELECTRICAL PLAN
SCALE: 1" = 30'



DRAWING TITLE
OVERALL ELECTRICAL PLAN

PROJECT	SOLAR GROUND MOUNT SYSTEM AT HENDRICKSON USA 501 CATON FARM ROAD LOCKPORT, IL 60441	PAGE SIZE 36" x 24"	PROJECT # 11015.01	DEVELOPER VERDE SOLUTIONS 2211 N. ELSTON AVE CHICAGO, IL 60614 WWW.VERDESOLUTIONS.COM	ENGINEER PUREPOWER ENGINEERING 1111 W. TRAVIS LEBERG, N.J. WWW.PUREPOWER.COM IL LICENSE No. 062076098	REVISION DESCRIPTION
						DATE
						90% DESIGN REV1
						90% DESIGN
						30% CONCEPTUAL DESIGN

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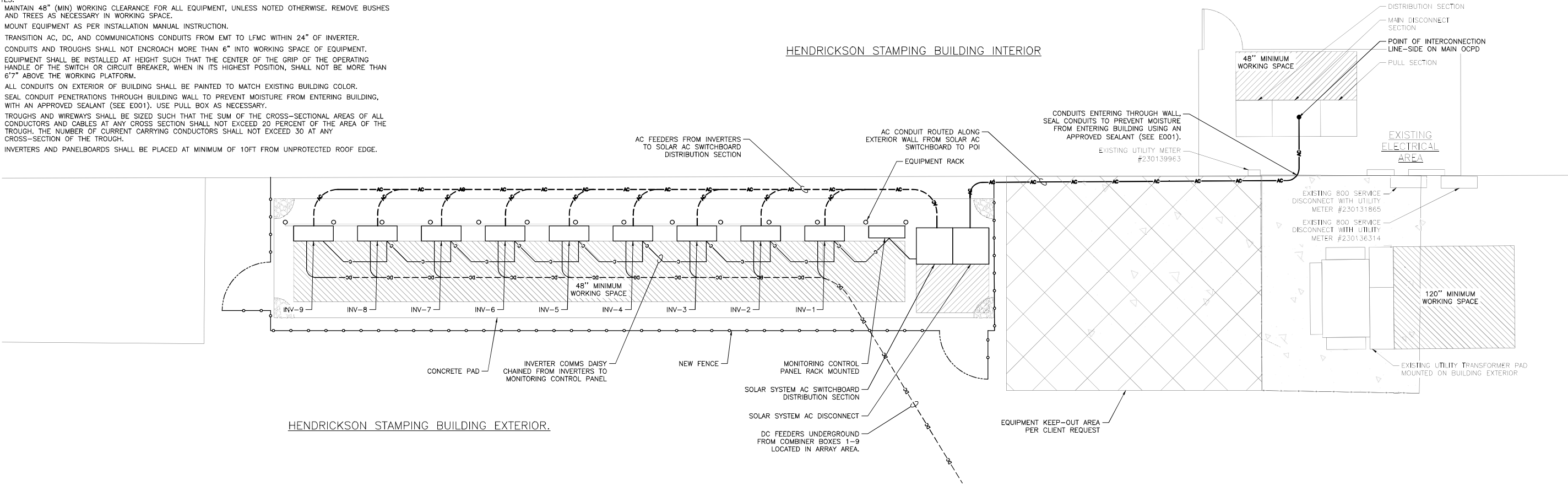
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- NOTES:
1. MAINTAIN 48" (MIN) WORKING CLEARANCE FOR ALL EQUIPMENT, UNLESS NOTED OTHERWISE. REMOVE BUSHES AND TREES AS NECESSARY IN WORKING SPACE.
 2. MOUNT EQUIPMENT AS PER INSTALLATION MANUAL INSTRUCTION.
 3. TRANSITION AC, DC, AND COMMUNICATIONS CONDUITS FROM EMT TO LPMC WITHIN 24" OF INVERTER.
 4. CONDUITS AND TROUGHS SHALL NOT ENCRoACH MORE THAN 6" INTO WORKING SPACE OF EQUIPMENT.
 5. EQUIPMENT SHALL BE INSTALLED AT HEIGHT SUCH THAT THE CENTER OF THE GRIP OF THE OPERATING HANDLE OF THE SWITCH OR CIRCUIT BREAKER, WHEN IN ITS HIGHEST POSITION, SHALL NOT BE MORE THAN 67" ABOVE THE WORKING PLATFORM.
 6. ALL CONDUITS ON EXTERIOR OF BUILDING SHALL BE PAINTED TO MATCH EXISTING BUILDING COLOR.
 7. SEAL CONDUIT PENETRATIONS THROUGH BUILDING WALL TO PREVENT MOISTURE FROM ENTERING BUILDING, WITH AN APPROVED SEALANT (SEE E001). USE PULL BOX AS NECESSARY.
 8. TROUGHS AND WIREWAYS SHALL BE SIZED SUCH THAT THE SUM OF THE CROSS-SECTIONAL AREAS OF ALL CONDUCTORS AND CABLES AT ANY CROSS SECTION SHALL NOT EXCEED 20 PERCENT OF THE AREA OF THE TROUGH. THE NUMBER OF CURRENT CARRYING CONDUCTORS SHALL NOT EXCEED 30 AT ANY CROSS-SECTION OF THE TROUGH.
 9. INVERTERS AND PANELBOARDS SHALL BE PLACED AT MINIMUM OF 10FT FROM UNPROTECTED ROOF EDGE.

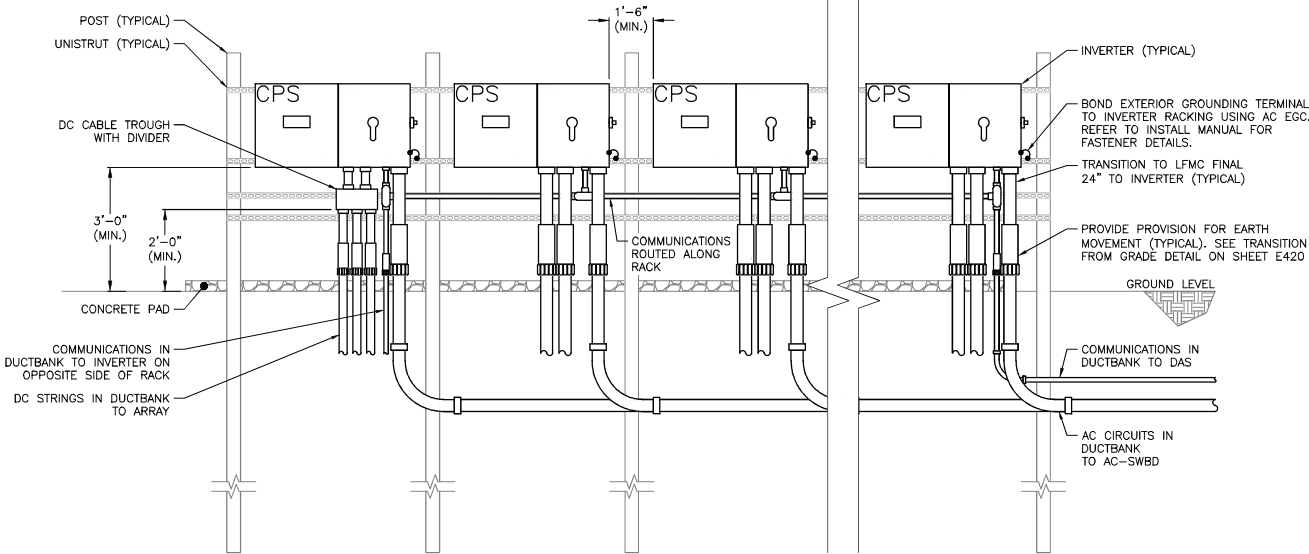


1 OVERALL INVERTER AREA PLAN
SCALE: 1/4" = 1'-0"



2 POI PHOTO
SCALE: NONE.

DETAIL FOR ELECTRICAL REFERENCE ONLY. SEE SEOR DRAWINGS FOR RACKING DETAILS.



3 TYPICAL INVERTER PLAN
SCALE: NONE.

DRAWING TITLE
AC ELECTRICAL PLAN

PROJECT	SOLAR GROUND MOUNT SYSTEM AT HENDRICKSON USA 501 CATON FARM ROAD LOCKPORT, IL 60441		DEVELOPER		VERDE SOLUTIONS 2211 N ELSTON AVE SUITE 208 CHICAGO, IL 60614 WWW.VERDESOLUTIONS.COM		ENGINEER		PUREPOWER ENGINEERING 111 RIVER STREET, HOBOKEN, NJ WWW.PUREPOWER.COM TRAVERS LEBERG IL LICENSE No. 062076098		REVISION DESCRIPTION		DATE		Item 12.			
	PAGE SIZE		36" x 24"		PROJECT #		11015.01		90% DESIGN		03/28/2025		90% DESIGN REV1		03/28/2025		90% DESIGN	
	PROJECT		SOLAR GROUND MOUNT SYSTEM AT HENDRICKSON USA		DEVELOPER		VERDE SOLUTIONS		ENGINEER		PUREPOWER ENGINEERING		REVISION DESCRIPTION		DATE		Item 12.	
	PROJECT		SOLAR GROUND MOUNT SYSTEM AT HENDRICKSON USA		DEVELOPER		VERDE SOLUTIONS		ENGINEER		PUREPOWER ENGINEERING		REVISION DESCRIPTION		DATE		Item 12.	
	PROJECT		SOLAR GROUND MOUNT SYSTEM AT HENDRICKSON USA		DEVELOPER		VERDE SOLUTIONS		ENGINEER		PUREPOWER ENGINEERING		REVISION DESCRIPTION		DATE		Item 12.	

PLP DATE: 3/21/2025 1:02 PM

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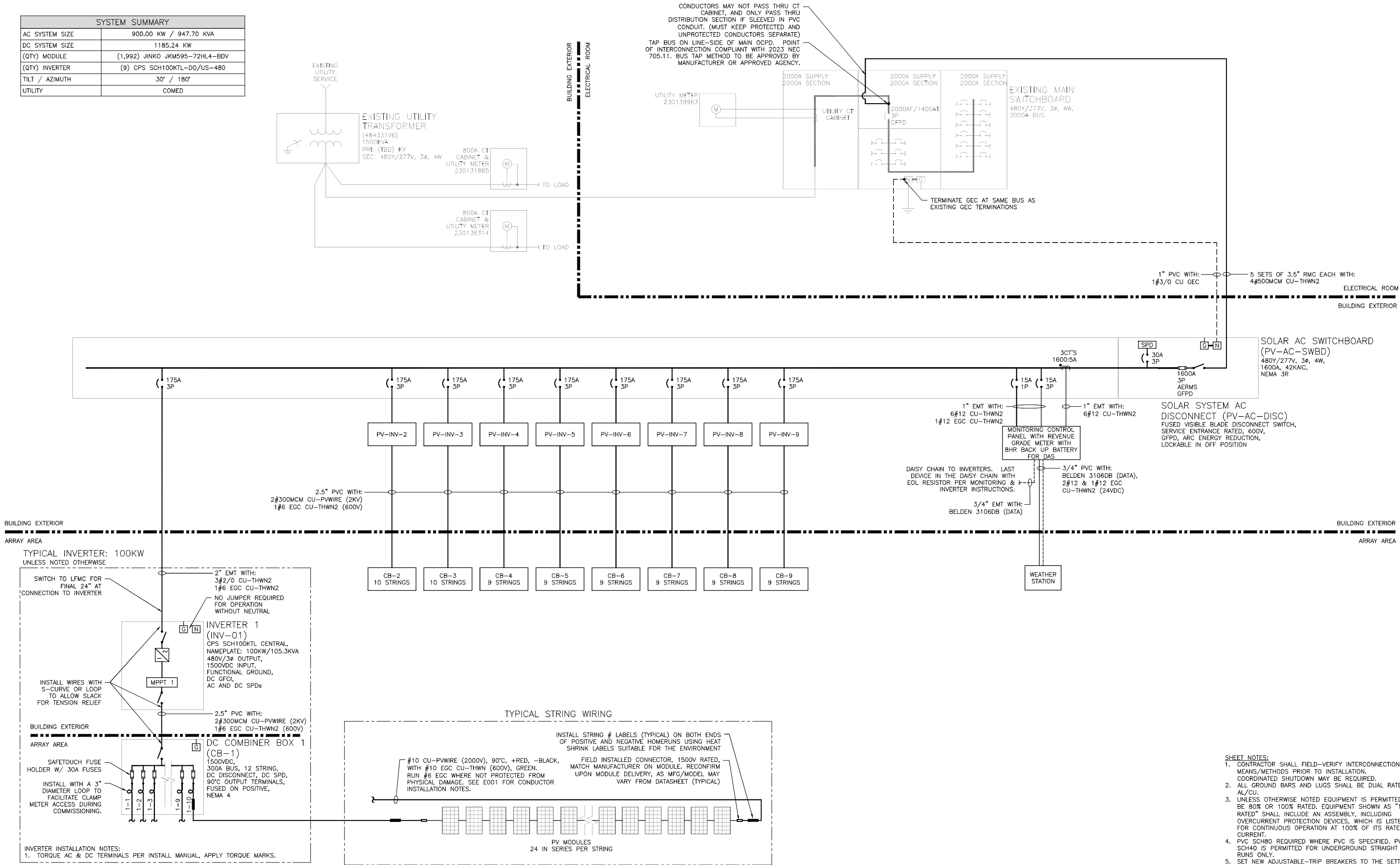
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RULER IN INCHES:

SYSTEM SUMMARY	
AC SYSTEM SIZE	900.00 KW / 947.70 KVA
DC SYSTEM SIZE	1185.24 KW
(QTY) MODULE	(1,992) JINKO JKM595-72HL4-BDV
(QTY) INVERTER	(9) CPS SCH100KTL-DC/US-480
TILT / AZIMUTH	30° / 180°
UTILITY	COMED



- SHEET NOTES:**
- CONTRACTOR SHALL FIELD-VERIFY INTERCONNECTION MEANS/METHODS PRIOR TO INSTALLATION. COORDINATED SHUTDOWN MAY BE REQUIRED.
 - ALL GROUND BARS AND LUGS SHALL BE DUAL RATED AL/CU.
 - UNLESS OTHERWISE NOTED EQUIPMENT IS PERMITTED TO BE 80% OR 100% RATED. EQUIPMENT SHOWN AS "100% RATED" SHALL INCLUDE AN ASSEMBLY, INCLUDING OVERCURRENT PROTECTION DEVICES, WHICH IS LISTED FOR CONTINUOUS OPERATION AT 100% OF ITS RATED CURRENT.
 - PVC SCHED 40 REQUIRED WHERE PVC IS SPECIFIED. PVC SCHED 40 IS PERMITTED FOR UNDERGROUND STRAIGHT RUNS ONLY.
 - SET NEW ADJUSTABLE-TRIP BREAKERS TO THE SETTINGS BELOW, UNLESS OTHERWISE NOTED IN POWER STUDY. "NOMINAL TRIP" REFERS TO BREAKER TRIP RATING INDICATED ON ONELINE. SETTINGS BELOW ARE NOT FOR COORDINATION PURPOSES.
L = 100% OF NOMINAL TRIP (EXACT)
MINIMUM TIME DELAY
S = 125% OF NOMINAL TRIP (OR NEXT HIGHER)
MINIMUM TIME DELAY
I = MINIMUM VALUE GREATER THAN NOMINAL TRIP
G = 20% OF NOMINAL TRIP (OR NEXT HIGHER)
0.5 SEC TIME DELAY

1 ONE LINE DIAGRAM
SCALE: NONE

ONE LINE DIAGRAM

Item 12.

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DEVELOPER

PAGE SIZE
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PROJECT
SOLAR GROUND MOUNT SYSTEM AT
HENDRICKSON ROAD
501 CATON FARM ROAD
LOCKPORT, IL 60441

215

RULER IN INCHES: 0 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 RUP DATE: 5/21/2025 1:02 PM

AC CIRCUIT CALCULATIONS																				
EQUIPMENT SUPPLIED	FED FROM	VOLTAGE	FULL LOAD AMPS (FLA)	FLA x 1.25	OCPD SIZE [A]	CONDUIT TYPE	CONDUIT SIZE	CONDUCTORS PER PHASE	PHASE CONDUCTOR SIZE	NEUTRAL CONDUCTOR SIZE	GROUND CONDUCTOR SIZE	75° AMPACITY	90° AMPACITY	90° AMPACITY WITH C.O.U.	CABLE TRAY AMPACITY WITH C.O.U	C.O.U DERATE AMBIENT TEMP	C.O.U. DERATE CONDUIT FILL	FEEDER LENGTH (ONE-WAY) [FT]	SEGMENT VOLTAGE DROP AT FLA	TOTAL VOLTAGE DROP AT FLA
SOLAR SYSTEM AC DISCONNECT SWITCH	POINT OF INTERCONNECTION	480	1140.3	1425	1600	RMC	3.5"	5	CU 500MCM	CU 500MCM	CU #3/0 GEC	1900	2150	2150	N/A	1.00	1.00	75	0.18%	0.18%
SOLAR AC SWITCHBOARD	SOLAR SYSTEM AC DISCONNECT SWITCH	480	1140.3	1425	1600	BUS	N/A	N/A	1600A BUS	1600A BUS	BUS	1600	1600	1600	N/A	1.00	1.00	10	0.00%	0.18%
INVERTER 1	SOLAR AC SWITCHBOARD	480	126.7	158	175	PVC	2"	1	CU #2/0	NONE	CU #6	175	195	195	N/A	1.00	1.00	15	0.07%	0.25%
INVERTER 2	SOLAR AC SWITCHBOARD	480	126.7	158	175	PVC	2"	1	CU #2/0	NONE	CU #6	175	195	195	N/A	1.00	1.00	20	0.09%	0.27%
INVERTER 3	SOLAR AC SWITCHBOARD	480	126.7	158	175	PVC	2"	1	CU #2/0	NONE	CU #6	175	195	195	N/A	1.00	1.00	25	0.11%	0.29%
INVERTER 4	SOLAR AC SWITCHBOARD	480	126.7	158	175	PVC	2"	1	CU #2/0	NONE	CU #6	175	195	195	N/A	1.00	1.00	30	0.14%	0.32%
INVERTER 5	SOLAR AC SWITCHBOARD	480	126.7	158	175	PVC	2"	1	CU #2/0	NONE	CU #6	175	195	195	N/A	1.00	1.00	35	0.16%	0.34%
INVERTER 6	SOLAR AC SWITCHBOARD	480	126.7	158	175	PVC	2"	1	CU #2/0	NONE	CU #6	175	195	195	N/A	1.00	1.00	40	0.18%	0.36%
INVERTER 7	SOLAR AC SWITCHBOARD	480	126.7	158	175	PVC	2"	1	CU #2/0	NONE	CU #6	175	195	195	N/A	1.00	1.00	45	0.21%	0.38%
INVERTER 8	SOLAR AC SWITCHBOARD	480	126.7	158	175	PVC	2"	1	CU #2/0	NONE	CU #6	175	195	195	N/A	1.00	1.00	50	0.23%	0.41%
INVERTER 9	SOLAR AC SWITCHBOARD	480	126.7	158	175	PVC	2"	1	CU #2/0	NONE	CU #6	175	195	195	N/A	1.00	1.00	55	0.25%	0.43%

AVERAGE AC VOLTAGE DROP FROM POI TO INVERTERS: 0.34%

PV DC FEEDER CALCULATIONS																						
COMBINER BOX	CABLE MANAGEMENT	QTY. OF STRINGS	OPERATING VOLTAGE Vmp [V]	STRING MAXIMUM CURRENT (SAM SIMULATED Imax) [A]	FEEDER MAX CURRENT (Imax) [A]	FEEDER CONTINUOUS CURRENT (Imax x 1.25) [A]	OCPD SIZE [A]	CONDUIT TYPE	CONDUIT SIZE	CONDUCTORS PER POLE	CONDUCTOR SIZE	GROUND SIZE	75° AMPACITY	90° AMPACITY	90° AMPACITY WITH C.O.U. ADJUSTMENT	CABLE TRAY AMPACITY WITH C.O.U.	C.O.U. DERATE FOR AMBIENT TEMPERATURE	C.O.U. DERATE FOR NUMBER OF CURRENT CARRYING CONDUCTORS	STRING OPERATING CURRENT (STRING Imp) [A]	FEEDER OPERATING CURRENT [A]	FEEDER LENGTH (ONE WAY) [FT]	FEEDER VOLTAGE DROP
CB-1	CONDUIT	10	1063	17.15	172	214	225	PVC	2.5"	1	AL 300MCM	CU #4	230	260	260	N/A	1	1	13.43	134	360	0.6%
CB-2	CONDUIT	10	1063	17.15	172	214	225	PVC	2.5"	1	AL 300MCM	CU #4	230	260	260	N/A	1	1	13.43	134	368	0.7%
CB-3	CONDUIT	9	1063	17.15	154	193	225	PVC	2.5"	1	AL 300MCM	CU #6	230	260	260	N/A	1	1	13.43	121	405	0.7%
CB-4	CONDUIT	9	1063	17.15	154	193	225	PVC	2.5"	1	AL 300MCM	CU #6	230	260	260	N/A	1	1	13.43	121	442	0.7%
CB-5	CONDUIT	9	1063	17.15	154	193	225	PVC	2.5"	1	AL 300MCM	CU #6	230	260	260	N/A	1	1	13.43	121	480	0.8%
CB-6	CONDUIT	9	1063	17.15	154	193	225	PVC	2.5"	1	AL 300MCM	CU #6	230	260	260	N/A	1	1	13.43	121	519	0.8%
CB-7	CONDUIT	9	1063	17.15	154	193	225	PVC	2.5"	1	AL 300MCM	CU #6	230	260	260	N/A	1	1	13.43	121	555	0.9%
CB-8	CONDUIT	9	1063	17.15	154	193	225	PVC	2.5"	1	AL 300MCM	CU #6	230	260	260	N/A	1	1	13.43	121	595	1.0%
CB-9	CONDUIT	9	1063	17.15	154	193	225	PVC	2.5"	1	AL 300MCM	CU #6	230	260	260	N/A	1	1	13.43	121	629	1.0%

AVERAGE DC VOLTAGE DROP FROM COMBINER BOXES TO INVERTERS: 0.92%

SAM SIMULATED VALUES	
MAXIMUM CURRENT [A]	17.15
MAXIMUM VOLTAGE [V]	1408.76
THE STRING MAX CURRENT IS CALCULATED BY SYSTEM ADVISOR MODEL SIMULATION PROGRAM PROVIDED BY THE NATIONAL RENEWABLE ENERGY LABORATORY, REFERENCE SAND 2004-3535, PHOTOVOLTAIC ARRAY PERFORMANCE MODEL, AS ALLOWABLE BY NEC 690.8(A)(1)(2), THE CALCULATED CURRENT IS 97.1% OF THE VALUE USING 690.8(A)(1)(1).	

MODULE SPECIFICATIONS	
MAKE/MODEL	JKM595N-72HL4-BDV
POWER [W]	595
ISC [A]	14.13
IMP [A]	13.43
VOC [V]	53.10
VMP [V]	44.31
β VOC [%/degC]	-0.250%
SITE CLIMATE CRITERIA (WEATHER STATION NAME)	
ASHRAE HIGH [°C]	29.9
ASHRAE LOW [°C]	-23.5
ELEVATION (m)	201
STRING SPECIFICATIONS AT STC	
MODULES/STRING	24
POWER [W]	14280
STRING ISC [A]	14.13
STRING IMP [A]	13.43
STRING VMP [V]	1063.44

INVERTERS 1-9	
STRING WIRE GAUGE	10AWG-CU
DC IMPEDANCE [OHM/KFT]	1.2900
OPERATING VOLTAGE [VDC]	1063
OPERATING CURRENT [AMP]	17.2

INVERTERS 1-5		
STRING NUMBER	TOTAL STRING DISTANCE [FT]	STRING VOLTAGE DROP
1-1	55	0.23%
1-2	145	0.61%
1-3	235	0.98%
1-4	325	1.36%
1-5	415	1.73%
1-6	415	1.73%
1-7	325	1.36%
1-8	235	0.98%
1-9	145	0.61%
1-10	55	0.23%
2-1	50	0.21%
2-2	145	0.61%
2-3	235	0.98%
2-4	325	1.36%
2-5	415	1.73%
2-6	415	1.73%
2-7	325	1.36%
2-8	235	0.98%
2-9	145	0.61%
2-10	55	0.23%
3-1	55	0.23%
3-2	145	0.61%
3-3	235	0.98%
3-4	325	1.36%
3-5	395	1.65%
3-6	325	1.36%
3-7	235	0.98%
3-8	145	0.61%
3-9	55	0.23%
4-1	55	0.23%
4-2	145	0.61%
4-3	235	0.98%
4-4	325	1.36%
4-5	395	1.65%
4-6	325	1.36%
4-7	235	0.98%
4-8	145	0.61%
4-9	55	0.23%
5-1	55	0.23%
5-2	145	0.61%
5-3	235	0.98%
5-4	325	1.36%
5-5	395	1.65%
5-6	325	1.36%
5-7	235	0.98%
5-8	145	0.61%
5-9	55	0.23%

INVERTERS 6-9		
STRING NUMBER	TOTAL STRING DISTANCE [FT]	STRING VOLTAGE DROP
6-1	55	0.23%
6-2	145	0.61%
6-3	235	0.98%
6-4	325	1.36%
6-5	395	1.65%
6-6	325	1.36%
6-7	235	0.98%
6-8	145	0.61%
6-9	55	0.23%
7-1	55	0.23%
7-2	145	0.61%
7-3	235	0.98%
7-4	325	1.36%
7-5	395	1.65%
7-6	325	1.36%
7-7	235	0.98%
7-8	145	0.61%
7-9	55	0.23%
8-1	55	0.23%
8-2	145	0.61%
8-3	235	0.98%
8-4	325	1.36%
8-5	395	1.65%
8-6	325	1.36%
8-7	235	0.98%
8-8	145	0.61%
8-9	55	0.23%
9-1	50	0.21%
9-2	145	0.61%
9-3	235	0.98%
9-4	325	1.36%
9-5	395	1.65%
9-6	325	1.36%
9-7	235	0.98%
9-8	145	0.61%
9-9	50	0.21%
AVERAGE VOLTAGE DROP		0.91%

SHEET NOTES:
1. DISTANCES ARE ONE-WAY ESTIMATES GENERATED FOR ENGINEER'S CALCULATIONS. CONTRACTOR IS RESPONSIBLE FOR OWN MEASUREMENTS AND TAKEOFFS.

DRAWING TITLE
SCHEDULES & CALCULATIONS

Item 12.

REVISION DESCRIPTION

DATE

03/28/2025

90% DESIGN REV1

03/28/2025

90% DESIGN

07/17/2025

30% CONCEPTUAL DESIGN

PUREPOWER
ENGINEERING

1111 WILSON AVE
CHICAGO, IL 60614
WWW.PUREPOWER.COM

TRANSMISSIONS
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ENGINEER

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DEVELOPER

36" x 24"

PROJECT #

11015.01

PROJECT

SOLAR GROUND MOUNT SYSTEM AT
HENDRICKSON USA
501 CATON FARM ROAD
LOCKPORT, IL 60441

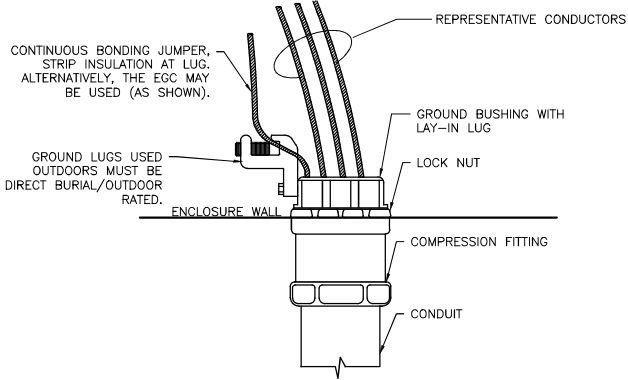
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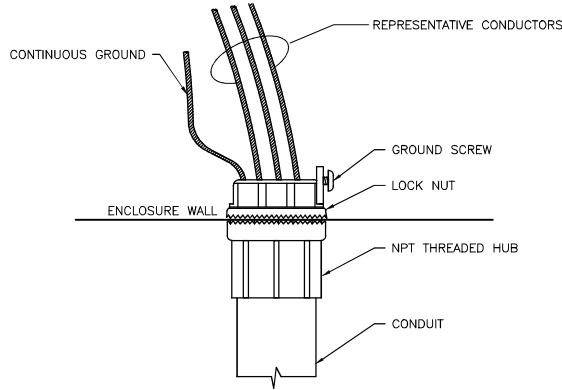
RULER IN INCHES:

NOTES:
1. FITTING SHALL BE LISTED TO UL 517B
2. FITTING SHALL BE LISTED TO UL 517B & UL 467 FOR LINE-SIDE CONNECTIONS PER NEC 250.92(B)

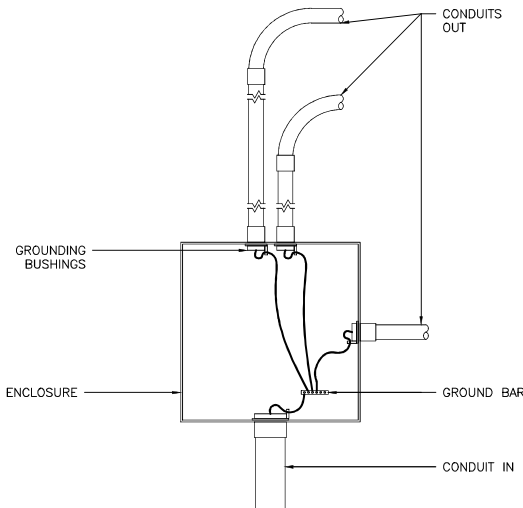


① CONDUIT BUSHING GROUNDING
SCALE: NONE

NOTES:
1. HUB SHALL BE LISTED TO UL 517B
2. HUB SHALL BE LISTED TO UL 517B & UL 467 FOR LINE-SIDE CONNECTIONS PER NEC 250.92(B)

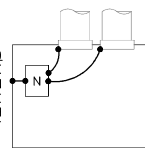


② MYERS HUB GROUNDING
SCALE: NONE

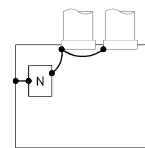


③ PULL BOX/TROUGH GROUNDING
SCALE: NONE

NEC 250.102(C)(1)
SSBJ IS SIZED PER TABLE 250.102(C)(1) BASED ON THE SIZE OF PHASE CONDUCTORS IN EACH INDIVIDUAL CONDUIT



INDIVIDUAL



COMBINED

NEC 250.102(C)(2)
SSBJ IS SIZED PER TABLE 250.102(C)(1) BASED ON THE COMBINED AREA OF PARALLEL PHASE CONDUCTORS

TABLE 250.102(C)(1)			
SIZE OF LARGEST UNGROUNDED CONDUCTOR OR EQUIVALENT AREA FOR PARALLEL CONDUCTORS (AWG/KCMIL)		SIZE OF GROUNDED CONDUCTOR OR BONDING JUMPER (AWG/KCMIL)	
COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM	COPPER	ALUMINUM OR COPPER-CLAD ALUMINUM
2 OR SMALLER	1/0 OR SMALLER	8	6
1 OR 1/0	2/0 OR 3/0	6	4
2 OR 2/0	4/0 OR 250	4	2
OVER 3/0 THROUGH 350	OVER 250 THROUGH 500	2	1/0
OVER 350 THROUGH 600	OVER 500 THROUGH 900	1/0	3/0
OVER 600 THROUGH 1100	OVER 900 THROUGH 1750	2/0	4/0
OVER 1100	OVER 1750	REFER TO NOTES IN NEC TABLE 250.102(C)(1)	

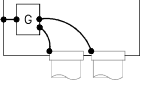
④ SUPPLY SIDE BONDING JUMPERS (SSBJ)
SCALE: NONE

A) FOR CONCENTRIC KNOCKOUTS, USE BONDING JUMPERS AS FOLLOWS:

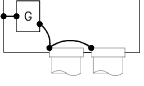
TABLE 250.122		
OVERCURRENT DEVICE CIRCUIT NOT EXCEEDING (AMPERES)	SIZE (AWG OR KCMIL)	
	COPPER	ALUMINUM
15	14	12
20	12	10
60	10	8
100	8	6
200	6	4
300	4	2
400	3	1
500	2	1/0
600	1	2/0
800	1/0	3/0
1000	2/0	4/0
1200	3/0	250
1600	4/0	350
2000	250	400
2500	350	600
3000	400	600
4000	500	750

FOR PARALLEL FEEDERS — NEC 250.102(D)
EQUIPMENT BONDING JUMPER IS SIZED PER TABLE 250.122, REGARDLESS IF COMBINED OR INDIVIDUAL BONDING JUMPERS ARE USED

1) INDIVIDUAL



2) COMBINED

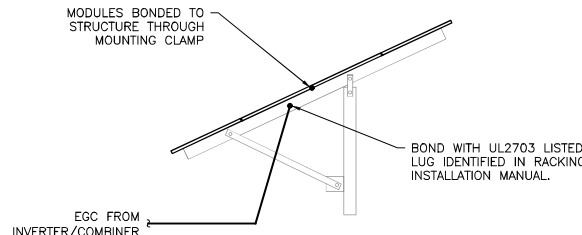


B) FOR NON-CONCENTRIC KNOCKOUTS, THE FOLLOWING METHODS SHALL BE PERMITTED (PER NEC 250.97)

- 1) THREADLESS COUPLINGS AND CONNECTORS FOR CABLES WITH METAL SHEATHS
- 2) TWO LOCKNUTS, ON RIGID METAL CONDUIT OR INTERMEDIATE METAL CONDUIT, ONE INSIDE AND ONE OUTSIDE OF BOXES AND CABINETS
- 3) FITTINGS WITH SHOULDERS THAT SEAT FIRMLY AGAINST THE BOX OR CABINET, SUCH AS ELECTRICAL METALLIC TUBING CONNECTORS, FLEXIBLE METAL CONDUIT CONNECTORS, AND CABLE CONNECTORS, WITH ON LOCKNUT ON THE INSIDE OF BOXES AND CABINETS
- 4) LISTED FITTINGS (SUCH AS MYERS HUB)

⑤ LOAD SIDE EQUIPMENT BONDING JUMPER
SCALE: NONE

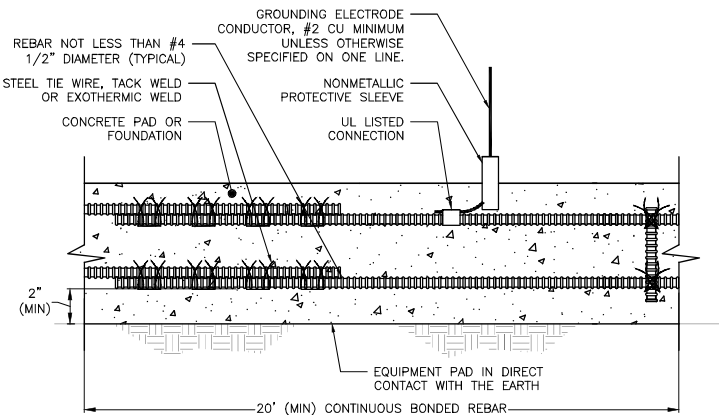
- NOTES:
1. EACH COMBINER (OR STRING INVERTER) SHALL HAVE AN EGC RUNNING TO ANY ROW WITH STRINGS CONNECTED TO THAT COMBINER/INVERTER.
2. PV MODULES AND RAILS GROUNDED PER NEC 690.43, REFER TO INSTALLATION MANUAL FOR DETAILS.
3. WHERE RACKING TABLES WITHIN A ROW ARE NOT CONTINUOUS, TABLES SHALL BE BONDED TOGETHER WITH #6 CU BONDING JUMPERS OR AS PRESCRIBED IN RACKING MANUAL



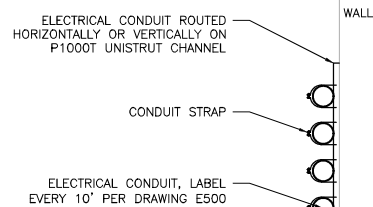
DCE GROUND MOUNT

⑥ ARRAY GROUNDING — FIXED TILT
SCALE: NONE

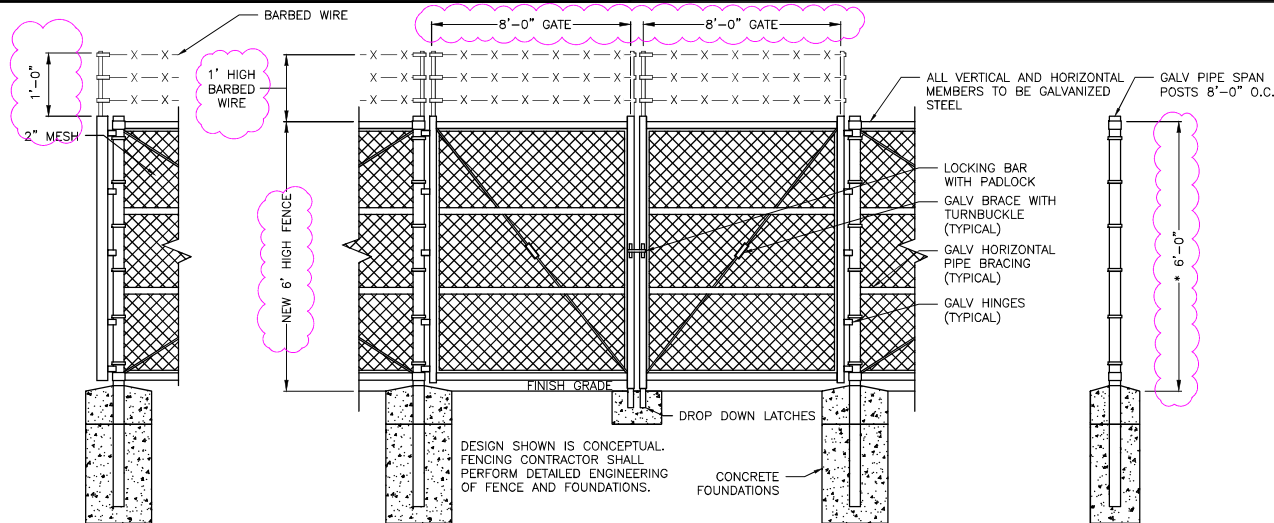
NOTE:
SHORTER LENGTHS OF REBAR CAN BE CONNECTED TOGETHER TO FORM AN ELECTRODE OF AT LEAST 20' BY STEEL TIE WIRES, EXOTHERMIC WELDING, OR WELDING.



⑦ EQUIPMENT PAD GROUNDING — UFER
SCALE: NONE



⑧ CONDUIT WALL ANCHORING
SCALE: NONE

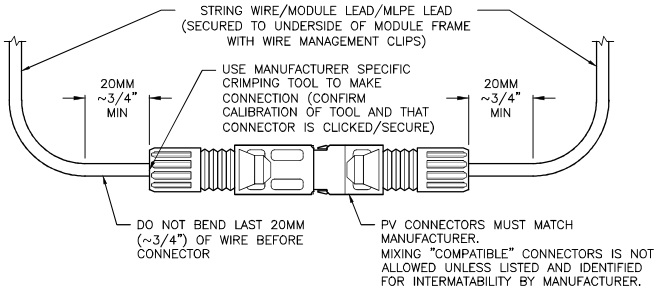


⑨ TYPICAL FENCE
SCALE: 3/8" = 1'-0"

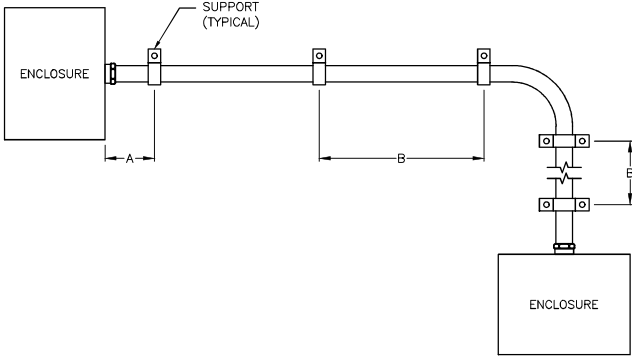
PLEASE REFER TO THE SEOR FOR FENCE FOUNDATION PLAN

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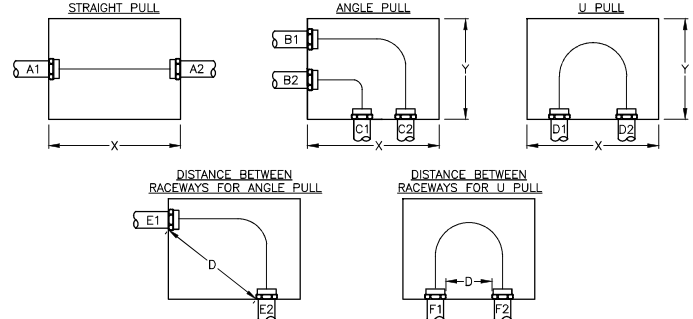


1 MODULE CONNECTORS
SCALE: NONE



MAXIMUM CONDUIT HARDWARE SPACING			
CONDUIT TYPE	ENCLOSURE TO SUPPORT (A)	SUPPORT TO SUPPORT (B)	NEC ARTICLE
ELECTRICAL METALLIC TUBING (EMT)	3'	10'	358
INTERMEDIATE METAL CONDUIT (IMC)	3'	10'	342
RIGID METAL CONDUIT (RMC)	3'	10'	344
LIQUIDTIGHT FLEXIBLE METAL CONDUIT (LFMC)	1'	4.5'	350
PVC (SCH40 & 80) [0.5" - 1"]	3'	3'	352
PVC (SCH40 & 80) [1.25" - 2"]	3'	5'	352
PVC (SCH40 & 80) [2.5" - 3"]	3'	6'	352
PVC (SCH40 & 80) [3.5" - 5"]	3'	7'	352
PVC (SCH40 & 80) [6"]	3'	8'	352

2 CONDUIT SUPPORT SPACING
SCALE: NONE

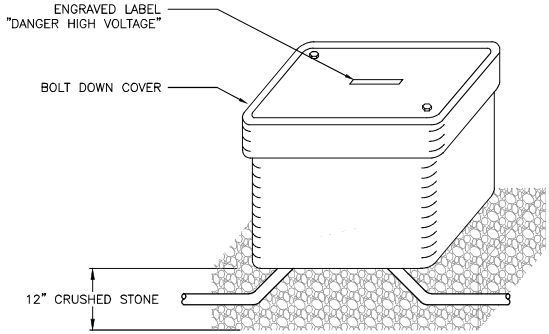


NEC 314.28(A)(1)-(3) PULL BOX SIZING (UP TO 1000V)			
BOX TYPE	LENGTH (X)	HEIGHT (Y)	DISTANCE (D)
STRAIGHT PULL	8 X LARGEST OF A1 & A2	AS NEEDED	N/A
ANGLE PULL	6 X (LARGEST OF B1 & B2) + SUM OF OTHER CONDUIT ENTERING THE SAME WALL	6 X (LARGEST OF C1 & C2) + SUM OF OTHER CONDUIT ENTERING THE SAME WALL	6 X LARGEST OF E1 & E2
U PULL	AS NEEDED	6 X (LARGEST OF D1 & D2) + SUM OF OTHER CONDUIT ENTERING THE SAME WALL	6 X LARGEST OF F1 & F2

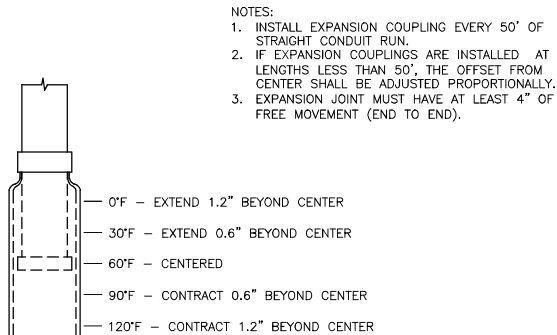
NOTES:
1. REFER TO NEC 314.28 FOR ADDITIONAL REQUIREMENTS.
2. ENSURE CONDUCTOR BEND RADIUS MINIMUMS ARE MET.
REFER TO NEC 312.6 FOR ADDITIONAL REQUIREMENTS.

3 PULL BOX & JUNCTION BOX SIZING
SCALE: NONE

NOTES:
1. BOX SHALL BE RATED TB FOR USE IN GRASSY AREAS NOT SUBJECT TO VEHICULAR TRAFFIC, OR RATED T22 FOR USE IN SIDEWALKS OR PARKING LOTS SUBJECT TO OCCASIONAL NON-DELIBERATE HEAVY VEHICULAR TRAFFIC. BOXES TO BE USED IN ROADWAYS OR AREAS FREQUENTLY SUBJECT HEAVY VEHICULAR TRAFFIC SHALL BE SUBMITTED TO EFOR FOR APPROVAL 24" BELOW FINISHED GRADE.
2. CONDUITS SHALL ENTER FROM BOTTOM AT 45° ANGLE. MINIMUM BURIAL DEPTHS OF CONDUITS IS 24" BELOW FINISHED GRADE.
3. CONDUIT KNOCKOUTS SHALL BE DRILLED OR PUNCHED ON SITE, QUANTITIES AND SIZES TO MATCH TRENCH PLAN AND COMBINER SCHEDULE.
4. USE APPROPRIATE SEALING METHODS FOR CONDUITS ENTERING THE HANDHOLE TO ENSURE A WATERTIGHT AND SECURE INSTALLATION.
5. FOLLOW BENDING RADIUS REQUIREMENTS PER CONDUCTOR MANUFACTURER'S SPECIFICATIONS.
6. SPLICES ARE PROHIBITED
7. BOX SHALL BE SIZED PER DETAIL "PULL BOX & JUNCTION BOX SIZING"



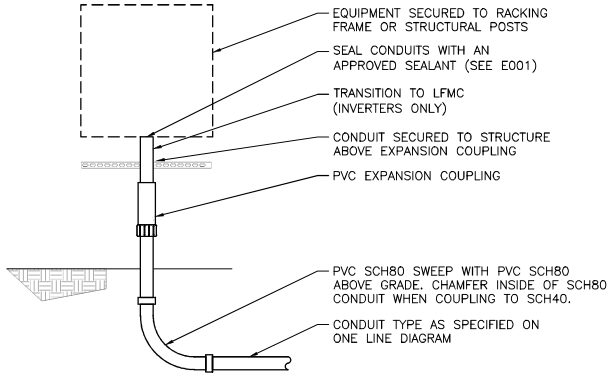
4 HANDHOLE
SCALE: NONE



NOTE: THE COEFFICIENT OF THERMAL EXPANSION IN PVC CONDUIT= 3.38 X 10⁻⁵IN./IN./°F. FOR EVERY 30°F CHANGE IN TEMPERATURE, THE CHANGE IN LENGTH IS 0.6 INCHES PER 50 FEET OF CONDUIT RUN.

PVC

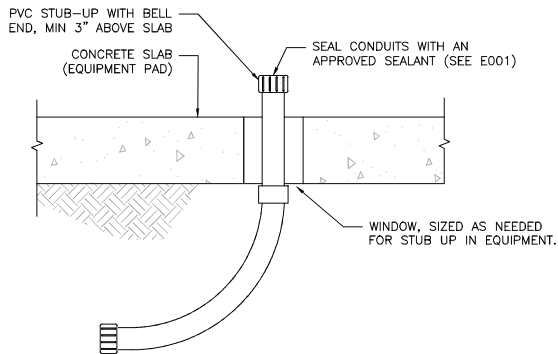
5 EXPANSION COUPLING
SCALE: NONE



NOTES:
1. EXPANSION FITTINGS SHALL BE PROVIDED FOR ALL CONDUITS EXITING FROM GRADE THAT TERMINATE ON FIXED EQUIPMENT. CONDUITS THAT TERMINATE AT WEATHER HEADS DO NOT REQUIRE PROVISION FOR EARTH MOVEMENT.
2. PVC SWEEPS SHALL ONLY BE USED AT END WHERE WIRE REEL IS LOCATED. RMC SWEEPS SHALL BE USED AT END WHERE THE PULLING MACHINE IS LOCATED.

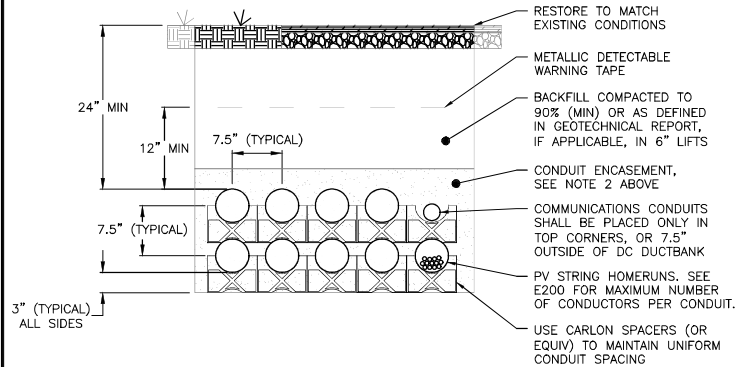
6 TRANSITION FROM GRADE
SCALE: NONE

NOTES:
1. INITIALLY INSTALL COUPLING CAP TO PREVENT DAMAGE TO STUB-UP UNTIL GEAR IS SET.
2. INSTALL ROUNDED FITTING BEFORE PULLING CABLES TO AVOID DAMAGE TO CABLES.



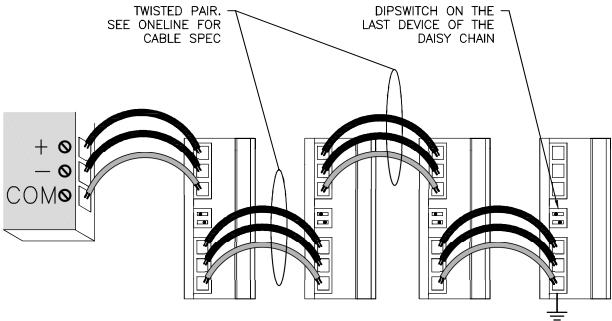
7 EQUIPMENT PAD STUB-UP
SCALE: NONE

NOTES:
1. ALL UNDERGROUND CONDUIT SHALL BE PVC AND TRANSITION TO RMC FOR ELBOW. RMC ELBOW DOES NOT NEED TO BE BONDED IF THE ENTIRE ELBOW IS >= 18" DEEP (NEC 250.86 EXCEPTION 3)
2. UNDER ROADS AND PARKING AREAS ENCASEMENT SHALL BE 2500 PSI CONCRETE. UNDER GRASSY AREAS NOT SUBJECT TO VEHICULAR TRAFFIC ENCASEMENT SHALL BE EITHER SAND, NATIVE BACKFILL CONTAINING NO ROCKS LARGER THAN 3/4" AND FREE FROM SHARP ANGULAR SUBSTANCES, OR SOIL ON SITE AS CONFIRMED ACCEPTABLE BY SITE SUPERVISOR.
3. CALL BEFORE YOU DIG, DIAL 811 TO BE CONNECTED TO THE LOCAL ON-CALL CENTER. YOU MUST CALL AT LEAST 48 HOURS BEFORE EXCAVATING.
4. IF DUCTBANK SLOPES SUCH THAT ANY PART OF THE DUCTBANK IS ABOVE STUB UP ELEVATION, INCLUDE HAND HOLE WITH GRAVEL BASE TO ALLOW DRAINAGE AT LOWEST ELEVATION.
5. DUCTBANK SIZE SHOWN IS THE MAXIMUM ALLOWABLE SIZE WITHOUT THERMAL ANALYSIS.



8 TYPICAL DC DUCTBANK & COMMS
SCALE: NONE

MONITORING NOTES:
1. REFER TO MONITORING SYSTEM INSTALLATION MANUAL FOR DETAILS ON TERMINAL BLOCKS, CABLE TERMINATIONS, AND SYSTEM CONFIGURATION.
2. WIRELESS TRANSCEIVERS MUST HAVE LINE-OF-SIGHT BETWEEN EACH OTHER.
3. PYRANOMETER MUST BE INSTALLED IN UNSHADED LOCATION.



9 MODBUS COMMUNICATIONS
SCALE: NONE

 **Chert Power Systems** | www.chertpowersystems.com | 1-800-354-7168

Datasheet

100 kW, 1500 Vdc/480 Vac String Inverters for North America

CPS SCH100KTL-DO/US-480

The 100 kW high power CPS three-phase string inverters are designed for ground-mount applications with 480 Vac service voltage. The units are high performance, advanced, and reliable inverters designed specifically for the North American environment and grid. High efficiencies, wide operating voltages, broad temperature ranges, and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The CPS 100 kW products ship with the Distributed or Centralized Wire Box, each fully integrated and separable with AC and DC disconnect switches. The Enhanced DC Wire Box includes touch-safe fusing for up to 20 strings. The CPS FlexOM solution enables communication, controls and remote product upgrades.

Key Features

- NFPA 70 and NEC compliant
- Touch-safe DC fuse holders adds convenience and safety
- CPS FlexOM Gateway enables remote firmware upgrades
- Integrated AC and DC disconnect switches
- 1 MPPT with 20 fused inputs for maximum flexibility
- Copper- and aluminum-compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- Advanced Smart-Grid features (CA Rule 21 certified)
- kVA headroom yields 100 kW @ 0.95 PF
- Generous DC/AC inverter load ratios
- Separable wire box design for fast service
- Enhanced DC wire boxes available

Distributed

Centralized

Standard Wire Boxes

Distributed

Centralized

Enhanced DC Wire Boxes

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1380 Presidential Drive, Suite 100, Richardson, TX 75081
Tel: 855-584-7168 Mail: AmericaSales@chertpower.com Web: www.chertpowersystems.com

CPS

Technical Data

Model Name	
CPS SCH100K1, 00/US-480	
DC Input	
Max. DC input voltage	1500 Vdc
Operating DC input voltage range	750-1450 Vdc
Startup DC input voltage / power	900 Vdc / 200 W
Number of MPPT trackers	2
MPPT voltage range @ PF > 0.991	760-1300 Vdc
Max. PV input current (sc @ 1.25)	375 A
Number of DC inputs	2
Distributed Wire Box: 20 PV source circuits, positive and negative fused Centralized Wire Box: 1 input circuit, 1-2 terminations per pole, non-fused	
DC disconnection type	
DC surge protection	Load-rated DC switch
Type II MOV (with indicator / remote signaling)	
AC Output	
Rated AC output power	100 kW
Max. AC output power ²	100 kVA (105.3 kVA @ PF > 0.95)
Rated output voltage	480 Vdc
Output voltage range ³	473-528 Vdc
Grid connection type ⁴	3-Phase / PE / N (neutral optional)
Max. AC output current @ 480 Vac	120 A / 136.7 A
Rated output frequency	60 Hz
Output frequency range ⁵	57-63 Hz
Power factor	> 0.99 (to 0.9 adjustable)
Current THD @ rated load	< 3%
Max. fault current contribution (1 cycle RMS)	41.47 A
Max. OCPD rating	200 A
AC disconnection type	Load-rated AC switch
AC surge protection	Type II MOV (with indicator / remote signaling)
System and Performance	
Topology	Transformerless
Max. efficiency	98.9%
CEC efficiency	98.0%
Standby / night consumption	< 4 W
Environment	
Enclosure protection degree	NEMA Type 4X
Cooling method	Variable speed cooling fan
Operating temperature range	-22°F to 144°F / -30°C to 60°C
Non-operating temperature range ⁶	-40°F to 131°F / -40°C to 70°C
Operating humidity	0-100%
Operating altitude	8202 ft / 2500 m (no derating)
Audible noise	< 65 dBA @ 1 m and 77°F (25°C)
Display and Communication	
User interface and display	LED indicators, Wi-Fi and app
Inverter monitoring	Modbus S485
Site-level monitoring	CPS xGom Gateway (up to 32 inverters)
Modbus data mapping	SunSpec / CPS
Remote diagnostics / firmware upgrade functions	Standard / with CPS Gateway
Mechanical	
Dimensions (W x H x D)	Distributed Wire Box: 45.28 x 24.25 x 9.84 in (1150 x 616 x 250 mm) Centralized Wire Box: 39.37 x 24.25 x 9.84 in (1000 x 616 x 250 mm)
Weight	Inverter: 123 lbs (55 kg) Distributed Wire Box: 55 lbs (25 kg) Centralized Wire Box: 33 lbs (15 kg)
Mounting / installation angle	15-90 degrees from horizontal (vertical or angled)
AC termination	M10 stud type terminal [30] (wire range: 1/0 AWG-500 kcmil CU/AL, lugs not supplied) Screw clamp terminal block [N] (R12 to 1/0 AWG CU/AL)
DC termination	Distributed Wire Box: Screw clamp fuse holder (wire range: #12-6 AWG CU) Centralized Wire Box: Busbar, M10 bolts (wire range: #1-6 AWG-500 kcmil CU/AL 1 termination per pole), R1 AWG-300 kcmil CU/AL (2 terminations per pole); lugs not supplied)
Fused string inputs	Standard/Distributed Wire Boxes: 25 A fuses provided (fuses values up to 30 A acceptable) Enhanced DC Wire Boxes: 20 A fuses provided (fuses values up to 30 A acceptable)
Safety	
Certifications and standards	UL 1741-64/58 Ed. 3, CSA C22.2 No. 107.1-01, IEEE 1547-2018, FCC PART15
Selectable grid standard	IEEE 1547A-2014, IEEE 1547-2018; CA Rule 21, ISO NE
Smart-grid features	Volt-rideThru, Freq-rideThru, Ramp-Rate, Specified PF, Volt-VAr, Freq-Watt, Volt-Watt
Warranty	
Standard ⁷	5 years
Extended terms	10, 15, and 20 years

1 See user manual for information regarding MPPT voltage range when operating at non-unity PF
 2 100 kW-480 Vdc AC power density begins at 107.6°F (42°C) when PF = 10.9 and MPPT = 100%
 3 at 115°F (46°C) PF = 1 and MPPT = 100%
 4 The "output voltage range" and "output frequency range" may differ according to the specific grid standard.

5 Delta configurations must not be corner grounded.
 6 See user manual for further requirements regarding non-operating conditions.
 7 Firmware version 12.0 or later required.



THE MOST DEPENDABLE SOLAR PRODUCT



EAGLE® G6B

580-600 WATT • N-TYPE BIFACIAL

Positive power tolerance of 0~+3%

- NYSE-listed since 2010, Bloomberg Tier 1 manufacturer
- Top performance in the strictest 3rd party labs
- Automated manufacturing utilizing artificial intelligence
- Vertically integrated, tight controls on quality
- Premium solar factories in USA and Vietnam

KEY FEATURES



N-Type Technology
N-type cells offer Jinko's in-house TOPCon technology with better performance and improved reliability.



Multi Busbar Half Cell Technology
Better light trapping and current collection to improve module power output and reliability.



Bifacial Power Gain
N-type architecture increases bifaciality for higher backside bonus and better lifetime yield.



Low Temperature Coefficient
Best in class temperature coefficient for highest lifetime energy yield in all climates.



Industrial Grade Construction
Fire Type 2* with optimized dual-glass construction and aluminum frame for highest mechanical load resistance.



Shade Tolerant
Twin array design allows continued performance even with shading by trees or debris.



Protected Against All Environments
Certified to withstand humidity, heat, rain, marine environments, wind, hailstorms, and packed snow.



Warranty
12-year product and 30-year linear power warranty.

- ISO9001:2015 Quality Standards
- ISO14001:2015 Environmental Standards
- IEC61215, IEC61730 certified products

- ISO45001:2018 Occupational Health & Safety Standards
- UL61730 certified products






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ENGINEERING DRAWINGS

Front View: 113mm (4.45") width, 272mm (10.71") height.

Side View: 4mm thickness.

Back View: 1130mm (44.11") width, 720mm (28.35") height, 14mm (0.55") spacing.

Dimensions: Length: 2mm, Width: 2mm, Middle: 21.4mm, Height: 1mm.

Labels: B, C, A+B, D+D.

MECHANICAL CHARACTERISTICS

No. of Half Cells	144 (2 x 72)
Dimensions	2278 x 1130mm (89.49 x 44.45 x 1.18in)
Weight	31kg (68.34lbs)
Front Glass	2.0mm, Anti-Reflection Coating
Back Glass	2.0mm, Heat Strengthened Glass
Frame	Anodized Aluminum Alloy
Junction Box	IP68 Rated
Output Cables	12 AWG, 1400mm (55.12in)
Type	Type 29
Pressure Rating	5400Pa (50mm) & 2400Pa (Wind)
Hailstone Test	45mm Hailstone at 38.7m/s

TEMPERATURE CHARACTERISTICS

Temperature Coefficients of Pmax	-0.29%/°C
Temperature Coefficients of Voc	-0.25%/°C
Temperature Coefficients of Isc	0.04%/°C
Nominal Operating Cell Temperature (NOCT)	45±2°C
Bifacial Factor	80±5%

MAXIMUM RATINGS

Operating Temperature (°C)	-40°C ~ +85°C
Maximum System Voltage	1500VDC
Maximum Series Fuse Rating	30A

PACKAGING CONFIGURATION

(Two pallets = One stack)

36pcs/pallets, 72pcs/stack, 576pcs/40 HQ Container

BIFACIAL OUTPUT-REARSIDE POWER GAIN

	Maximum Power (Pmax)	409Wp	414Wp	420Wp	425Wp	430Wp
5% Module Efficiency (%)	23.5%	23.78%	23.98%	24.18%	24.39%	
	Maximum Power (Pmax)	467Wp	472Wp	479Wp	484Wp	490Wp
15% Module Efficiency (%)	25.82%	26.05%	26.27%	26.49%	26.71%	
	Maximum Power (Pmax)	725Wp	731Wp	738Wp	744Wp	750Wp
25% Module Efficiency (%)	28.64%	28.31%	28.55%	28.79%	29.03%	

WARRANTY

12-year product and 30-year linear power warranty

1% year degradation not to exceed 1%, each subsequent year not to exceed 0.4%, minimum power after year 30 is 87.4% or greater.

ELECTRICAL CHARACTERISTICS

Module Type	JKM585N-72HL4-BDV	JKM585N-72HL4-BDV	JKM595N-72HL4-BDV	JKM595N-72HL4-BDV	JKM595N-72HL4-BDV	JKM600N-72HL4-BDV
	STC	NOCT	STC	NOCT	STC	NOCT
Maximum Power (Pmax)	580Wp	437Wp	585Wp	441Wp	590Wp	445Wp
Maximum Power Voltage (Vmp)	43.88V	40.89V	44.62V	41.05V	44.17V	41.21V
Maximum Power Current (Imp)	13.22A	10.69A	13.29A	10.76A	13.36A	10.84A
Open-circuit Voltage (Voc)	52.50V	49.87V	52.70V	50.04V	52.90V	50.25V
Short-circuit Current (Isc)	13.76A	11.26A	14.01A	11.31A	14.07A	11.36A
Module Efficiency STC (%)	22.45%		22.65%		22.84%	
Module Efficiency NOCT (%)		22.45%		22.65%		22.33%

*STC: ☀ Irradiance 1000W/m²

NOCT: ☀ Irradiance 800W/m²

*Power measurement tolerance: ±3%

☀ Cell Temperature 25°C

☀ Ambient Temperature 21°C

☀ AM = 1.5

☀ AM = 1.5

☀ Wind Speed 1m/s

The company reserves the final right for explanation on any of the information presented hereby. JKM585-400N-72HL4-BDV-F30-F-F3

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Solar
Jinko

LONG SPAN

Most advanced table based racking solution with the DCE Long Span Racking System.

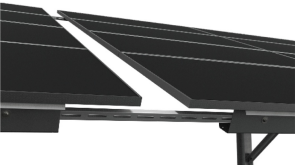
- » Newly designed Long-Span pivot bracket allows for superior purlin adjustability
- » Integrated wire management & direct panel frame mounting & bonding
- » Driven Beam, ballast, or screw foundations accommodating all soil & site conditions
- » Structurally independent tables to diminish terrain challenges

HIGHER YIELD PER FOUNDATION

Purlins spanning up to twelve panels in portrait orientation result in fewer foundations throughout the entire installation. More panels on each table with fewer posts installed reduce labor & material cost; compounding value per watt generated.


PIVOT ADAPTER

The uniquely designed pivot adapter elevates each one-point purlin connection to drastically improve every table's adaptability to challenging topography. The fully grounded rows can adjust to changes up to 20% grade.



FOUNDATION FLEXIBILITY

Ideal for maximizing your investment for virtually any condition – Driven beam, ground screw, and ballasted foundation variants available to minimize installation challenges or environmental demands – distinguishing Long Span brand versatility.



INTEGRATED WIRE MANAGEMENT

The underside flange on panel beams give versatility for wire support, decreasing the need for additional wire management components and labor. Pre-punched weep holes help with moisture drainage. Integrated wire management and support are included as part of our base offer.

DCE Solar delivers industry-leading racking products with unbeatable customer service. All Long Span solutions have been designed to minimize grading, lower foundation costs, and facilitate greater energy performance.

LONG SPAN

Structural Components

All above ground members are constructed from G115 galvanized steel with ground penetrating components from G235 or better.

Technical Benefits

- » Minimal hardware
- » Designed to custom fit the panel
- » Fewer foundations per panel

TECHNICAL SPECIFICATIONS

Wind Load	90 - 150 MPH *
Snow Load	0 - 70 PSF *
Leading Module Height	18" - 60" MAX
Tilt Angle	5° - 35°
Module Suitability	All Major Brands *
Panel Orientation	Portrait (2H x 12W) *
Warranty	20 years

* Higher wind, snow conditions, and panel frame profiles, are feasible but site specific and are subject to approval by DCE Engineering.

DCE Solar is a market leader in industrial grade solar mounting and consulting. DCE designs, engineers, and manufactures the leading product line in the C&I and utility market. DCE continues to set the gold standard with innovative solutions created and perfected by a trademarked, world-class engineering and support team.

PLP DATE: 3/21/2025 1:02 PM

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RULER IN INCHES:

CPS
FlexOM Meter

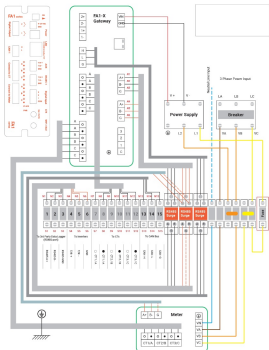
Datasheet



The CPS FlexOM Meter offers a revenue-grade metering solution for CPS 25, 36, 50, 60, 100, and 125 kW inverters. The FlexOM meter solution includes a FlexOM Gateway and revenue-grade meter integrated into a NEMA 4 enclosure. FlexOM Portal Bundles are offered by CPS with web portal data access to features such as data charting, monitoring alerts, kiosk view, and more!

Key Features

- Low-cost, complete hardware and software package
- Includes revenue-grade site-level meter (CTs not supplied, and must have output voltage of 0.333Vac at full scale)
- Full access to inverter data (15+ parameters per inverter)
- 1- to 20-minute interval data (download up to 5 years of site data)
- 5 years of monitoring included (extensions available)
- Automated site commissioning report
- Up to 32 devices per Flex Gateway (no additional fees for each inverter connection)
- Site activation with "CPS Connect Pro" app (iOS and Android)
- Inverter on/off, remote arc-fault reset, PF and active power curtailment controls capability
- Remote CT reversal capability



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Chint Power Systems America
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CPS
FlexOM Meter

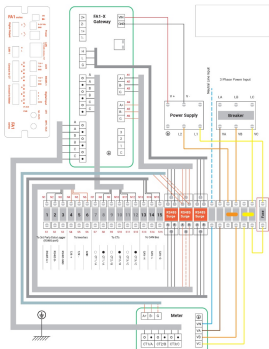
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Item 12.

REVISION	DESCRIPTION	DATE
90%	DESIGN REV1	03/28/2025
95%	DESIGN	02/26/2025
30%	CONCEPTUAL DESIGN	01/13/2025

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CHICAGO, IL 60614
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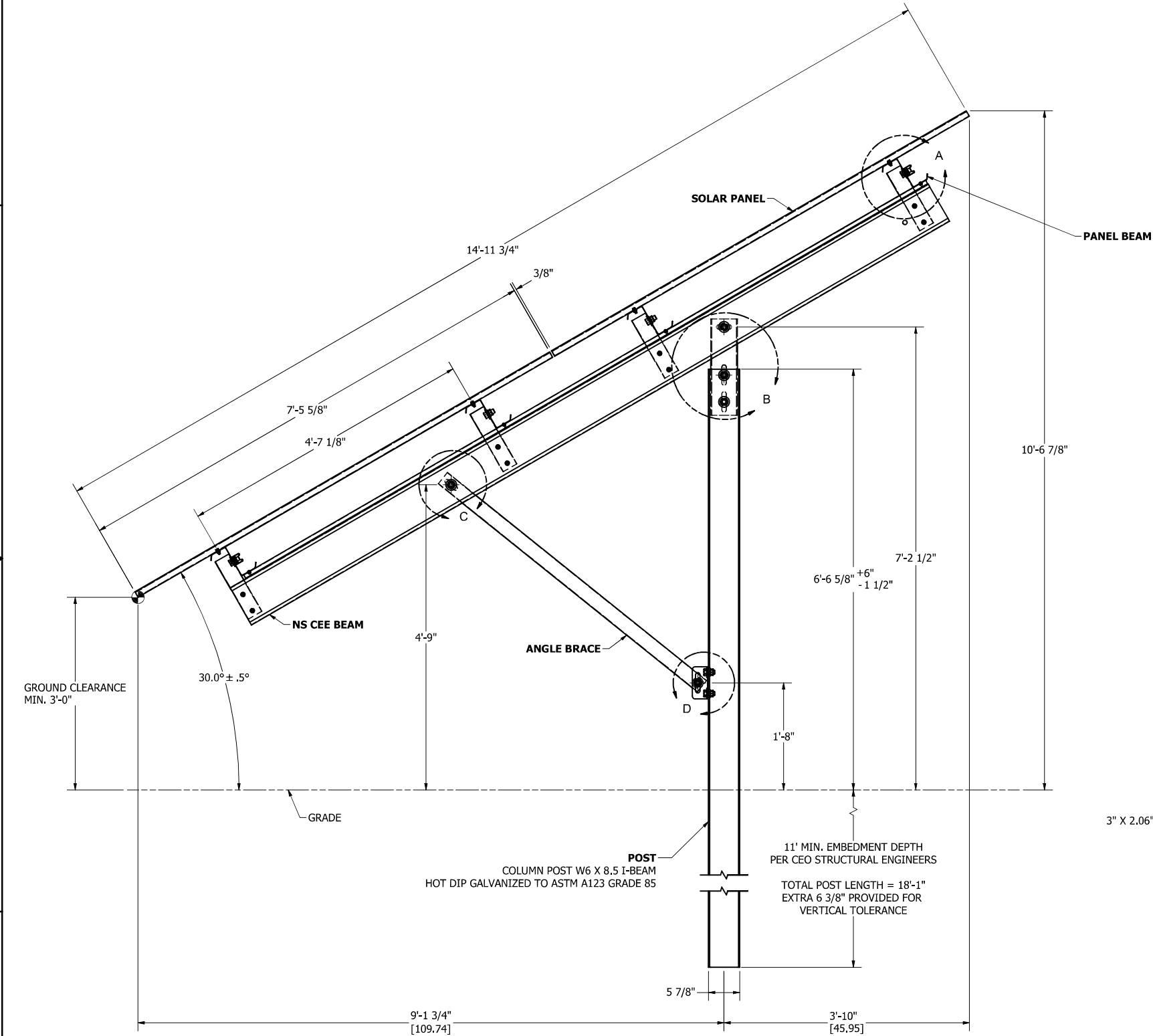
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SOLUTIONS

PAGE SIZE	36" x 24"
PROJECT #	11015.01

PROJECT: SOLAR GROUND MOUNT SYSTEM AT
HENDRICKSON USA
501 CATON FARM ROAD
LOCKPORT, IL 60441

221

APPENDIX- A
STRUCTURAL DETAIL DRAWING
NOT FOR CONSTRUCTION



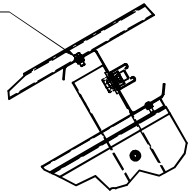
SIDE VIEW

VIEW1
SCALE 1 : 12

REVISION HISTORY			
REV	DESCRIPTION	DESIGNER	DATE
0	STRUCTURAL DETAIL DRAWING	CPATTERSON	2/4/2025
1	REVISED POST EMBEDMENT DEPTH AND ALTERNATE FOUNDATION DESIGN	CPATTERSON	2/24/2025
2	REVISED GML ON PAGE 5	CPATTERSON	3/6/2025
3	REVISED GML ON PAGE 5	CPATTERSON	3/25/2025

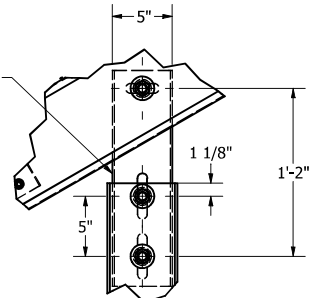
ALL PANEL MOUNTING HARDWARE CALLED OUT BELOW WILL BE PROVIDED BY DCE SOLAR. ANY CUSTOMIZED PANEL MOUNTING HARDWARE PROVIDED BY OTHERS MAY VOID DCE SOLAR'S UL2703 CERTIFICATION.

PANEL ATTACHES TO PANEL BEAMS WITH
(4) 5/16-18 X 3/4" SERRATED FLANGE CAP SCREWS
AND 5/16-18 SERRATED FLANGE NUTS.
TORQUE TO 15 FT-LBS.



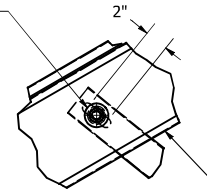
DETAIL A
SCALE 1 / 8

TOP BEAM ADAPTER
5" X 1.75" X 8G CHANNEL, 18"L
ASTM A653 GALVANIZED GRADE 50 SS STEEL
ATTACHES TO NS BEAM AND COLUMN POST
WITH (3) 3/4-10 X 1.5" GRADE 5 STEEL HHCS,
WASHERS, AND SERRATED FLANGE NUTS.
TORQUE TO 250 FT-LB.



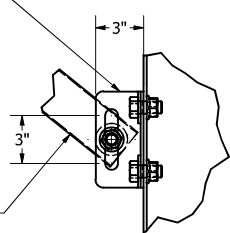
DETAIL B
SCALE 1 / 8

ANGLE BRACE ATTACHES
TO NS CEE BEAM WITH
(1) 3/4-10 X 1.5" GRADE 5
STEEL HHCS, WASHER,
AND SERRATED FLANGE NUT.
TORQUE TO 250 FT-LB.



DETAIL C
SCALE 1 / 8

LOWER MOUNT BRACKET
3" X 2.06" X 0.188" X 6"L BENT PLATE, A653 SS GRADE 37 G115.
ATTACHES TO ANGLE BRACE AND I-BEAM
WITH (3) 3/4-10 X 1.5" GRADE 5 STEEL HHCS,
WASHERS, AND SERRATED FLANGE NUTS.
TORQUE TO 250 FT-LB.



DETAIL D
SCALE 1 / 6

ANGLE BRACE
2.75" X 1.75" U-CHANNEL
14 GAUGE, ASTM A653 GALVANIZED
GRADE 50 SS STEEL

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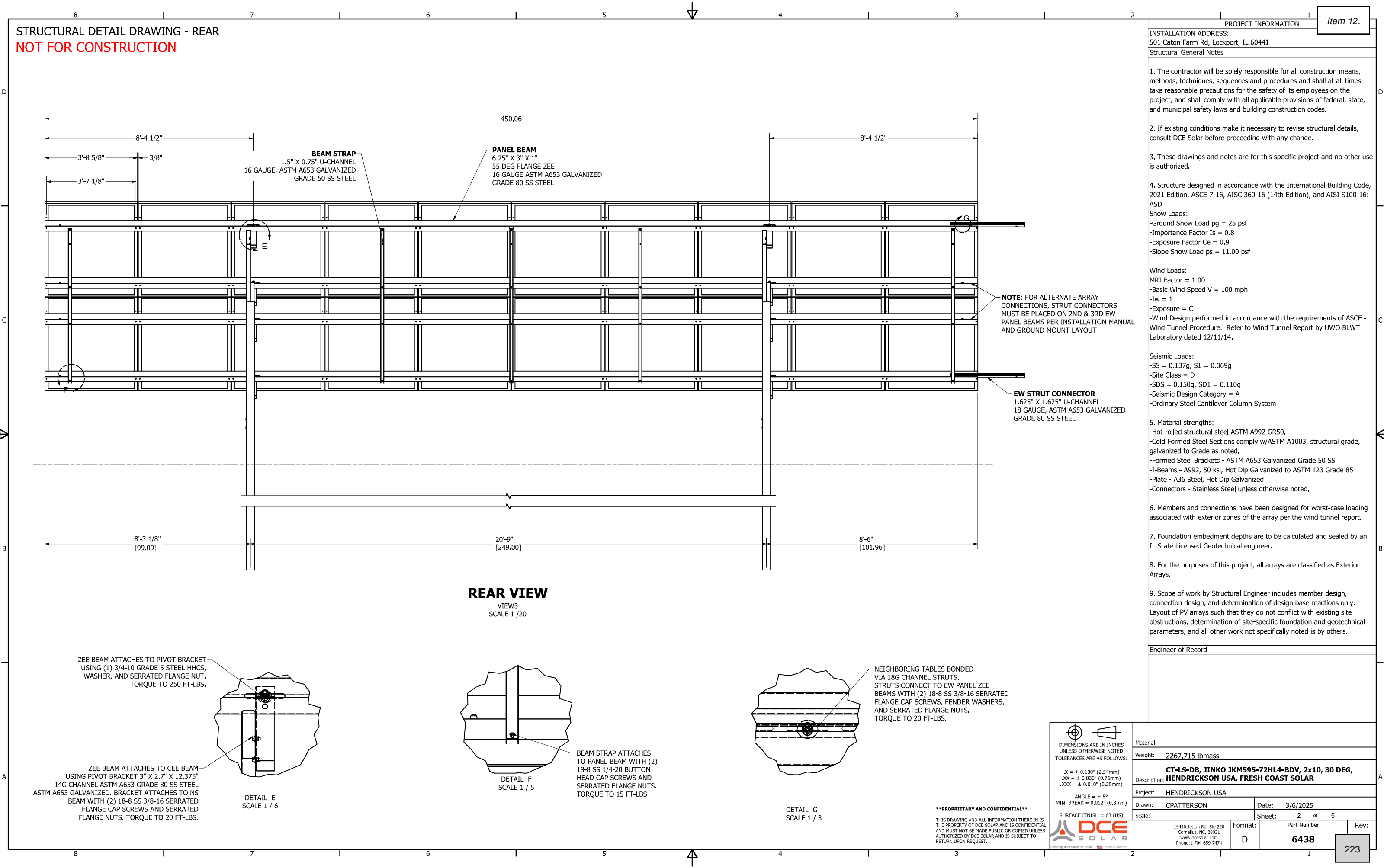
.X = ± 0.100" (2.54mm)
.XX = ± 0.030" (0.76mm)
.XXX = ± 0.010" (0.25mm)

ANGLE = ± 5°
MIN. BREAK = 0.012" (0.3mm)

SURFACE FINISH = 63 (US)

DCE SOLAR
Headquartered in the USA
Made in America

Material:		Weight: 2267.715 lbmass	
Description:		CT-LS-DB, JINKO JKM595-72HL4-BDV, 2x10, 30 DEG, HENDRICKSON USA, FRESH COAST SOLAR	
Project:		HENDRICKSON USA	
Drawn:		CPATTERSON	Date: 3/6/2025
Scale:		1	Sheet: 1 of 5
Format:		D	Part Number: 6438
Rev:		222	



STRUCTURAL DETAIL DRAWING - REAR
NOT FOR CONSTRUCTION

PROJECT INFORMATION		Item 12.
INSTALLATION ADDRESS:		
501 Caton Farm Rd, Lockport, IL 60441		
Structural General Notes		
1. The contractor will be solely responsible for all construction means, methods, techniques, sequences and procedures and shall at all times take reasonable precautions for the safety of its employees on the project, and shall comply with all applicable provisions of federal, state, and municipal safety laws and building construction codes.		
2. If existing conditions make it necessary to revise structural details, consult DCE Solar before proceeding with any change.		
3. These drawings and notes are for this specific project and no other use is authorized.		
4. Structure designed in accordance with the International Building Code, 2021 Edition, ASCE 7-16, AISC 360-16 (14th Edition), and AISI S100-16: ASD		
Snow Loads:		
-Ground Snow Load pg = 25 psf		
-Importance Factor Is = 0.8		
-Exposure Factor Ce = 0.9		
-Slope Snow Load ps = 11.00 psf		
Wind Loads:		
MRI Factor = 1.00		
-Basic Wind Speed V = 100 mph		
-Iw = 1		
-Exposure = C		
-Wind Design performed in accordance with the requirements of ASCE - Wind Tunnel Procedure. Refer to Wind Tunnel Report by UW0 BLWT Laboratory dated 12/11/14.		
Seismic Loads:		
-SS = 0.137g, S1 = 0.069g		
-Site Class = D		
-SDS = 0.150g, SD1 = 0.110g		
-Seismic Design Category = A		
-Ordinary Steel Cantilever Column System		
5. Material strengths:		
-Hot-rolled structural steel ASTM A992 GR50.		
-Cold Formed Steel Sections comply w/ASTM A1003, structural grade, galvanized to Grade as noted.		
-Formed Steel Brackets - ASTM A653 Galvanized Grade 50 SS		
-I-Beams - A992, 50 ksi, Hot Dip Galvanized to ASTM 123 Grade 85		
-Plate - A36 Steel, Hot Dip Galvanized		
-Connectors - Stainless Steel unless otherwise noted.		
6. Members and connections have been designed for worst-case loading associated with exterior zones of the array per the wind tunnel report.		
7. Foundation embedment depths are to be calculated and sealed by an IL State Licensed Geotechnical engineer.		
8. For the purposes of this project, all arrays are classified as Exterior Arrays.		
9. Scope of work by Structural Engineer includes member design, connection design, and determination of design base reactions only. Layout of PV arrays such that they do not conflict with existing site obstructions, determination of site-specific foundation and geotechnical parameters, and all other work not specifically noted is by others.		
Engineer of Record		

REAR VIEW
VIEW3
SCALE 1 / 20

ZEE BEAM ATTACHES TO PIVOT BRACKET USING (1) 3/4-10 GRADE 5 STEEL HHCS, WASHER, AND SERRATED FLANGE NUT. TORQUE TO 250 FT-LBS.

ZEE BEAM ATTACHES TO CEE BEAM USING PIVOT BRACKET 3" X 2.7" X 12.375" 14G CHANNEL ASTM A653 GRADE 80 SS STEEL ASTM A653 GALVANIZED. BRACKET ATTACHES TO NS BEAM WITH (2) 18-8 SS 3/8-16 SERRATED FLANGE CAP SCREWS AND SERRATED FLANGE NUTS. TORQUE TO 20 FT-LBS.

DETAIL E
SCALE 1 / 6

BEAM STRAP ATTACHES TO PANEL BEAM WITH (2) 18-8 SS 1/4-20 BUTTON HEAD CAP SCREWS AND SERRATED FLANGE NUTS. TORQUE TO 15 FT-LBS

DETAIL F
SCALE 1 / 5

NEIGHBORING TABLES BONDED VIA 18G CHANNEL STRUTS. STRUTS CONNECT TO EW PANEL ZEE BEAMS WITH (2) 18-8 SS 3/8-16 SERRATED FLANGE CAP SCREWS, FENDER WASHERS, AND SERRATED FLANGE NUTS. TORQUE TO 20 FT-LBS.

DETAIL G
SCALE 1 / 3

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.X = ± 0.100" (2.54mm) .XX = ± 0.030" (0.76mm) .XXX = ± 0.010" (0.25mm)		Weight: 2267.715 lbmass	
ANGLE = ± 5° MIN. BREAK = 0.012" (0.3mm)		CT-LS-DB, JINKO JKM595-72HL4-BDV, 2x10, 30 DEG, HENDRICKSON USA, FRESH COAST SOLAR	
SURFACE FINISH = 63 (US)		Project: HENDRICKSON USA	Date: 3/6/2025
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B



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Technical drawing of a solar panel showing dimensions and tolerances. The drawing includes a circular symbol with a crosshair, a rectangular symbol with a crosshair, and a trapezoidal symbol with a crosshair. The dimensions are given in inches, and the tolerances are specified as follows:

DIMENSIONS ARE IN INCHES
UNLESS OTHERWISE NOTED
TOLERANCES ARE AS FOLLOWS:

$.X = \pm 0.100"$ (2.54mm)
 $.XX = \pm 0.030"$ (0.76mm)
 $.XXX = \pm 0.010"$ (0.25mm)

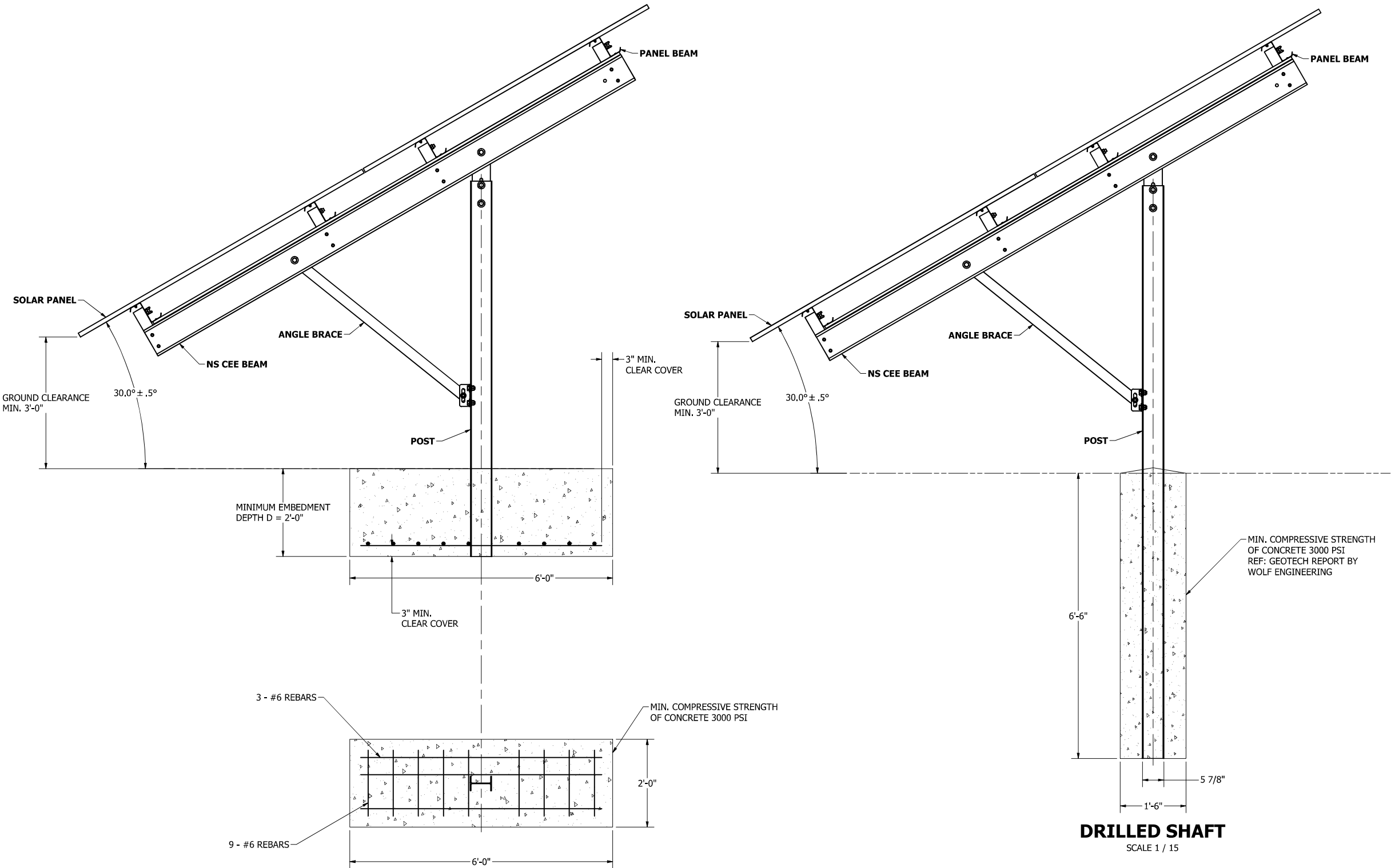
ANGLE = $\pm 5^\circ$
MIN. BREAK = $0.012"$ (0.3mm)

SURFACE FINISH = 63 (US)

Rev

DCB

STRUCTURAL DETAIL DRAWING - ALTERNATE FOUNDATIONS
NOT FOR CONSTRUCTION



ALTERNATE PILE SECTION FOR USE WHEN REFUSAL CONDITION
ENCOUNTERED AT EMBEDMENT DEPTHS LESS THAN 6'-6"

SPREAD FOOTING
SCALE 1 / 15

DRILLED SHAFT
SCALE 1 / 15

DRILLED SHAFT
TOP VIEW
SCALE 1 / 15

PROPRIETARY AND CONFIDENTIAL

THIS DRAWING AND ALL INFORMATION THEREIN IS
THE PROPERTY OF DCE SOLAR AND IS CONFIDENTIAL
AND MUST NOT BE MADE PUBLIC OR COPIED UNLESS
AUTHORIZED BY DCE SOLAR AND IS SUBJECT TO
RETURN UPON REQUEST.

DIMENSIONS ARE IN INCHES
UNLESS OTHERWISE NOTED
TOLERANCES ARE AS FOLLOWS:

.X = ± 0.100" (2.54mm)
.XX = ± 0.030" (0.76mm)
.XXX = ± 0.010" (0.25mm)

ANGLE = ± 5°
MIN. BREAK = 0.012" (0.3mm)
SURFACE FINISH = 63 (US)

DCE SOLAR
19410 Jetton Rd, Ste 220
Cornelius, NC, 28031
www.dcesolar.com
Phone: 1-704-659-7474

PROJECT INFORMATION				Item 12.
INSTALLATION ADDRESS: 501 Caton Farm Rd, Lockport, IL 60441				
Structural General Notes				
1. The contractor will be solely responsible for all construction means, methods, techniques, sequences and procedures and shall at all times take reasonable precautions for the safety of its employees on the project, and shall comply with all applicable provisions of federal, state, and municipal safety laws and building construction codes.				
2. If existing conditions make it necessary to revise structural details, consult DCE Solar before proceeding with any change.				
3. These drawings and notes are for this specific project and no other use is authorized.				
4. Structure designed in accordance with the International Building Code, 2021 Edition, ASCE 7-16, AISC 360-16 (14th Edition), and AISI S100-16: ASD				
Snow Loads:				
-Ground Snow Load pg = 25 psf				
-Importance Factor Is = 0.8				
-Exposure Factor Ce = 0.9				
-Slope Snow Load ps = 11.00 psf				
Wind Loads:				
MRI Factor = 1.00				
-Basic Wind Speed V = 100 mph				
-Iw = 1				
-Exposure = C				
-Wind Design performed in accordance with the requirements of ASCE - Wind Tunnel Procedure. Refer to Wind Tunnel Report by UW0 BLWT Laboratory dated 12/11/14.				
Seismic Loads:				
-SS = 0.137g, S1 = 0.069g				
-Site Class = D				
-SDS = 0.150g, SD1 = 0.110g				
-Seismic Design Category = A				
-Ordinary Steel Cantilever Column System				
5. Material strengths:				
-Hot-rolled structural steel ASTM A992 GR50.				
-Cold Formed Steel Sections comply w/ASTM A1003, structural grade, galvanized to Grade as noted.				
-Formed Steel Brackets - ASTM A653 Galvanized Grade 50 SS				
-I-Beams - A992, 50 ksi, Hot Dip Galvanized to ASTM 123 Grade 85				
-Plate - A36 Steel, Hot Dip Galvanized				
-Connectors - Stainless Steel unless otherwise noted.				
6. Members and connections have been designed for worst-case loading associated with exterior zones of the array per the wind tunnel report.				
7. Foundation embedment depths are to be calculated and sealed by an IL State Licensed Geotechnical engineer.				
8. For the purposes of this project, all arrays are classified as Exterior Arrays.				
9. Scope of work by Structural Engineer includes member design, connection design, and determination of design base reactions only. Layout of PV arrays such that they do not conflict with existing site obstructions, determination of site-specific foundation and geotechnical parameters, and all other work not specifically noted is by others.				
Engineer of Record				
Material:				
Weight: 2267.715 lbmass				
Description: CT-LS-DB, JINKO JKM595-72HL4-BDV, 2x10, 30 DEG, HENDRICKSON USA, FRESH COAST SOLAR				
Project: HENDRICKSON USA				
Drawn: CPATTERSON			Date: 3/6/2025	
Scale:			Sheet: 4 of 5	
19410 Jetton Rd, Ste 220 Cornelius, NC, 28031 www.dcesolar.com Phone: 1-704-659-7474			Format: D	Part Number: 6438
				Rev:

Contour™

PROJECT INFORMATION		
PROJECT NAME	HENDRICKSON USA	
INSTALLATION ADDRESS	501 CATON FARM RD, LOCKPORT, IL 60441	
CLIENT	FRESH COAST SOLAR	

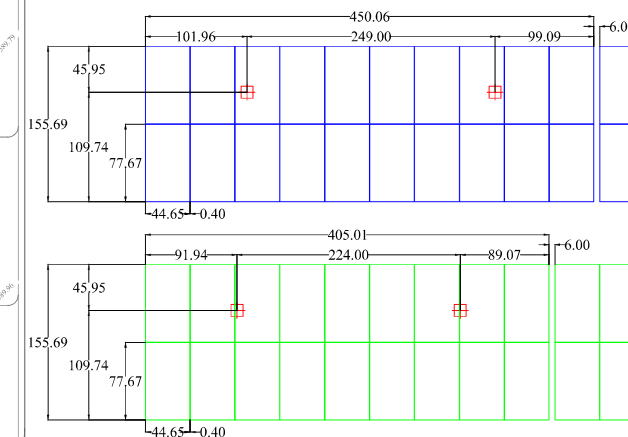
SITE SPECIFICATION			PANEL SPECSHEET
WIND SPEED (MPH)	100	ASCE 7-16	
SNOW LOAD (PSF)	25	ASCE 7-16	
EXPOSURE CATEGORY	C	ASCE 7-16	
RISK CATEGORY	I	ASCE 7-16	

SYSTEM SPECIFICATION		
MODEL	JINKO JKM595-72HL4-BDV	
LENGTH (mm)	2278	
WIDTH (mm)	1134	
WEIGHT (lb)	68.3	
PANEL WATTAGE (W)	595	
PROJECT PANEL COUNT	1,992	

SYSTEM INFORMATION		
ARRAY CONFIGURATION	2X10, 2X9	
SYSTEM SIZE (W)	1,185,240	
ARRAY TILT (°)	30	
GROUND CLEARANCE (in)	36	

ARRAY DETAILS	
ITEM	QUANTITY
2X10 TABLE	87
2X9 TABLE	14
POSTS	202
ALTERNATE ARRAY CONNECTIONS	27

CAD BLOCK



GENERAL NOTES

1. **PROPRIETARY AND CONFIDENTIAL**

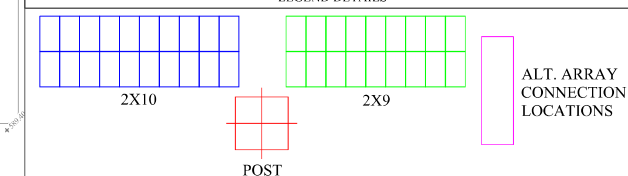
THIS DRAWING AND ALL INFORMATION THERE IN IS THE PROPERTY OF DCE SOLAR AND IS CONFIDENTIAL AND MUST NOT BE MADE PUBLIC OR COPIED UNLESS AUTHORIZED BY DCE SOLAR AND IS SUBJECT TO RETURN UPON REQUEST.

2. THE CONTRACTOR WILL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND SHALL AT ALL TIMES TAKE REASONABLE PRECAUTIONS FOR THE SAFETY OF ITS OWN WORKERS ON THE PROJECT, AND SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF FEDERAL, STATE, AND MUNICIPAL SAFETY LAWS AND BUILDING CONSTRUCTION CODES.

3. CUSTOMER PROVIDED SITE LAYOUTS WERE USED TO GENERATE THE LAYOUT AS SHOWN.

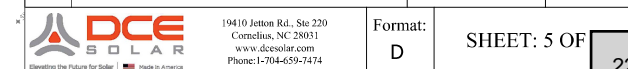
4. ANY CHANGES TO THE LAYOUT SHOWN THAT MAY CAUSE ERRORS DURING INSTALLATION ARE NOT THE RESPONSIBILITY OF DCE SOLAR.

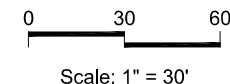
LEGEND DETAILS



REVISION NOTES

REV	DESCRIPTION	PREPARED BY	DATE
0	GROUND MOUNT LAYOUT	CPATTERSON	2/4/2025
1	REVISED EMBEDMENT DEPTH AND ALTERNATE FOUNDATION DESIGNS	CPATTERSON	2/24/2025
2	REVISED LAYOUT	CPATTERSON	3/6/2025
3	REVISED LAYOUT	CPATTERSON	3/25/2025
4			





LEGEND

- Solar Field Pollinator Habitat
Seed Mix: Seed and Blanket
- IDOT 2A Seed Mix: Seed and Blanket
- Existing Tree
- Deciduous Tree
- Ornamental Tree
- Coniferous Tree
- Deciduous Shrub

No.	Revision/Issue	Date
-----	----------------	------

Hey and Associates, Inc.
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FAX (847) 740-2888
CHICAGO@HEYASSOC.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-002429

Verde Solutions

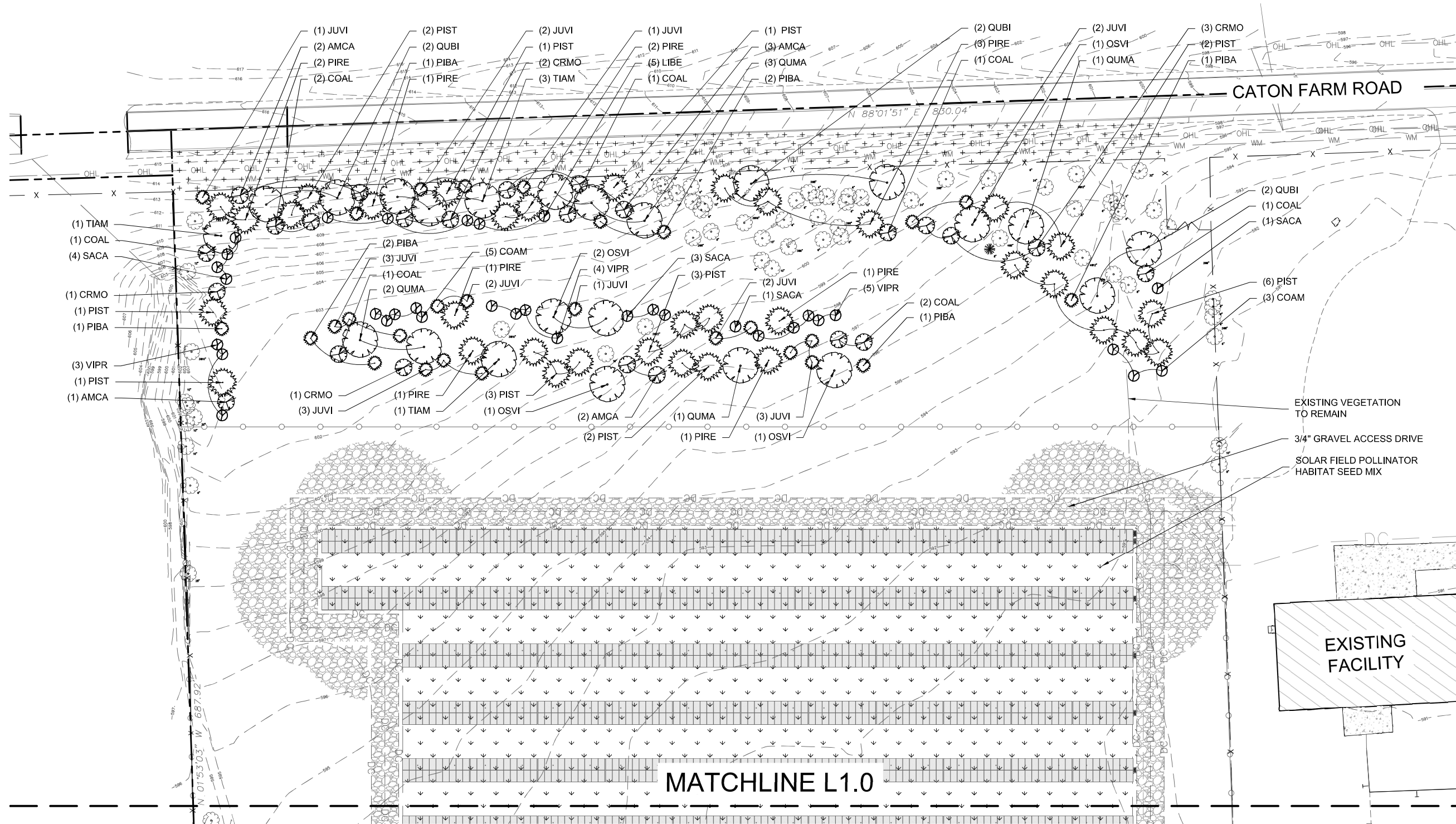
Crest Hill

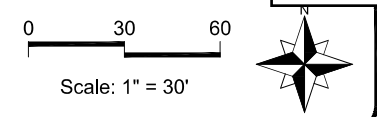
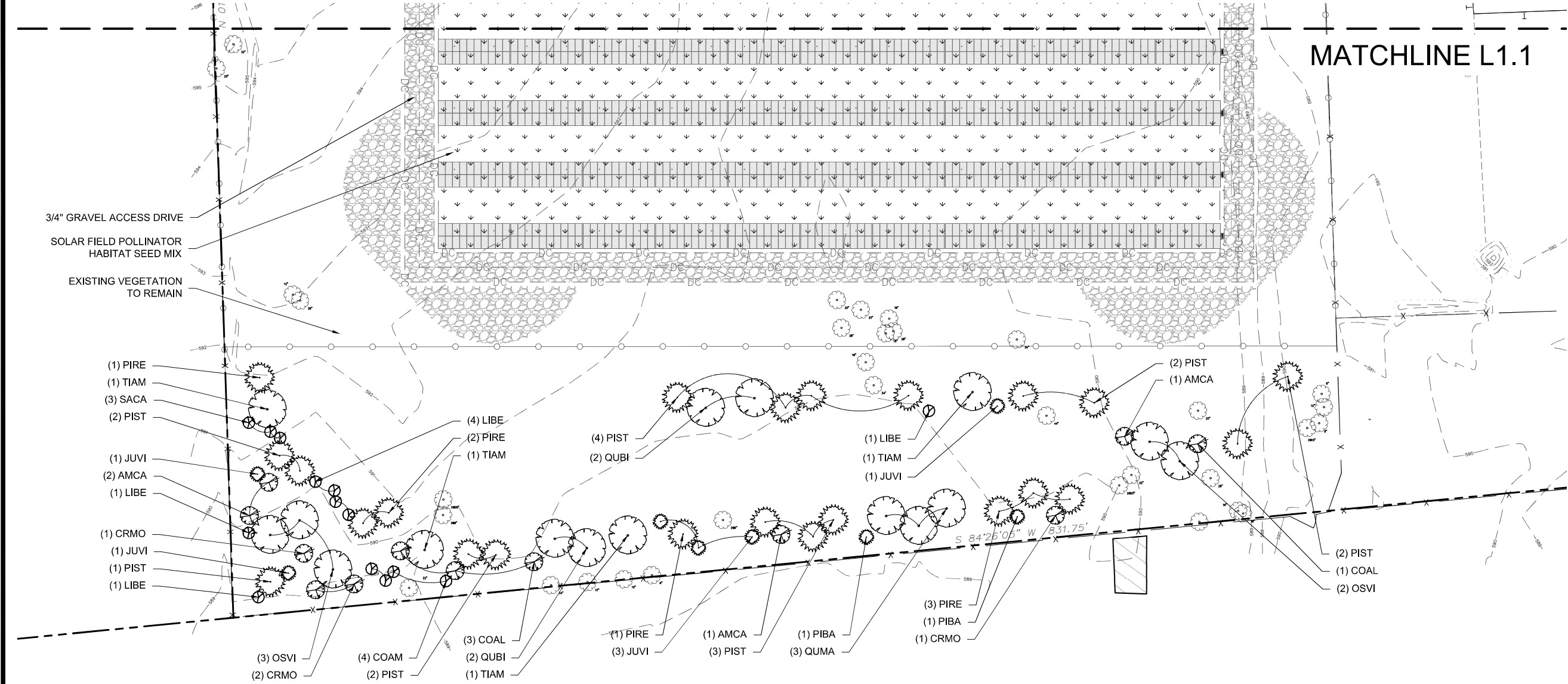
Landscape Plan

PROJECT NO:	25-0072	SHEET NO:	
DESIGNED BY:	BMJ	L1.0	
DRAWN BY:	BMJ		
CHECKED BY:	RJA		
APPROVED BY:	TP	PAGE NO:	
ISSUE DATE:	3/31/25	1 OF 3	

For Review

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LEGEND

Solar Field Pollinator Habitat
Seed Mix: Seed and Blanket

IDOT 2A Seed Mix: Seed and Blanket

Existing Tree

Deciduous Tree

Ornamental Tree

Coniferous Tree

Deciduous Shrub

No.	Revision/Issue	Date
-----	----------------	------

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LICENSE NO. 184-002429

Verde Solutions

Crest Hill

Landscape Plan

PROJECT NO: 25-0072		SHEET NO:	
DESIGNED BY	BMJ	L1.1	
DRAWN BY	BMJ		
CHECKED BY	RJA		
APPROVED BY	TP	PAGE NO:	
ISSUE DATE	3/31/25	2 OF 3	

For Review

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PLANT SCHEDULE

Quantity	Code	Size	Botanical Name	Common Name
DECIDUOUS TREES				
10	OSM	2.5" CAL	Ostrya virginiana	American Hophornbeam
10	TIAM	2.5" CAL	Tilia americana	American Basswood
10	QUBI	2.5" CAL	Quercus bicolor	Swamp White Oak
10	QUMA	2.5" CAL	Quercus macrocarpa	Bur Oak
CONIFEROUS TREES				
26	JUM	6 HT	Juniperus virginiana	Eastern Red Cedar
10	PIBA	6 HT	Pinus banksiana	Jack Pine
20	PIRE	6 HT	Pinus resinosa	Red Pine
36	PIST	6 HT	Pinus strobus	Eastern White Pine
ORNAMENTAL TREES				
12	AMCA	6 HT	Amelanchier canadensis	Shadblow Serviceberry
12	COAL	6 HT	Cornus alternifolia	Pagoda Dogwood
12	CRMO	6 HT	Crataegus mollis	Downy Hawthorn
DECIDUOUS SHRUBS				
12	COAM	#5 CONT	Cornus amomum	Silky Dogwood
12	LIBE	#5 CONT	Lindera benzoin	Northern Spicebush
12	SACA	#5 CONT	Sambucus canadensis	American Elderberry
12	VIFR	#5 CONT	Viburnum prunifolium	Blackhaw Viburnum

Solar Field Pollinator Habitat Seed Mix

Source: Stantec

Apply at 41.25 PLS pounds per acre

Mature height of species selected = under 3'

Forbs

Scientific Name	Common Name	Total Ozs.
Allium cernuum	Nodding Onion	6.0
Aquilegia canadensis	Wild Columbine	1.0
Asclepias syriaca	Common Milkweed	4.0
Chamaecrista fasciculata	Partridge Pea	12.0
Coreopsis lanceolata	Sand Coreopsis	10.0
Dalea purpurea	Purple Prairie Clover	6.0
Liatris pycnostachya	Prairie Blazing Star	2.0
Lupinus perennis var. occidentalis	Wild Lupine	2.0
Monarda punctata	Horse Mint / Spotted Bergamot	1.5
Penstemon hirsutus	Hairy Beard Tongue	1.5
Solidago nemoralis	Old-Field Goldenrod	1.0
Symphyotrichum pilosum	Hairy Aster	1.0
Verbena stricta	Hoary Vervain	2.0
Zizia aurea	Golden Alexander	2.0
TOTAL		52.0

Grasses

Bouteloua curtipendula	Side-Oats Grama	24.0
Carex bicknellii	Copper-Shouldered Oval Sedge	3.5
Koeleria macrantha	June Grass	1.5
Schizachyrium scoparium	Little Bluestem	64.0
Sporobolus heterolepis	Prairie Dropseed	3.0
TOTAL		96.0

Cover Crop

Avena sativa	Common Oat	512.0
TOTAL		512.0

IDOT Class 2A (salt tolerant roadside mix)

Source: IDOT

Seeding rate: 200 lbs/acre (3,834 seeds / square foot)

Mature height of species selected = under 3'

Forbs

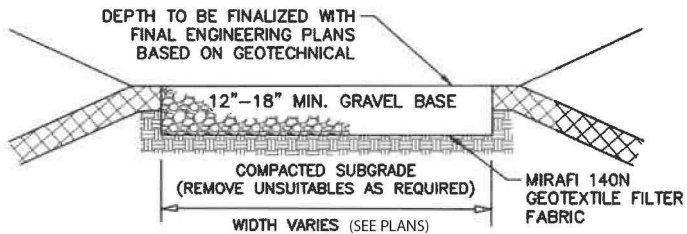
Scientific Name	Common Name	% Mix	Total Ozs.
Festuca arundinacea	Tall Fescue	30	60.0
Festuca rubra	Red Fescue	15	30.0
Festuca trachyphylla	Hard Fescue	15	30.0
Lolium perenne	Perennial Rye	10	20.0
Puccinellia distans	Alkali Grass	30	60.0
TOTAL			200.0

Ordinance code: 15.04.040 (2)

REQ.
1 planting (tree or shrub) per 725 sf
10 sf groundcover per planting
AREA
226,939 sf existing / 725 = 313 plantings
313 plantings x 10 sf groundcover = 3,130 sf

EXISTING
97 trees
313 - 97 = 216

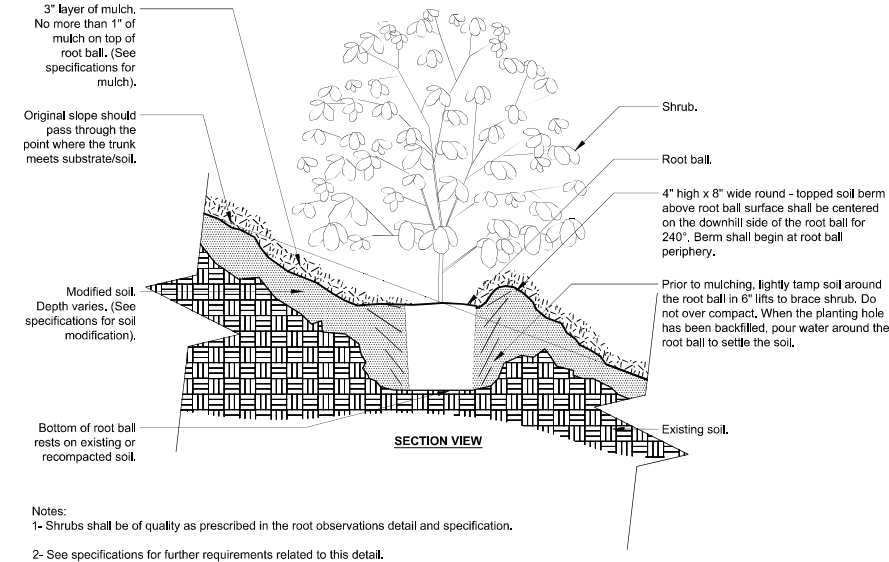
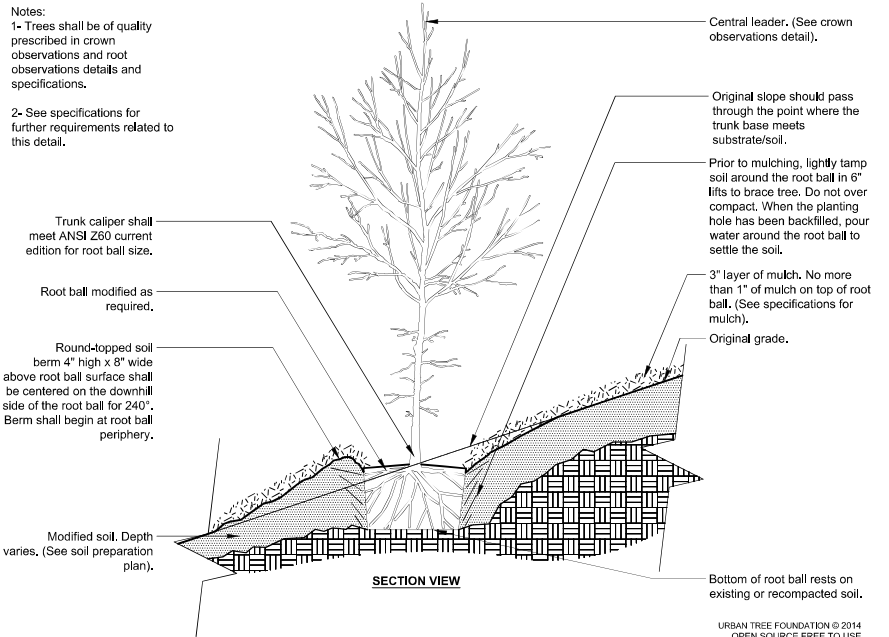
PROV.
216 (168 trees, 48 shrubs)
155,840 sf groundcover



NOTES:

1. REMOVE TOPSOIL AND ALL UNSUITABLE MATERIAL AS REQUIRED AND REPLACE WITH GRAVEL.
2. ACCESS DRIVES TO SLOPE IN THE DIRECTION OF THE EXISTING GRADE AT A MINIMUM OF 2.0% DRIVEWAY SHALL BE GRADED TO ALLOW STORMWATER TO SHEET ACROSS IT AND TO PREVENT PUDDLING.
3. ROAD SECTION SHALL COMPLY WITH RECOMMENDATIONS FROM GEOTECHNICAL REPORT.
4. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II, OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.

ACCESS DRIVE/TEMPORARY LAYDOWN AREA
CROSS SECTION
NOT TO SCALE



LEGEND

No.	Revision/Issue	Date
-----	----------------	------

Hey and Associates, Inc.

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Verde Solutions

Crest Hill

Landscape Details

PROJECT NO: 25-0072		SHEET NO:	
DESIGNED BY	BMJ	L1.2	
DRAWN BY	BMJ		
CHECKED BY	RJA		
APPROVED BY	TP	PAGE NO:	
ISSUE DATE	3/31/25	3 of 3	

For Review

Attachment D



The World Rides On Us®

Hendrickson Bumper Solar Project

Who is Hendrickson?

Item 12.

Hendrickson is a leading global manufacturer and supplier of medium- and heavy-duty mechanical, elastomeric and air suspensions; integrated and non-integrated axle and brake systems; tire pressure control systems; auxiliary lift axle systems; parabolic and multi-leaf springs; stabilizers; bumpers and components to the global commercial transportation industry.



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QUALITY™

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Hendrickson Overview

Item 12.

- **Hendrickson is family owned (privately held) by Boler Company**
 - Boler HQ – Schaumburg, IL
- **6,000+ global employees**
- **30+ locations globally**
 - Hendrickson HQ – Woodridge, IL
- **6 unique brand names**



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Hendrickson Bumper

Item 12.

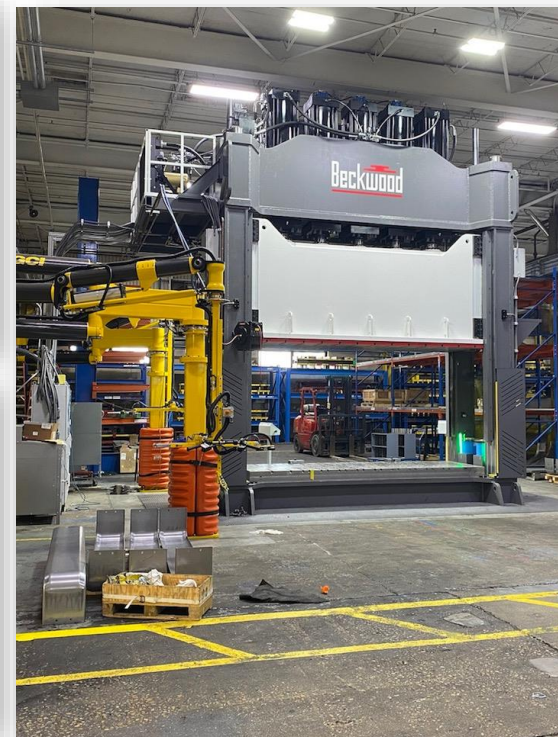
- **Locations in Crest Hill, IL & Dayton, OH**
 - 150,000 sq ft of facilities
 - 2 shift operations | ~100 employees
- **Hendrickson acquired Crest Hill facility in 1977**
- **Functional teams on-site**
 - Operations, Engineering, Quality, Marketing, HR, Accounting, Purchasing & Customer Service
- **Tier 1 supplier to all major commercial vehicle OEMs**
 - Annual metal bumper production 100k+
- **Core values**
 - Safety, Quality & Innovation
- **Certifications**
 - IATF16949:2022 (Quality)
 - ISO14001:2015 (Environmental)
 - VPP Star Certified (Safety)
 - Great Place to Work® Certified (Culture)



Manufacturing Capabilities

Item 12.

- **Blanking**
 - Fiber laser
- **Forming**
 - Press brake
 - 4-sided straight press
 - Compression forming
 - Channel press
 - End form press
 - ADFP (AERO Dynamic Forming Press)
 - High tonnage, deep-draw press
- **Fabrication**
 - Robotic welding
 - TIG welders
 - MIG welders
- **Assembly**
 - Ship to sequence
 - Intelligent tooling with integrated feedback
- **In-House Tool & Die Room**



Hendrickson Bumper's Customers

Item 12.



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Heavy Truck Sustainability

Item 12.

- Over last 5 years, heavy truck manufacturers place higher sustainability requirements on suppliers for new business
 - Volvo and Daimler leading the industry with sustainability requirements
- Customers require roadmap to carbon neutral
- While Hendrickson is leading the bumper industry in sustainability, Customers required more for new business
- Hendrickson Bumper's largest opportunity toward carbon neutral is renewable electricity



DAIMLER TRUCKS



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Business Growth

Item 12.



Hendrickson Bumper pursued 5-year major investment plan in 2022



Hendrickson Bumper received Board of Director approval to invest in solar field to provide 100% electricity thru renewable energy



As a result of Board's investment commitment, Hendrickson Bumper captured ~50% growth starting in 2026

Capability & Sustainability Investment

Item 12.

- **High tonnage deep draw press** (completed 2022)
- **Building expansion 12,000 sq ft** (completed 2024)
- **High-speed fiber laser** (completed 2025)
- **2nd high tonnage deep draw press** (Q3 2025)
- **High-speed robotic buffing** (Q3 2025)
- **Solar field** (Q3 2025)

All investments not only increases capabilities for growth but also increase our sustainability

Solar Selection Process

Item 12.

- **Hendrickson team sent RFQs to 4 Chicagoland commercial solar companies**
- **Requirements:**
 - Engineering and installation with same company
 - Located within 100 miles
 - Locally demonstrated performance and references
 - Incentive assistance
 - Subject matter knowledge
- **Verde Solutions ranked highest in all categories and was selected**

Solar Business Case

Item 12.

- **Business case presented to Board of Directors**
 - Challenged timing
 - Federal incentives requires system to power on in 2025
 - State incentives require permit approval by June 1, 2025
- **Balance of new business, payback, ROI, timing are critical**

Summary

Item 12.

- Hendrickson is advancing manufacturing technology and sustainability
- Hendrickson is dedicated to investing in Crest Hill facility for long-term
- Hendrickson is increasing manufacturing and technology jobs
- Hendrickson's advancement in sustainability will enable future growth





verde
SOLUTIONS

Item 12.



HENDRICKSON

*Hendrickson USA
Ground Mounted Solar PV
Special Use Permit Request
April 24, 2025*

About Verde Solutions

Item 12.

Verde Solutions develops comprehensive energy solutions that benefit our clients and the communities we serve.

- Founded in 2012, Chicago Headquarters
- Provide solutions that result in significant savings
- Proven track record of success (2000+ energy efficiency projects in 48 states)
- NABCEP Certified and OSHA Certified Staff
- Turn-key project delivery
 - Comprehensive analysis
 - On-time installations – self performed
 - High quality products & service
 - Hassle free rebate and incentive management

1,536%
3 year growth
Top Energy Company

Inc.
500

SEIA Solar Energy
Industries
Association®
Member



Similarly Completed Projects

Item 12.

Thelen Sand & Gravel – Lakemoor, IL



Minooka Wastewater Treatment Plant – Minooka, IL



College of Lake County – Grayslake, IL



Item 12.



Current Site

Item 12.



Nearmap Imagery taken October 10, 2024. Site has since been cleared of trees in solar array area.

Current Site

Item 12.



Looking West from Gate (Point A)



Caton Farm Rd

Looking North from Gate (Point A)

Wetland Study

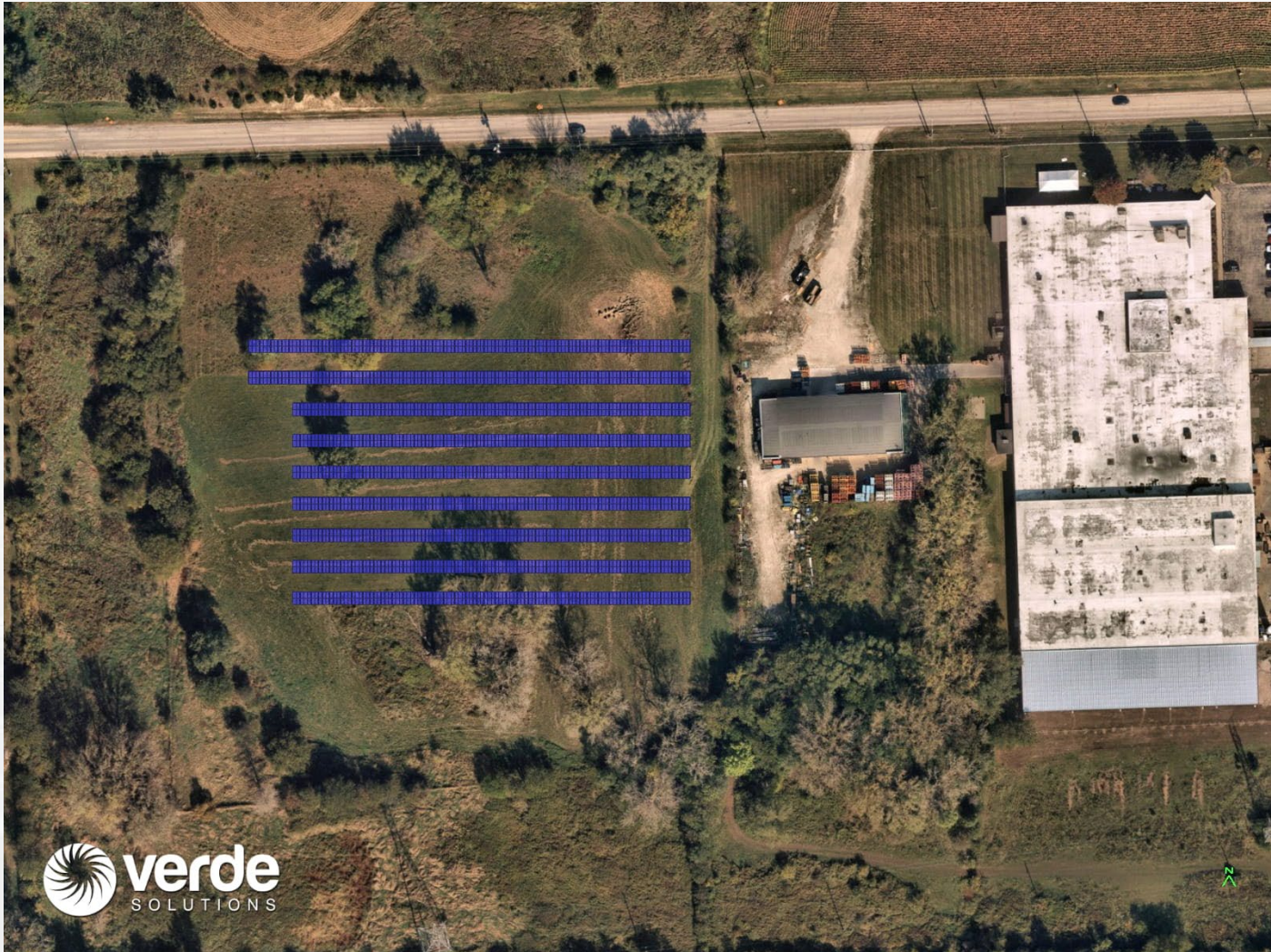
Item 12.



https://gisapp.willcountyillinois.com/Html5Viewer/Index.html?viewer=Data_Viewer

- Hey & Associates performed the field portion of Wetland Study April 22, 2025
- Solar array location is contingent on Final Wetland Study Results

Proposed Design



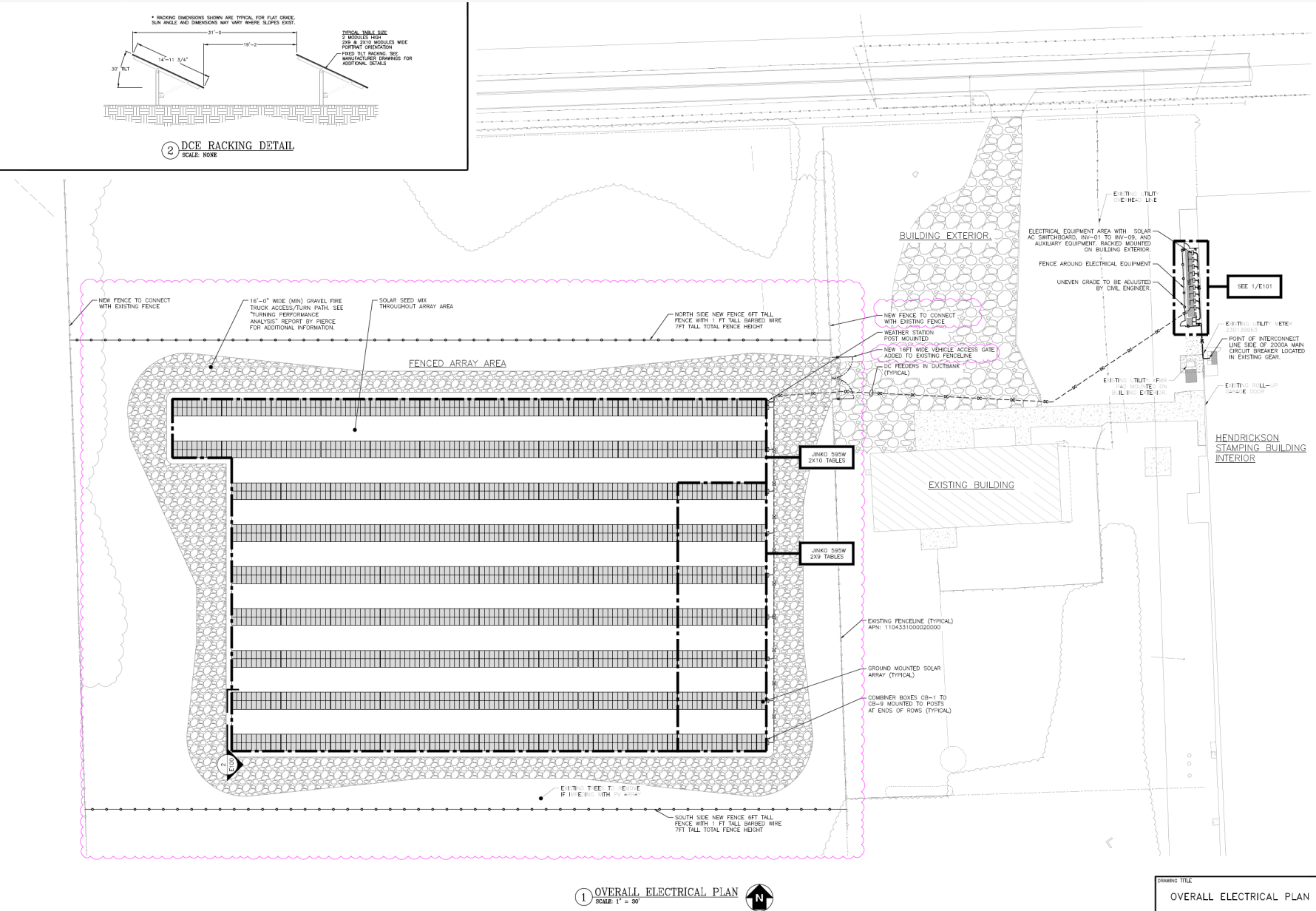
Nearmap Imagery taken October 10, 2024

System Overview

DC System Size:	1,186.7 kW-DC (1,992 modules)
AC System Size:	900 kW-AC
System Output:	1,543,769 kWh
Consumption Offset:	100%

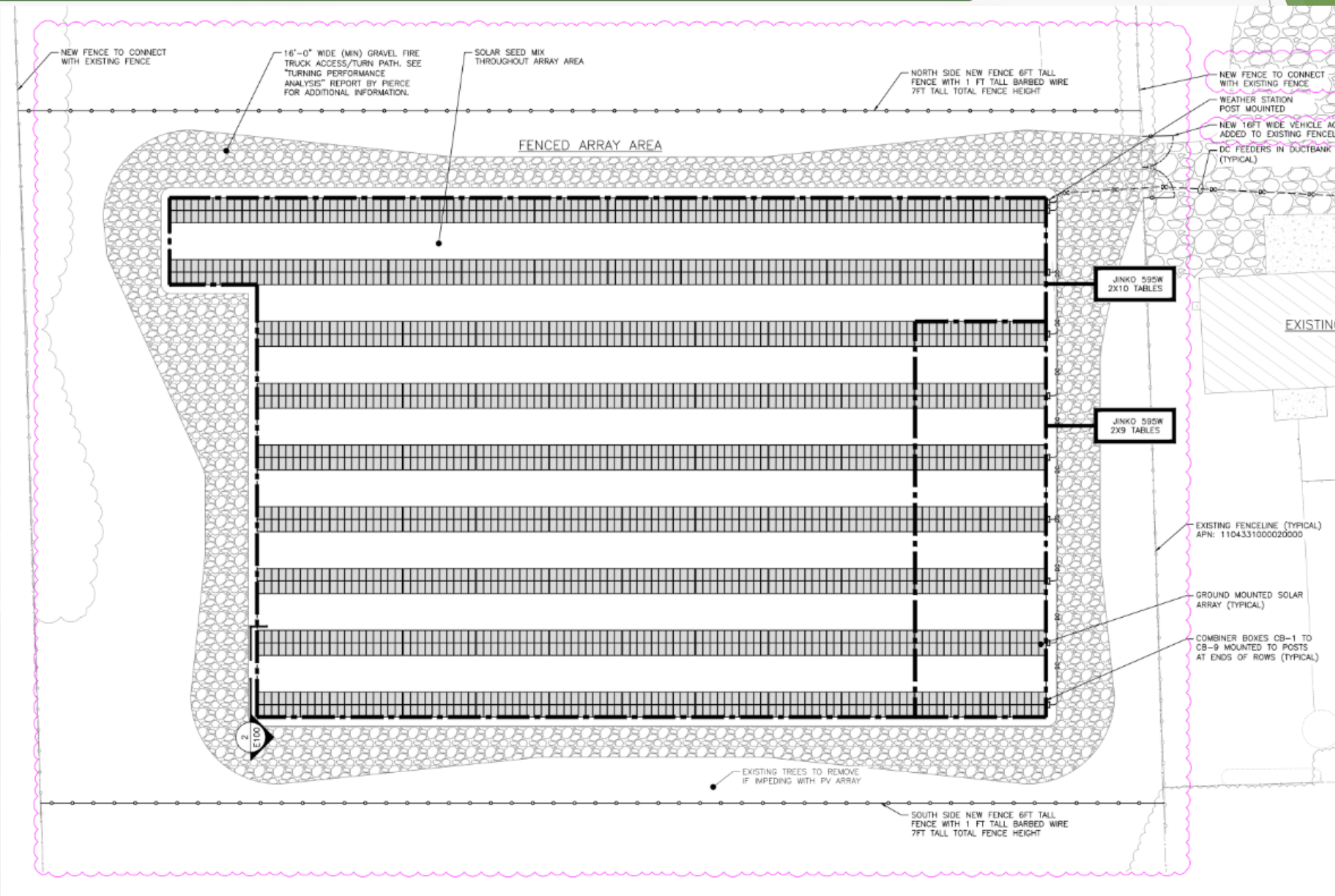


Site Details: Overall Electrical Plan



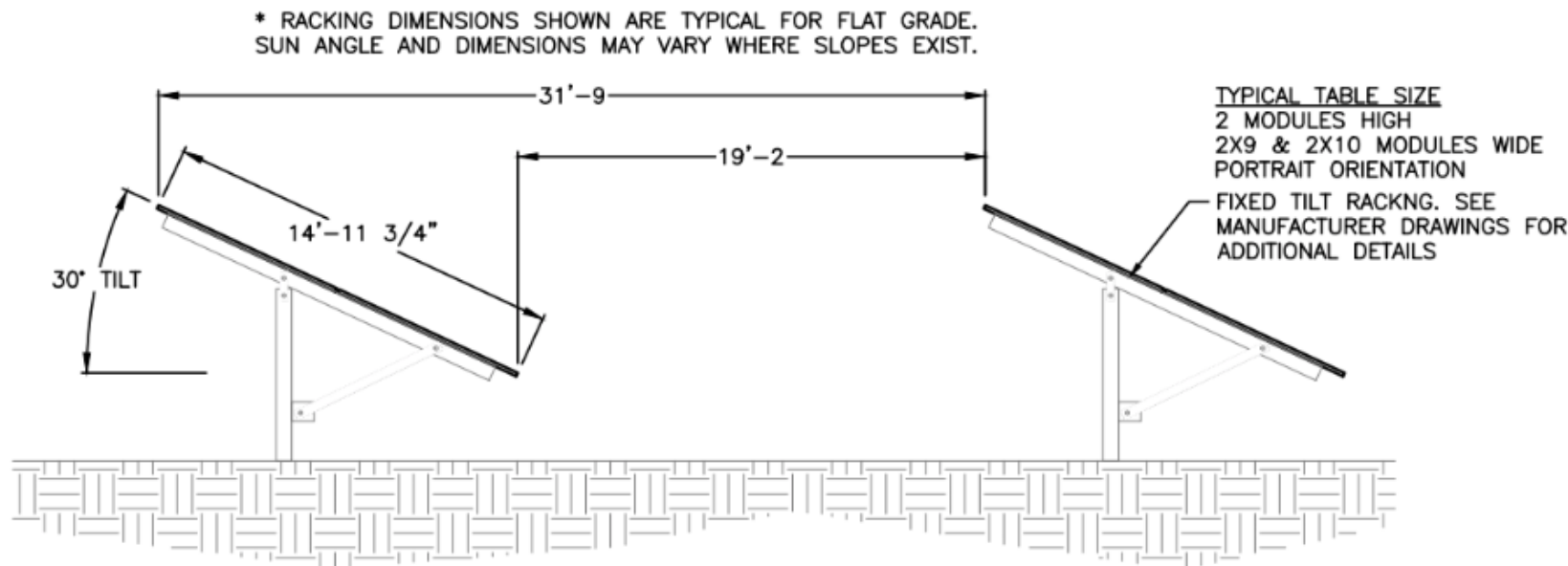
Site Details: Array Layout

Item 12.



Site Details: Racking Detail

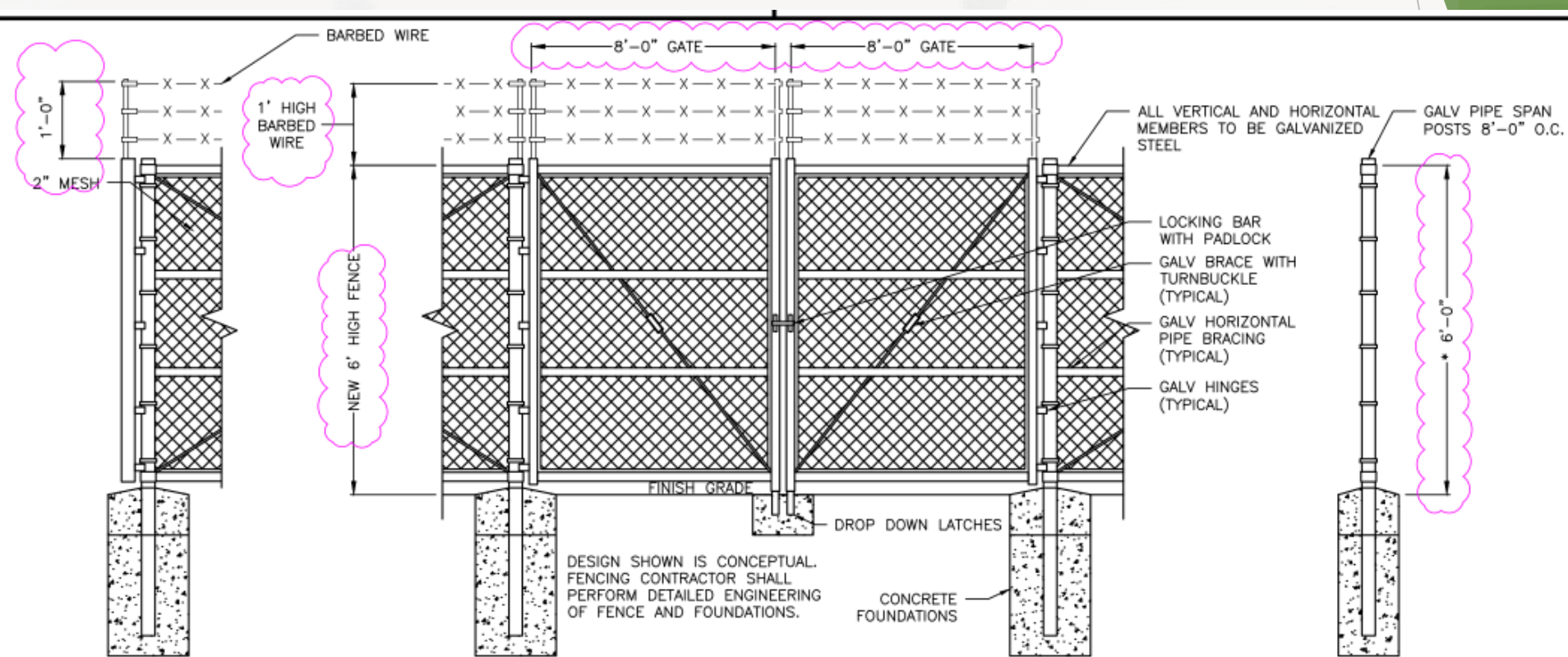
Item 12.



② DCE RACKING DETAIL
SCALE: NONE

Site Details: Typical Fence

Item 12.



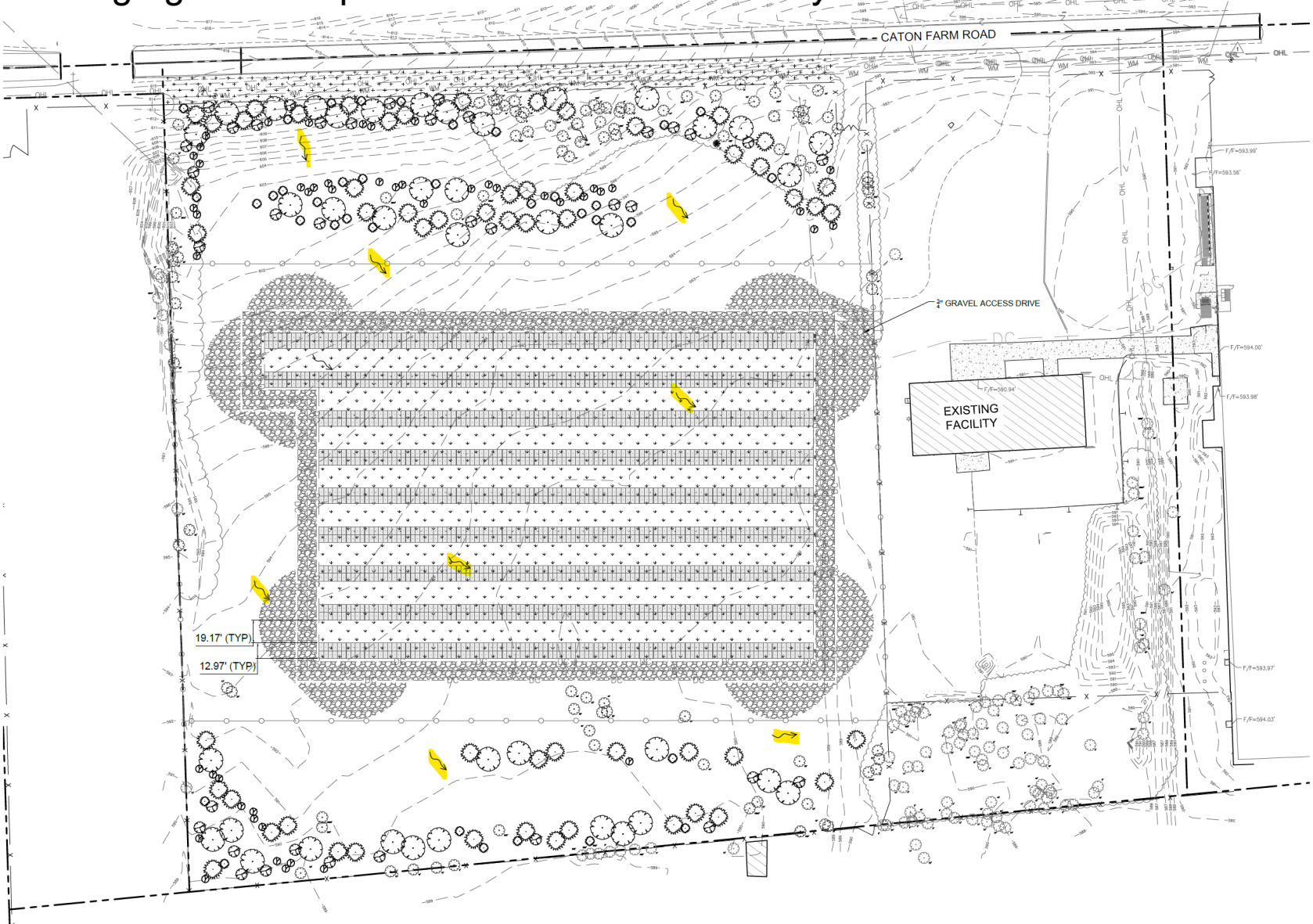
PLEASE REFER TO THE SEOR FOR FENCE FOUNDATION PLAN

9 TYPICAL FENCE
SCALE: 3/8" = 1'-0"

Site Details: Drainage Plan

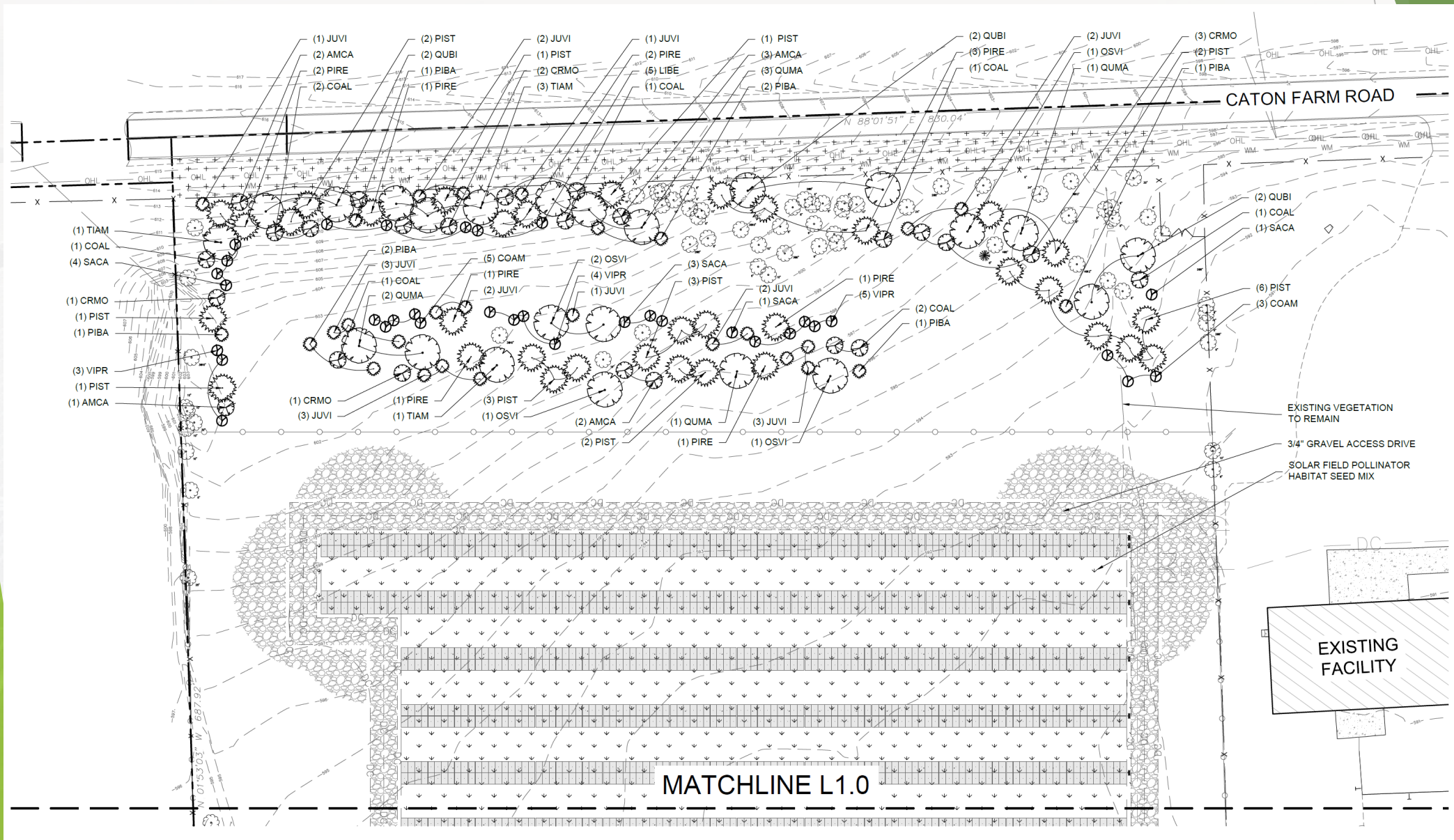
Item 12.

Average ground slope is 2.15% under solar array



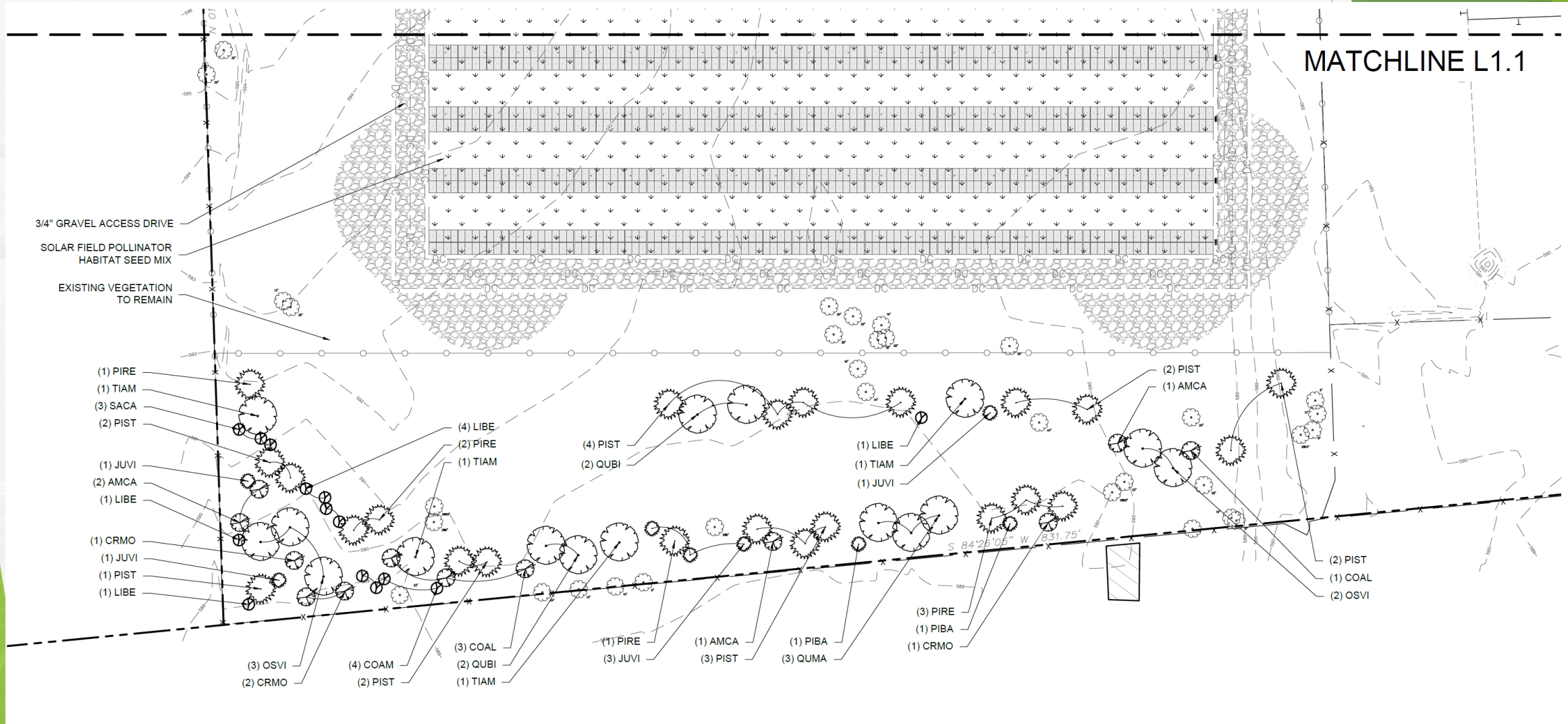
Site Details: Landscaping

Item 12.



Site Details: Landscaping

Item 12.



Site Details: Landscaping

Item 12.

Trees

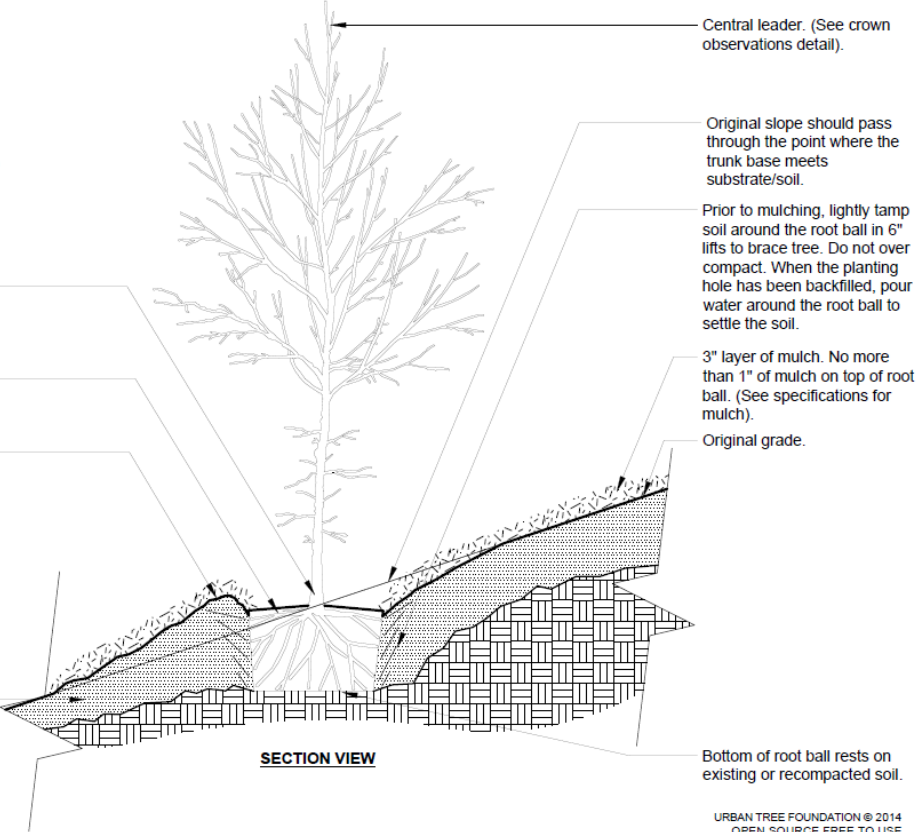
- Notes:
- 1- Trees shall be of quality prescribed in crown observations and root observations details and specifications.
 - 2- See specifications for further requirements related to this detail.

Trunk caliper shall meet ANSI Z60 current edition for root ball size.

Root ball modified as required.

Round-topped soil berm 4" high x 8" wide above root ball surface shall be centered on the downhill side of the root ball for 240°. Berm shall begin at root ball periphery.

Modified soil. Depth varies. (See soil preparation plan).



URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

Shrub

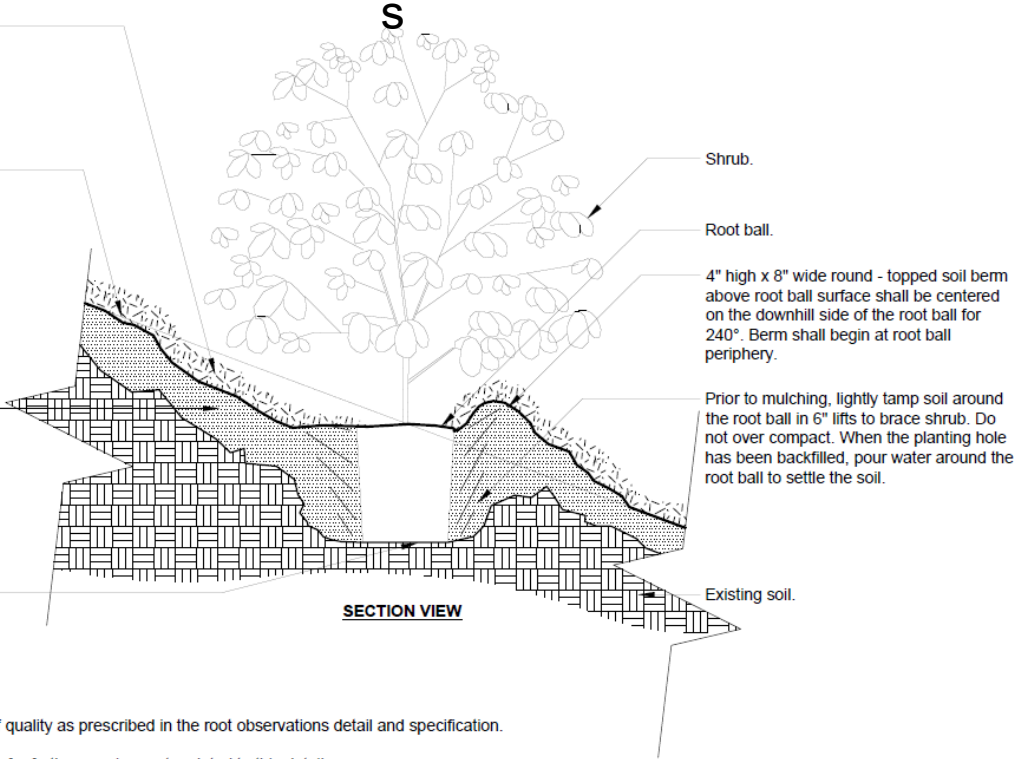
3" layer of mulch. No more than 1" of mulch on top of root ball. (See specifications for mulch).

Original slope should pass through the point where the trunk meets substrate/soil.

Modified soil. Depth varies. (See specifications for soil modification).

Bottom of root ball rests on existing or recompacted soil.

- Notes:
- 1- Shrubs shall be of quality as prescribed in the root observations detail and specification.
 - 2- See specifications for further requirements related to this detail.



Site Details: Landscaping

Item 12.

(216) new plantings

PLANT SCHEDULE

Quantity	Code	Size	Botanical Name	Common Name
DECIDUOUS TREES				
10	OSM	2.5" CAL	Ostrya virginiana	American Hophornbeam
10	TIAM	2.5" CAL	Tilia americana	American Basswood
10	QUBI	2.5" CAL	Quercus bicolor	Swamp White Oak
10	QUMA	2.5" CAL	Quercus macrocarpa	Bur Oak
CONIFEROUS TREES				
26	JUM	6 HT	Juniperus virginiana	Eastern Red Cedar
10	PIBA	6 HT	Pinus banksiana	Jack Pine
20	PIRE	6 HT	Pinus resinosa	Red Pine
36	PIST	6 HT	Pinus strobus	Eastern White Pine
ORNAMENTAL TREES				
12	AMCA	6 HT	Amelanchier canadensis	Shadblow Serviceberry
12	COAL	6 HT	Cornus alternifolia	Pagoda Dogwood
12	CRMO	6 HT	Crataegus mollis	Downy Hawthorn
DECIDUOUS SHRUBS				
12	COAM	#5 CONT	Cornus amomum	Silky Dogwood
12	LIBE	#5 CONT	Lindera benzoin	Northern Spicebush
12	SACA	#5 CONT	Sambucus canadensis	American Elderberry
12	VIPR	#5 CONT	Viburnum prunifolium	Blackhaw Viburnum

Ordinance code: 15.04.040 (2)

REQ.

1 planting (tree or shrub) per 725 sf
10 sf groundcover per planting

AREA

226,939 sf existing / 725 = 313 plantings
313 plantings x 10 sf groundcover = 3,130 sf

EXISTING

97 trees
313 - 97 = 216

PROV.

216 (168 trees, 48 shrubs)
155,840 sf groundcover

Site Details: Landscaping

Item 12.

Seed Mixes

Solar Field Pollinator Habitat Seed Mix

Source: Stantec

Apply at 41.25 FLS pounds per acre

Mature height of species selected = under 3'

Forbs

Scientific Name	Common Name	Total Ozs.
<i>Allium cernuum</i>	Nodding Onion	6.0
<i>Aquilegia canadensis</i>	Wild Columbine	1.0
<i>Asclepias syriaca</i>	Common Milkweed	4.0
<i>Chamaecrista fasciculata</i>	Partridge Pea	12.0
<i>Coreopsis lanceolata</i>	Sand Coreopsis	10.0
<i>Dalea purpurea</i>	Purple Prairie Clover	6.0
<i>Liatris pycnostachya</i>	Prairie Blazing Star	2.0
<i>Lupinus perennis</i> var. <i>occidentalis</i>	Wild Lupine	2.0
<i>Monarda punctata</i>	Horse Mint / Spotted Bermagot	1.5
<i>Penstemon hirsutus</i>	Hairy Beard Tongue	1.5
<i>Solidago nemoralis</i>	Old-Field Goldenrod	1.0
<i>Symphotrichum pilosum</i>	Hairy Aster	1.0
<i>Verbena stricta</i>	Hoary Vervain	2.0
<i>Zizia aurea</i>	Golden Alexander	2.0
TOTAL		52.0

Grasses

<i>Bouteloua curtipendula</i>	Side-Oats Grama	24.0
<i>Carex bicknellii</i>	Copper-Shouldered Oval Sedge	3.5
<i>Koeleria macrantha</i>	June Grass	1.5
<i>Schizachyrium scoparium</i>	Little Bluestem	64.0
<i>Sporobolus heterolepis</i>	Prairie Dropseed	3.0
TOTAL		96.0

Cover Crop

<i>Avena sativa</i>	Common Oat	512.0
TOTAL		512.0

IDOT Class 2A (salt tolerant roadside mix)

Source: IDOT

Seeding rate: 200 lbs/acre (3,834 seeds / square foot)

Mature height of species selected = under 3'

Forbs

Scientific Name	Common Name	% Mix	Total Ozs.
<i>Festuca arundinacea</i>	Tall Fescue	30	60.0
<i>Festuca rubra</i>	Red Fescue	15	30.0
<i>Festuca trachyphylla</i>	Hard Fescue	15	30.0
<i>Lolium perenne</i>	Perennial Rye	10	20.0
<i>Puccinellia distans</i>	Alkali Grass	30	60.0
TOTAL			200.0

Site Details: Plant Schedule

Item 12.

GRASSES / SEDGES / RUSH



Sideoats Grama



Copper Oval Sedge



June Grass



Little Bluestem



Prairie Dropseed



Nodding Onion



Wild Columbine



Common Milkweed



Partridge Pea

HERBACEOUS PERENNIALS



Sand Coreopsis



Purple Prairie Clover



Prairie Blazing Star



Wild Lupine



Spotted Bermagot



Hairy Beard Tongue



Old-Field Goldenrod



Hairy Aster



Golden Alexander

Site Details: Plant Schedule

Item 12.

DECIDUOUS SHRUBS



Silky Dogwood



Northern Spicebush



American Elderberry



Blackhaw Viburnum

ORNAMENTAL TREES



Shadblow Serviceberry



Downy Hawthorn



Pagoda Dogwood

CONIFEROUS TREES



Red Pine



Eastern Red Cedar



Eastern White Pine



Jack Pine

DECIDUOUS TREES



Am. Hophornbeam



American Basswood

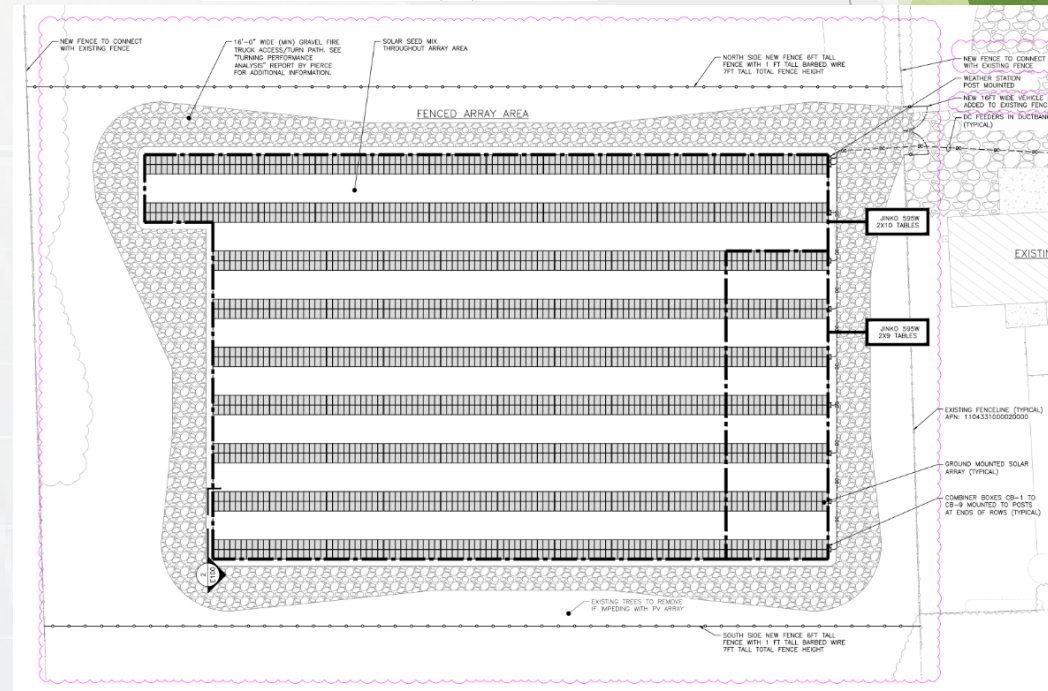
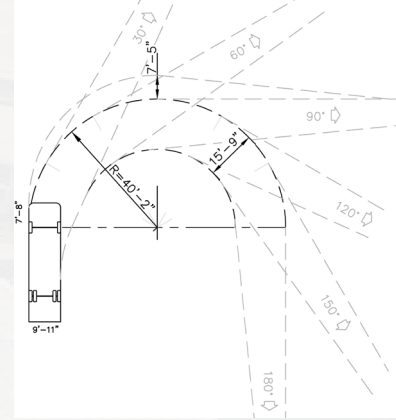


Swamp White Oak



Bur Oak

Item 12.



Questions?

Item 12.





Agenda Memo

Crest Hill, IL

Meeting Date: 5-19-25

Submitter: Deputy Chief Ryan Dobczyk

Department: Police Department

Agenda Item: Approval request to approve bid for three new Motorola M500 In car cameras

Summary: The Crest Hill Police Department was recently awarded a grant to purchase 4 new squad cars. One of the components of each new squad card is a functioning in car squad camera. The vendor that we use is Motorola for in car cameras and body cams. Motorola is no longer selling the 4RE camera that we have used since approximately 2018. The new in car camera is the M500 with approximately 4 times the data storage (1TB instead of 256GB), and a upgraded 4K camera. The Motorola representative advised that the price will increase on June 28 due to tariffs. We will also be reusing one of our old 4RE cameras in one of the new squads. This item was discussed at the 5-12-25 work session.

Recommended Council Action: Approve quote from Motorola for purchase of 3 new M500 in car cameras

Financial Impact: \$29,410

Funding Source: Capital Replacement Fund (11-007301)

Budgeted Amount: None

Cost: \$29,410

Attachments: Crest Hill PD M500 Quote (Quote #3091276)

RESOLUTION NO. _____

**A RESOLUTION APPROVING A PURCHASE AGREEMENT BY AND BETWEEN
THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND MOTOROLA
SOLUTIONS**

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

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

WHEREAS, MOTOROLA SOLUTIONS (the "Company"), is an ILLINOIS COMPANY that is in the business of TELECOMUNICATIONS (the "Services"); and

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

WHEREAS, City Staff have negotiated an PURCHASE AGREEMENT (the "Agreement") with the Company for the purposes of engaging the Company to perform the Services (a copy of the Agreement is attached hereto as Exhibit A and fully incorporated herein); and

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

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

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

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

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

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

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

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

[Intentionally Blank]

PASSED THIS _____ DAY OF _____, [year].

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

Christine Vershay-Hall, City Clerk

APPROVED THIS _____ DAY OF _____, [year].

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

EXHIBIT A

Crest Hill Police Department - NTP

5/15/2025

To: Motorola Solutions, Inc.
500 W Monroe Street
Chicago, IL 60661

Re: Notice to Proceed for Motorola Solutions Equipment Purchase

Crest Hill Police Department does not have a formal purchase order system. This letter serves as authorization for Motorola to place an order for the communications equipment on the attached sheet for a purchase price of \$29,410.00. Crest Hill Police Department agrees to pay Motorola Solutions for the equipment "Net 30 days upon shipment" to:

Chief Ed Clark
20590 City Center Blvd.
Crest Hill, IL 60403

When Motorola Solutions invoices Crest Hill Police Department, the invoice should reference QUOTE-3091276 and be sent to Chief Ed Clark at the following address:

20590 City Center Blvd.
Crest Hill, IL 60403
Chief Ed Clark - 815-741-5115

For taxation purposes, even if tax-exempt, the equipment sold to Crest Hill Police Department will ultimately reside at the following address:

20590 City Center Blvd.
Crest Hill, IL 60403

Payments can be authorized solely on this document. I submit that I am a duly authorized official of our entity and that my signature makes this a legal and binding document and that funding has been encumbered for this order.

If you have any questions regarding this order, please feel free to contact Marty O'Malley at 312-965-8649.

Sincerely,

By: _____
Chief Ed Clark



Agenda Memo**Crest Hill, IL**

Meeting Date:	5-19-25
Submitter:	Deputy Chief Ryan Dobczyk
Department:	Police Department
Agenda Item:	Amendment to Administrative Citations Ordinance (Chapter 1.20)

Summary: Due to the updates of the DACRA system in the fall of last year, the city has implemented changes to the administrative hearings in regards to parking tickets. The ordinance needs to be amended to update the process of how parking tickets are processed. City staff has collaborated with City Attorney Michael Stiff to correctly update the changes to the administrative hearings with DACRA in regards to parking tickets.

Recommended Council Action: Approve the recommended changes by staff and city attorney.

Financial Impact: None

Attachments: Ord. Amd. Admin Code and Pkg. Penalties (Final) word.doc

ORDINANCE NO. _____**AN ORDINANCE AMENDING CHAPTER 1.20 AND ARTICLE 3, DIVISION I (PENALTIES) OF THE CODE OF ORDINANCES OF THE CITY OF CREST HILL, ILLINOIS.**

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, including but not limited to police powers; and

WHEREAS, Sections 11-1-1 and 11-60-2 of the Illinois Municipal Code authorize the Corporate Authorities to pass and enforce all necessary police ordinances and may define, prevent and abate nuisances (65 ILCS 5/11-1-1 and 65 ILCS 5/11-60-2); and through adoption of the Illinois Vehicle Code, the Corporate authorities are authorized to regulate public safety through the adoption of Ordinances related to police powers, traffic and vehicle regulation, including the adoption of Ordinances regulating parking within the City; and

WHEREAS, the Corporate Authorities are authorized by the Illinois Municipal Code to adopt a system of Administrative Hearings (65 ILCS 5/1-2.1-1 et. seq.); and

WHEREAS, The City of Crest Hill has previously exercised said authority by adopting Chapter 1.20 Administrative Citations, and amending it from time to time; and

WHEREAS, the City Council has previously exercised its authority by adopting Article 3 of its Municipal Code regarding parking penalties and enforcement, and amending said Ordinances from time to time; and

WHEREAS, The City Council has determined that it is necessary to amend the City of Crest Hill Code Chapter 1.20 Administrative Citations, as set forth in this Ordinance.

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

SECTION 1: PREAMBLE. The preamble of this Ordinance is declared to be true and correct and is incorporated by reference as if fully set forth in this Section 1.

SECTION 2: APPROVAL. Chapter 1.20 and Article 3 (Penalties and Enforcement), Division I (Penalties) of the Crest Hill Code of Ordinances is hereby repealed and replaced in its entirety as follows:

CHAPTER 1.20: ADMINISTRATIVE CITATIONS

Section

- 1.20.010 Definition
- 1.20.020 Administrative citation
- 1.20.025 Administration of citation procedures
- 1.20.030 Compromise and payment of citation
- 1.20.040 Prosecution upon non-compliance
- 1.20.050 Exception

§ 1.20.010 DEFINITION.

As used in this chapter, **ADMINISTRATIVE CITATION** is defined as a written ticket served upon a person or entity who has offended one or more provisions of the code where the sworn police officer, Department Head or their designee detecting the offense or enforcing the relevant code provision elects not to arrest the offender and issue a formal complaint, but instead elects to issue the citation and invoke administrative enforcement without initially resorting to court process.

§ 1.20.020 ADMINISTRATIVE CITATION.

(A) In lieu of initial prosecution of a violation of any provision of this code, any person or entity accused of such a violation may be issued an administrative citation which shall require the violator to:

- (1) Pay an administrative fee to the city within fifteen (15) calendar days of issuance of the citation, as a settlement and compromise of the claim against the violator, as set out below; and
- (2) Correct, repair, or rectify any condition which constitutes a continuing violation of a city ordinance or regulation within the period specified in the administrative citation.

(B) The administrative citation shall be issued as a courtesy to the violator in lieu of instituting a prosecution for the alleged violations. If the person accused of the violation fails to settle and pay the claim within the period specified in the administrative citation, further administrative and judicial action by the city shall be in accordance with §§ 1.20.030 and 1.20.040 herein. The Chief of Police is authorized to promulgate administrative regulations to implement the administrative ticket program, including production of an appropriate form citation to be issued to the violator.

§ 1.20.025 ADMINISTRATION OF CITATION PROCEDURES.

(A) Sworn police officers shall be empowered to administer administrative citations for all violations of this code and the Crest Hill Zoning Ordinance, being Ord. No. 789, amended by Ord. No. 1151, amended by Ord. No. 1778. The Community and Economic Development Director or their designee shall be empowered to issue administrative citations relating to building code violations, builders' and contractors' registration and/or permit violations, zoning ordinance violations, violations of any rental property or other real property inspection provisions contained in this code, public nuisances, illegally stored junk and illegally stored vehicles, and parking tickets.

(B) Any administrative citations issued by a sworn police officer will proceed for administration purposes through the Police Department. Any matter related to administrative citations issued by a Department Head, or their designee shall proceed through the Community and Economic Development Department and the Community and Economic Development Department shall keep separate records concerning the administration of said code violations. Provided, however, once there has been failure or refusal of the violator to proceed with compromise and payment of a citation as specified in § 1.20.030, all further prosecution for noncompliance through the local court system shall fall under the administration of the Police Department under § 1.20.040.

(C) Form citations under 1.20.020(B) shall be uniform as between the Police Department and the Community and Economic Development Department, and the Police Department shall provide standard form citations to the Community and Economic Development Department for issuance of the administrative citations. The regulations of the Chief of Police with respect to administrative tickets shall apply to the Community and Economic Development Department to the extent that they do not conflict with the provisions of this chapter.

§ 1.20.030 COMPROMISE AND PAYMENT OF CITATION.

(A) Within fifteen (15) calendar days of issuance of the citation, or the next business day if the fifteenth day falls on a Saturday, Sunday or holiday observed by the city, the violator may settle and compromise the citation by paying the fine listed on the citation to the corresponding department.

§ 1.20.040 PROSECUTION UPON NON-COMPLIANCE.

If the recipient of the citation does not pay the administrative fee within the time period set out in § 1.20.030(B) above, the citation shall be subject to the hearing procedures set forth in Chapters 1.24 and 1.28.

§ 1.20.050 EXCEPTION.

This chapter shall not apply to any provisions of the Illinois Motor Vehicle Code which may be required by that code to be prosecuted in court through issuance of a uniform traffic citation.

ARTICLE 3. PENALTIES AND ENFORCEMENT.

DIVISION I. PENALTIES

10.01.3-100. Misdemeanors.

10.01.3-101. Fines.

10.01.3-102. Sentencing for driving under the influence of intoxicating liquor or other drug.

10.01.3-103. Penalties for Parking violations.

ARTICLE 3. PENALTIES AND ENFORCEMENT

DIVISION I. PENALTIES

10.01.3-100. MISDEMEANORS.

It is unlawful and a misdemeanor for a person to do any act forbidden or fail to perform any act required in this Ordinance.

10.01.3-101. FINES.

Every person found guilty of a violation of any of the provisions of this chapter for which another penalty is not provided for shall be fined for a first offense not less than \$50, but no more than \$750; for a second such finding of guilty within a 12-month period thereafter, the person shall be fined not less than \$100, but no more than \$750; and for a third or subsequent finding of guilty within the same 12 month period, the person shall be fined not less than \$150, but not more than \$750.

(Am. Ord. 998, passed 7-1-96)

10.01.3-102. SENTENCING FOR DRIVING UNDER THE INFLUENCE OF INTOXICATING LIQUOR OR OTHER DRUG.

A person convicted of violating § 11-501 of this code shall be guilty of a Class A Misdemeanor as the same is defined in the Statutes of the State of Illinois. Sentencing shall be imposed as provided under the Unified Code of Corrections, 730 ILCS 5/1-1-1 et seq.

10.01.3-103. PENALTIES FOR PARKING VIOLATIONS.

Whenever any motor vehicle is found to be parked in violation of this chapter with respect to rules prohibiting parking a vehicle in a designated area or according to a designated manner, or with respect to rules restricting the time a vehicle may be parked in a certain location, or with respect to parking in a metered area to cover the required time for the parking spaces occupied, or whenever any vehicle found parked within the city limits is found to be in violation of Chapter 10 of this code, the following provisions for penalties shall apply:

(A) The penalties for parking violations other than violations with regard to handicap parking zones that are not issued on a uniform traffic citation form, violations of § 10-602 for parking during or after two inches of snowfall, improperly parking within 15 feet of a fire hydrant [ILCS Ch. 625, Act 5, § 11-303(a)(2)(b)], and improperly parking within 30 feet upon the approach to any flashing signal, stop sign, yield sign, or traffic control signal located at the side of the roadway [ILCS Ch. 625, Act 5, § 11-3-3(a)(2)(d)], and improperly parking in a marked fire lane shall be as follows:

(1) The fine shall be \$50, but will be discounted to \$30 if paid within 48 hours of the issuance of the citation;

(2) After 48 hours or at any time until the citation is called for hearing on the date of the administrative hearing, the fine of \$50 may be paid;

(3) Once the citation is called for hearing on the date of the administrative hearing, the fine shall be between \$75 and \$750, as determined by the Administrative Hearing Officer.

(B) With respect to handicapped parking zone violations as set out in Section 10.01.11-1301.1 of the Crest Hill Vehicle Code, the fine shall be \$350 but shall be discounted to \$250 if paid within 48 hours of the issuance of the citation. After 48 hours, or at any time until the citation is called or hearing on the date of the administrative hearing, the fine of \$350 may be paid. Once the citation is called for hearing on the date of the administrative hearing, the fine shall be \$350.

(C) The penalty for violation of § 10-602 making it unlawful to park on any city streets during or after two inches of snowfall shall be as provided in § 10.01.10-602(D).

(D) The penalty for improperly parking within 15 feet of a fire hydrant [625 ILCS 5/11-303(a)(2)(b)], within 30 feet upon the approach to any flashing signal, stop sign, yield sign, or traffic control signal located at the side of the roadway [625 ILCS 5/11-3-3(a)(2)(d)], and for improperly parking in a marked fire lane (§ 10.01.10-615) shall be \$75.

(E) Any police officer of this city shall conspicuously attach to such vehicle a citation on a form as described in division (F) of this section which citation shall advise the owner or operator of said vehicle that he has violated a parking provision of this code or shall hand said notice directly to the owner or driver if he is present when the citation is written.

(F) The form of said citation shall contain space to record the make and model of the violator's vehicle, and the vehicle license plate number. The citation shall also contain a space sufficiently large to record the violation in English of whichever municipal traffic code is involved along with the applicable code section. The citation shall also contain directions as to payment of the fine within 48 hours of issuance of the citation, allowing for payment by mail or at the Police Department, and shall specify the fine schedule for the offense charged. The citation shall conspicuously inform the violator that if the fine is not paid within 48 hours, the fine will increase, and that he may appear at the administrative hearing if he seeks exoneration from paying the fine. The form shall be signed by the officer issuing the citation.

(G) If the violator has not paid the fine within 48 hours of date of issuance, the Police Department shall send to the registered owner of the offending vehicle of the violator, if known, a notice mailed by

first-class mail to his last known address as that address is reflected by the current records of the office of the Illinois Secretary of State. Said mailed notice shall specify:

(1) The fact that the original citation was issued on a certain date, and that payment of the fine has not been made, and the early payment discount period has expired;

(2) In cases where the violation is for handicapped parking, that payment of the fine has not been made and the early payment discount period has expired;

(3) If the fine is not paid before the citation is called for hearing on the date of the administrative hearing, the city shall appear at the administrative hearing and seek a judgment against the violator for the full amount of the fine;

(4) If the violator or registered owner is not present on the administrative hearing date, a judgment may be entered against him.

(H) Whenever the Police Department receives notice in person from a violator who wishes to contest the citation in Court, the Police Department or its authorized representative shall give written notice to the violator of his administrative hearing date, time and place and shall cause the officer or person who issued the citation to be present on that given date and time, at which time a hearing on the merits shall be had. Where the Police Department has already provided the violator with a notice of administrative hearing date pursuant to division (G) of this section, that date shall stand as the administrative hearing date.

[Left Intentionally Blank]

PASSED THIS 19TH DAY OF MAY, 2025.

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

Christine Vershay-Hall, City Clerk

APPROVED THIS 19TH DAY OF MAY, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk



Agenda Memo**Crest Hill, IL**

Meeting Date:	5-19-25
Submitter:	Deputy Chief Ryan Dobczyk
Department:	Police Department
Agenda Item:	Update fee schedule for 5.68.110 (Towing Companies Ordinance)

Summary: The City of Crest Hill utilizes three different tow companies as a part of our towing companies ordinance (Dons Body Shop, Car Care, and Todd's Towing). The fee schedule has not been updated since 2008. I have had discussions with representatives from each of the tow companies. In an effort to remain competitive with other police department's tow agreements (Plainfield PD utilizes both Todds and Car Care), I am recommending the following changes to the tow fee schedule. I am also recommending a few services be added as well.

Recommended Council Action: Approve recommended changes to tow fee schedule ordinance

Financial Impact: None

Attachments: Final Ord. Amd Section 5.68.110 (Towing Fees)

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 5.68.110 (FEE SCHEDULE) OF CHAPTER 5.68 (TOWING COMPANIES) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS OF THE CITY OF CREST HILL CODE OF ORDINANCES

WHEREAS, the City of Crest Hill is authorized by Section 11-60-1 of the Illinois Municipal Code to fix the amount, terms and manner of issuing, regulating and revoking licenses (65 ILCS 5/11-60-1); and

WHEREAS, the City of Crest Hill has previously exercised said authority by adopting Title 5 of its Code of Ordinances which contains a comprehensive set of Business License Requirements and Regulations; and

WHEREAS, Chapter 5.68 of Title 5 establishes licensing requirements and regulations of towing companies within the City in addition to establishing a Crest Hill Police Department Rotation Tow List and requirements for applying to the City of Crest Hill to participate in the Police Department Towing Program and performance, equipment and facility requirements for Towing Companies approved to participate in the Police Department Towing Program; and

WHEREAS, Section 5.68.110 sets out a schedule of fees for towing services to persons referred by the City or the Police Department; and

WHEREAS, pursuant to its express authority granted by the Illinois Municipal Code, the City of Crest Hill has from time to time deemed it necessary to amend its Code of Ordinances; and

WHEREAS, the fees in Section 5.68.110 were approved and made effective January 1, 2008 and have not been amended since then; and

WHEREAS, the fees in Section 5.68.110 were to remain in effect until amended by the City; and

WHEREAS, the City Council has determined that the fees in Section 5.68.110 should be amended to reflect the increases in labor, material and equipment since January 1, 2008.

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

SECTION 1: PREAMBLE. The preamble of this Ordinance is declared to be true and correct and is incorporated by reference as if fully set forth in this Section 1.

SECTION 2: APPROVAL. Section 5.68.110 (Fee Schedule) of Chapter 5.68 (Towing Companies) of Title 5 (Business Licenses and Regulations of the City of Crest Hill Code of Ordinances is hereby repealed in its entirety and replaced as follows, with all other sections of Chapter 5.68 remaining unchanged:

§ 5.68.110 FEE SCHEDULE.

The fee schedule outlines the fees participating firms shall charge for various services provided for motorists at the request of the city. Fees shall not be increased, and no other charges shall be allowed without prior consent of the city. The city may change the scheduled fees from time to time as may be approved by the City Council.

(A) *Fee schedule.* Effective June 1, 2025, until amended by the City of Crest Hill, the following fee schedule shall be used by all towing firms providing services to people referred to by the city. The following are maximum fees but are not required to be charged for every service provided.

<i>Services</i>	<i>Fee</i>
Basic tow charge	\$185
Winching charge	\$75
Storage charge (auto) (per day charge)	\$55
Jump start charge	\$85
Tire change charge	\$85
Lockout charge	\$85
Relocation fee	\$50
Administrative fee	\$50
Crash Wrap	\$50
Oil Dry/Clean	\$50
Safety Battery Disconnect	\$40

(B) For unusual circumstances, a vehicle owner or insurance company may be charged at the rate of \$50 per hour to cover expenses relating to tow truck and driver fees. However, this must be explained in detail on the service invoice and will be reviewed and monitored by the city for reasonableness.

(C) Any fees that are charged for services provided, whether identified above or other charges, should be itemized on the towing invoice.

(D) Fees will be charged for the type of vehicle towed, rather than the type of equipment used to tow the vehicle. There will be no additional tow fee for the use of a flatbed tow.

(E) Daily storage charges will be assessed for each 24-hour period commencing at the time the vehicle arrives at the storage facility.

(F) No additional labor charge will be assessed for a single tow service. A tow service includes all labor that results from hooking up, hoisting, and towing away any damaged or parked vehicle, and includes gaining entry to the vehicle, straightening the front wheel, tying the wheel, releasing the brake, and disconnecting the transmission on a rear-wheel-drive vehicle. No additional fees of any kind will be permitted.

(Ord. 1487, passed 5-18-09)

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

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

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

[LEFT INTENTIONALLY BLANK]

PASSED THIS 19TH DAY OF MAY, 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 19TH DAY OF MAY, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

**Agenda Memo****Crest Hill, IL**

Meeting Date: May 19, 2025
Submitter: Raymond R. Soliman, Mayor R.S.
Department: Mayor's Office
Agenda Item: Plan Commission Appointment-Gordon Butler

Summary I am recommending Mr. Gordon Butler to be appointed to the Crest Hill Plan Commission. Gordon has 10 years of past experience on the Plan Commission and six years on the Library Board and would be an asset to this board.

Recommended Council Action: Approval.

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

RESOLUTION # 1302**A RESOLUTION HONORING RENEE S. MALY ON HER RETIREMENT
FROM THE CITY OF CREST HILL POLICE DEPARTMENT**

WHEREAS, Renee S. Maly began her career on March 21, 2005 and was the only female on the department working full time as a Patrol Officer for the City of Crest Hill Police Department; and

WHEREAS, Renee S. Maly, over the course of her career, was assigned to the Investigations Unit in October, 2006, and was the first female investigator for the City of Crest Hill and served in that position until August, 2015; and

WHEREAS, Renee S. Maly, over the course of her 20 years of service, has received numerous awards, recognitions, and commendations from both our Police Department and from citizens; and

WHEREAS, Renee S. Maly, over the course of her career, was awarded by her peers as Police Officer of the Year in 2012 and was a member of the Will/Grundy Major Crimes Task Force for 9 years; and

WHEREAS, Renee S. Maly was instrumental in starting the annual car show fundraiser for Special Olympics, Pizza with the Chief at both Chaney Monge Grade School and Richland Grade School, and Family Fun Day in the City of Crest Hill; and

WHEREAS, Renee S. Maly retired from the City of Crest Hill Police Department on May 17, 2025, and has, during her 20 years of service, protected and secured the safety of all Crest Hill residents.

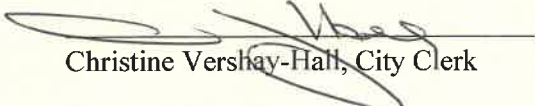
NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Crest Hill, Will County, Illinois as follows:

Section 1: The Mayor and City Council of the City of Crest Hill wish to express their heartfelt gratitude and profound expression of thanks to Renee S. Maly for her dedicated years of service to the citizens of Crest Hill.


Section 2: The Mayor and City Council extend their best wishes to Renee S. Maly for a productive and joyous future and for her continued success in whatever endeavor she chooses.

Section 3: The Crest Hill City Clerk is directed to forward a certified copy of this Resolution to Renee S. Maly and make the original of this Resolution available to members of the general public during normal business hours at the City of Crest Hill City Clerk's Office.

RESOLVED THIS 19TH DAY OF MAY, 2025.


Christine Vershay-Hall, City Clerk

APPROVED THIS 19TH DAY OF MAY, 2025.


Raymond R. Soliman, Mayor



**Agenda Memo**

Crest Hill, IL

Meeting Date: May 19, 2025
Submitter: Mayor Raymond R. Soliman *R.S.*
Department: Mayor's Office
Agenda Item: Proclamation-Public Works Week 2025

Summary: I am presenting a Proclamation for Public Works Week in the City of Crest Hill from May 18-24, 2025.

Recommended Council Action: Approval

Financial Impact:**Funding Source:****Budgeted Amount:****Cost:****Attachments:**

Proclamation

WHEREAS, public works professionals focus on infrastructure, facilities and services that are of vital importance to sustainable and resilient communities and to the public health, high quality of life and well-being of the people of the City of Crest Hill; and

WHEREAS, these infrastructure, facilities and services could not be provided without the dedicated efforts of public works professionals, who are engineers, managers and employees at all levels of government and the private sector, who are responsible for rebuilding, improving and protecting our nation's transportation, water supply, water treatment and solid waste systems, public buildings, and other structures and facilities essential for our citizens; and

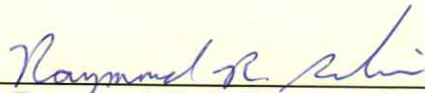
WHEREAS, it is in the public interest for the citizens, civic leaders and children in the City of Crest Hill to gain knowledge of and to maintain an ongoing interest and understanding of the importance of public works and public works programs in their respective communities; and

WHEREAS, the year 2025 marks the 65th annual National Public Works Week sponsored by the American Public Works Association.

NOW THEREFORE, I, Raymond R. Soliman, by virtue of the powers vested in me as the Mayor of the City of Crest Hill, along with the members of the City Council, do hereby designate and proclaim the **week of May 18, 2025 through May 24, 2025, as National Public Works Week in the City of Crest Hill, IL**. I urge all citizens to recognize the contributions which public works employees make to protecting our health, safety, comfort and quality of life.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Corporate Seal of the City of Crest Hill this 19th day of May 2025.




Raymond R. Soliman, Mayor

THE CITY OF CREST HILL, ILLINOIS

PROCLAMATION BY THE MAYOR

WHEREAS, safety is the highest priority for the highways and streets of our City and State; and

WHEREAS, the great State of Illinois is proud to be a national leader in motorcycle safety, education and awareness, and

WHEREAS, motorcycles are a primary, common, and economical means of transportation that reduces fuel consumption and road wear, and contributes in a significant way to the relief of traffic and parking congestion; and

WHEREAS, it is especially meaningful that the citizens of our city and state be aware of motorcycles on the roadways and recognize the importance of motorcycle safety; and

WHEREAS, ; the members of ABATE of Illinois, Inc. (A Brotherhood Aimed Toward Education), continually promote motorcycle safety, education, and awareness in high school drivers' education programs and to the general public in our City and State, presenting motorcycle awareness programs to over 120,000 participants in Illinois over the past nine years; and

WHEREAS, all motorcyclists should join ABATE of Illinois, Inc. in actively promoting the safe operation of motorcycles as well as promoting motorcycle safety, education, awareness and respect of the citizens of our City and State;; and

WHEREAS, the motorcyclists of Illinois have contributed extensive volunteerism and money to national and community charitable organizations; and

WHEREAS, during the month of May, all roadway users should unite in the safe sharing of roadways within the City of Crest Hill and throughout the great State of Illinois;

NOW THEREFORE, I, Raymond R. Soliman, Mayor of the City of Crest Hill, in the great State of Illinois, in recognition of the 38th Anniversary of the efforts of A.B.A.T.E. of Illinois, Inc., and the over 352,318 registered motorcyclists statewide, and in recognition of the continued role Illinois serves as a leader in motorcycle safety, education and awareness,

DO HEREBY PROCLAIM THE MONTH OF MAY, THIS YEAR 2025, AS

MOTORCYCLE AWARENESS MONTH

in the City of Crest Hill, and urge all motorists to join in an effort to improve safety and awareness on our roadways.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the City of Crest Hill, to be affixed this 19th day of May, in the year Two Thousand Twenty-Five.

Raymond R. Soliman

Raymond R. Soliman, Mayor





Agenda Memo

Crest Hill, IL

Meeting Date: May 19, 2025
Submitter: City Clerk, Christine Vershay-Hall
Department: City Clerk's Office
Agenda Item: Approve Block Party Application – Michelle Maynard

Summary:

Michelle Maynard, is seeking approval to have a block party on Saturday, July 26th 2025, from 2pm – 10:00pm.

The request is to close off Alma Dr from Inner Circle Dr. & Alma Dr. to Hosmer Ln. & Alma Dr.

Recommended Council Action:

Approve a Block Party Application for Michelle Maynard

Financial Impact:

Funding Source: NA

Budgeted Amount: NA

Cost: NA

Recommended Council Action:

Approve a Block Party Application for Michelle Maynard

Attachments:

Application



20600 City Center Blvd.
Crest Hill, IL 60403
815-741-5100

RECEIVED MAY 08 2025

Block Party Application

Date of Block Party: July 26th, 2025 Hours of the block party: 2pm - 10pm

Name and address of person requesting the block party: Michelle Maynard

Phone number: [REDACTED]

We are asking to close off: Alma Dr. Crest Hill IL, 60403
(street names and/or to address and from address)

From and To intersection of Inner Circle + Alma to Hosmer + Alma

(**Per Ordinance #1032-Any loud noise heard after 11:00 p.m. on Friday and Saturday and after 10:00 p.m. on Sunday through Thursday is considered a nuisance and can be charged with a violation of Ordinance #1032**).

Would you like the Police Department to stop and talk with the residents if available? Yes

No

Would you like the Lockport Fire Department to stop and talk with the residents if available? Yes

No

The Crest Hill Public Works Department will supply you with barricades that will be dropped off the day prior to the block party at the applicant's house and will be picked up the next available workday after your party.

You are not allowed to have open liquor on the city streets.

You are not allowed to have open fires on the City streets, but you can have grills.

Please make sure that all garbage is cleaned up and tables, chairs and grills are removed prior to the street being reopened.

The City of Crest Hill hopes that you have a safe and enjoyable block party.

****NOTE****

Please mark one of the following:

 Yes, I will be attending a City Council meeting to seek approval for the block party.

X No, I will not be attending a City Council meeting, but request the City Clerk to seek permission from the Council and notify me of the decision.

Michelle Maynard
(Signature)

5/7/2025
(Date)

City Clerk's Office Check List

OFFICE USE ONLY: (Give copies to the following departments after approval granted by Council)

Fax/Email the Lockport Fire Department at (815) 838-9141

Email Police Department

Copy given to Public Works Department

Permission letter mailed to applicant

Email copy to: amartino@cityofcresthill.com

~~maulits@cityofcresthill.com~~

klinden@cityofcresthill.com



Agenda Memo

Crest Hill, IL

Meeting Date: May 19, 2025
Submitter: City Clerk, Christine Vershay-Hall
Department: City Clerk's Office
Agenda Item: Approve Block Party Application – Joshua Resto

Summary:

Joshua Resto, is seeking approval to have a block party on Saturday, August 9th 2025, from 12pm – 11:30pm.

The request is to close off Essex Ct to Borio Dr.

Financial Impact:

Funding Source: NA

Budgeted Amount: NA

Cost: NA

Recommended Council Action:

Approve a Block Party Application for Joshua Resto

Attachments:

Application

RECEIVED APR 25 2025

Block Party Application

Date of Block Party: August 9, 2025 Hours of the block party: 12 PM - 11:30 PM

Name and address of person requesting the block party: Joshua Resto

Phone number: [REDACTED]

We are asking to close off: Essex Ct.
(street names and/or to address and from address)

From and To intersection of Borio Dr.

(**Per Ordinance #1032-Any loud noise heard after 11:00 p.m. on Friday and Saturday and after 10:00 p.m. on Sunday through Thursday is considered a nuisance and can be charged with a violation of Ordinance #1032**).

Would you like the Police Department to stop and talk with the residents if available? ☒ Yes ☐ No

Would you like the Lockport Fire Department to stop and talk with the residents if available? ☒ Yes ☐ No

The Crest Hill Public Works Department will supply you with barricades that will be dropped off the day prior to the block party at the applicant's house and will be picked up the next available workday after your party.

You are not allowed to have open liquor on the city streets.

You are not allowed to have open fires on the City streets, but you can have grills.

Please make sure that all garbage is cleaned up and tables, chairs and grills are removed prior to the street being reopened.

The City of Crest Hill hopes that you have a safe and enjoyable block party.

******NOTE******

Please mark one of the following:

☐ Yes, I will be attending a City Council meeting to seek approval for the block party.

☒ No, I will not be attending a City Council meeting, but request the City Clerk to seek permission from the Council and notify me of the decision.

Joshua Resto
(Signature)

04/24/25
(Date)

City Clerk's Office Check List

OFFICE USE ONLY: (Give copies to the following departments after approval granted by Council)

Fax/Email the Lockport Fire Department at (815) 838-9141 _____

Email Police Department _____

Copy given to Public Works Department _____

Permission letter mailed to applicant _____

Email copy to: amartino@cityofcresthill.com klinden@cityofcresthill.com klinden@cityofcresthill.com

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE REMOVAL OF GLEN CONKLIN AS
AUTHORIZED SIGNER ON THE CITY OF CREST HILL FINANCIAL ACCOUNTS
AND DESIGNATING TREASURER JAMIE MALLOY AS AN AUTHORIZED SIGNER**

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

WHEREAS, pursuant to the general election held on April 1, 2025, Jamie Malloy was elected to the office of Treasurer for the City of Crest Hill; and

WHEREAS, on May 5, 2025 outgoing Treasurer Glen Conklin made his last financial report to the City; and

WHEREAS, on May 5, 2025 Jamie Malloy was sworn in as Treasurer for the City of Crest Hill; and

WHEREAS, Glen Conklin was previously authorized by the City of Crest Hill to be a designated and authorized signer on the City's financial accounts; and

WHEREAS, the Corporate Authorities have determined that Glen Conklin should now be removed as an authorized signer and Jamie Malloy be designated as an authorized signer on the City's financial accounts.

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

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

SECTION 2: GLEN CONKLIN REMOVED AS DESIGNATED SIGNER. The City Council hereby approves the removal of Glen Conklin as an authorized signer on the City's financial accounts.

SECTION 3: JAMIE MALLOY HEREBY DESIGNATED AS AUTHORIZED SIGNER. The City Council hereby designates that Jamie Malloy should be added as an authorized signer on the City's financial accounts.

SECTION 4: MAYOR AUTHORIZED TO EXECUTE DOCUMENTS EFFECTING THIS RESOLUTION. The City Council hereby authorizes and directs the Mayor to sign any financial institution forms or documents necessary to effect the intent of this Resolution, which is to remove

Glen Conklin as authorized signer and to approve and designate Jamie Malloy as authorized signer on the City's financial accounts.

SECTION 5: 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 6: 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 7: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage.

[Left Intentionally Blank]

PASSED THIS 19TH DAY OF MAY, 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 19TH DAY OF MAY, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk

Report Criteria:

Detail report type printed

[Report]. Check Issue Date = 05/01/2025,05/20/2025

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
82	Vestis	6030406309	UNIFORMS FOR STP	04/30/2025	29.66	29.66	24349	05/20/2025	425	07085344
		6030406309	UNIFORMS FOR WATE	04/30/2025	20.17	20.17	24349	05/20/2025	425	07065344
		6030406312	UNIFORMS FOR FLEE	04/30/2025	12.74	12.74	24349	05/20/2025	425	01035344
		6030406312	UNIFORMS FOR STRE	04/30/2025	48.24	48.24	24349	05/20/2025	425	01035344
		6030406312	MATS FOR PUBLIC WO	04/30/2025	14.08	14.08	24349	05/20/2025	425	01045400
		6030406312	UNIFORMS FOR BUILD	04/30/2025	8.09	8.09	24349	05/20/2025	425	01045344
		6030408529	UNIFORMS FOR STP	05/07/2025	29.66	29.66	24349	05/20/2025	525	07085344
		6030408529	UNIFORMS FOR WATE	05/07/2025	20.17	20.17	24349	05/20/2025	525	07065344
		6030408532	UNIFORMS FOR FLEE	05/07/2025	12.74	12.74	24349	05/20/2025	525	01035344
		6030408532	UNIFORMS FOR STRE	05/07/2025	103.24	103.24	24349	05/20/2025	525	01035344
		6030408532	MATS FOR PUBLIC WO	05/07/2025	14.08	14.08	24349	05/20/2025	525	01045400
		6030408532	UNIFORMS FOR BUILD	05/07/2025	40.09	40.09	24349	05/20/2025	525	01045344
Total 82:					352.96	352.96				
112	Accurate Em	AUR2324111	EMPLOYMENT SCREE	05/01/2025	340.37	340.37	24271	05/20/2025	425	01125300
Total 112:					340.37	340.37				
137	Battery Servi	0119419	FLEET- MOTORCRAFT	04/30/2025	600.00	600.00	24276	05/20/2025	425	01075400
		0119419	FLEET- MOTORCRAFT	04/30/2025	3.80	3.80	24276	05/20/2025	425	01075400
Total 137:					603.80	603.80				
171	Brent Hasser	1020	CONSULTNG SERVICE	04/30/2025	2,500.00	2,500.00	24277	05/20/2025	425	01105300
Total 171:					2,500.00	2,500.00				
187	Christopher	200746	CH BUSINESSS PARK	05/02/2025	13,986.25	13,986.25	24279	05/20/2025	425	01035330
		200747	DESIGN-MCGILVERY A	05/02/2025	2,343.75	2,343.75	24279	05/20/2025	425	05005330
		200748	DESIGN HILLCREST W	05/02/2025	5,828.35	5,828.35	24279	05/20/2025	425	12007602
		200749	PROFESSIONAL SERV	05/02/2025	2,783.75	2,783.75	24279	05/20/2025	425	13005330
		200750	PARKROSE-PROFESSI	05/02/2025	1,710.00	1,710.00	24279	05/20/2025	425	12007620
Total 187:					26,652.10	26,652.10				
192	Eric Bushong	Clothing Rei	FY 25 CLOTHING REIM	04/13/2025	289.70	289.70	24293	05/20/2025	425	01034107
Total 192:					289.70	289.70				
206	Camz Comm	25-166	FLEET- UNIT # 947, AN	04/29/2025	430.00	430.00	24278	05/20/2025	425	01075400
Total 206:					430.00	430.00				
285	Cintas Fire P	0F94748567	SPRINKLER INSPECTI	05/05/2025	435.97	435.97	24280	05/20/2025	525	01045360
Total 285:					435.97	435.97				
320	ComEd 9282	April 2025	ELECTRIC - VALVE STA	04/30/2025	26.81	26.81	24284	05/20/2025	425	07065353
Total 320:					26.81	26.81				
323	ComEd 2717	April 2025	ELECTRIC 1306-1/2 HA	04/30/2025	31.11	31.11	24281	05/20/2025	425	07075353

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
					31.11	31.11				
324	ComEd 5197	April 2025	ELECTRIC - 0 ROOT B	04/30/2025	31.11	31.11	24283	05/20/2025	425	07075353
					31.11	31.11				
334	ComEd 3357	April 2025	STREET LIGHTS ON E	04/25/2025	222.73	222.73	24282	05/20/2025	425	01035351
					222.73	222.73				
610	Grainger	9500279014	CUBITAINERS	05/08/2025	151.92	151.92	24296	05/20/2025	525	07065332
					151.92	151.92				
629	Hach Compa	14467632	WATER LAB SUPPLIES	04/22/2025	707.20	707.20	24297	05/20/2025	425	07065420
		14472112	CHEMKEY	04/24/2025	70.10	70.10	24297	05/20/2025	425	07065420
					777.30	777.30				
649	Jason Heiss	Train-Meal R	MEAL REIMBURSMEN	04/25/2025	48.65	48.65	24305	05/20/2025	425	01025343
					48.65	48.65				
664	Highland Plu	7546	FURNISHED LABOR A	04/30/2025	577.50	577.50	24298	05/20/2025	425	01045360
					577.50	577.50				
704	International	1002062120	IPMC 2024 CODE BOO	04/18/2025	50.00	50.00	24304	05/20/2025	425	01165341
					50.00	50.00				
820	Joliet Townsh	Animal Contr	ANIMAL CONTROL SE	05/08/2025	1,250.00	1,250.00	24309	05/20/2025	525	01105300
					1,250.00	1,250.00				
842	John Kemp	Clothing Rei	FY 25 CLOTHING REIM	04/30/2025	185.05	185.05	24308	05/20/2025	425	07065344
		Clothing Rei	FY 25 CLOTHING REIM	05/05/2025	138.53	138.53	24308	05/20/2025	425	07065344
		Clothing Rei	FY 25 CLOTHING REIM	04/30/2025	67.61	67.61	24308	05/20/2025	425	07065344
		Clothing Rei	FY 25 CLOTHING REIM	04/30/2025	158.81	158.81	24308	05/20/2025	425	07065344
					550.00	550.00				
846	Kimball Midw	103312382	GLOVES	04/28/2025	279.30	279.30	24312	05/20/2025	425	07085402
		103312382	NUTS	04/28/2025	36.50	36.50	24312	05/20/2025	425	07085365
		103312838	NUTS AND SCREWS	04/28/2025	208.71	208.71	24312	05/20/2025	425	01045400
					524.51	524.51				
882	Layne Christ	2930327	WELL #10 LABOR AND	04/28/2025	88,951.90	88,951.90	24313	05/20/2025	425	07065361
					88,951.90	88,951.90				
951	Image Syste	McGrath 414	COPIER REPAIR	01/29/2025	506.92	506.92	24302	05/20/2025	425	01035300
		McGrath 417	RENEWAL OF MAINTEN	03/18/2025	697.00	697.00	24302	05/20/2025	425	07085301

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 951:					1,203.92	1,203.92				
958	Meade, Inc.	712528	TRAFFIC SIGNAL MAIN	04/30/2025	216.74	216.74	24316	05/20/2025	425	01035300
		712528	TRAFFIC SIGNAL MAIN	04/30/2025	216.74	216.74	24316	05/20/2025	425	01035300
		712528	TRAFFIC SIGNAL MAIN	04/30/2025	216.74	216.74	24316	05/20/2025	425	01035300
Total 958:					650.22	650.22				
961	Menards	87052	BUILDING MAINTENAN	04/21/2025	898.00	898.00	24317	05/20/2025	425	01045400
		87058	BUILDING MAINTENAN	04/21/2025	50.28	50.28	24317	05/20/2025	425	01045400
		87095	BUILDING MAINTENAN	04/22/2025	115.96	115.96	24317	05/20/2025	425	01045400
		87207	BUILDING MAINTENAN	04/24/2025	86.16	86.16	24317	05/20/2025	425	01045400
		87251	FLEET- SHOP TIRE RA	04/25/2025	496.65	496.65	24317	05/20/2025	425	01075400
		87267	BUILDING MAINTENAN	04/25/2025	185.33	185.33	24317	05/20/2025	425	01045400
		87375	BUILDING MAINTENAN	04/28/2025	61.15	61.15	24317	05/20/2025	425	01045400
		87390	BUILDING MAINTENAN	04/28/2025	169.99	169.99	24317	05/20/2025	425	01045400
		87475	FLEET- SAW GUIDE, S	04/30/2025	126.93	126.93	24317	05/20/2025	425	01075400
		87549	PW SUPPLIES	05/01/2025	74.89	74.89	24317	05/20/2025	525	01035400
		87791	BUILDING MAINTENAN	05/06/2025	319.96	319.96	24317	05/20/2025	525	01045400
		87799	WASTEWATER SUPPLI	05/06/2025	7.98	7.98	24317	05/20/2025	525	07085366
		87803	WASTEWATER SUPPLI	05/06/2025	5.92	5.92	24317	05/20/2025	525	07085366
Total 961:					2,599.20	2,599.20				
965	M.E. Simpso	44468	WATER SYSTEM LEAK	04/30/2025	6,375.00	6,375.00	24314	05/20/2025	425	07065300
		44488	LARGE METER TESTI	04/30/2025	11,074.02	11,074.02	24314	05/20/2025	425	07065300
		44511	ERSI LICENSE FEE	05/06/2025	1,500.00	1,500.00	24314	05/20/2025	525	07065301
Total 965:					18,949.02	18,949.02				
991	MOE Fringe	Family June	JUNE 2025	05/01/2025	6,716.60	6,716.60	436	05/01/2025	525	01034200
		Family June	JUNE 2025	05/01/2025	6,106.00	6,106.00	436	05/01/2025	525	01074200
		Family June	JUNE 2025	05/01/2025	2,442.40	2,442.40	436	05/01/2025	525	01114200
		Family June	JUNE 2025	05/01/2025	1,526.50	1,526.50	436	05/01/2025	525	01124200
		Family June	JUNE 2025	05/01/2025	4,579.50	4,579.50	436	05/01/2025	525	07064200
		Family June	JUNE 2025	05/01/2025	2,442.40	2,442.40	436	05/01/2025	525	07074200
		Family June	JUNE 2025	05/01/2025	4,579.50	4,579.50	436	05/01/2025	525	07084200
		Family June	JUNE 2025	05/01/2025	5,190.10	5,190.10	436	05/01/2025	525	07094200
		Single June 2	JUNE 2025	05/01/2025	2,402.40	2,402.40	436	05/01/2025	525	01034200
		Single June 2	JUNE 2025	05/01/2025	500.50	500.50	436	05/01/2025	525	01124200
		Single June 2	JUNE 2025	05/01/2025	1,001.00	1,001.00	436	05/01/2025	525	01164200
		Single June 2	JUNE 2025	05/01/2025	1,001.00	1,001.00	436	05/01/2025	525	07064200
		Single June 2	JUNE 2025	05/01/2025	1,201.20	1,201.20	436	05/01/2025	525	07074200
		Single June 2	JUNE 2025	05/01/2025	1,201.20	1,201.20	436	05/01/2025	525	07084200
		Single June 2	JUNE 2025	05/01/2025	1,701.70	1,701.70	436	05/01/2025	525	07094200
		Single+1 Jun	JUNE 2025	05/01/2025	2,002.00	2,002.00	436	05/01/2025	525	01024200
		Single+1 Jun	JUNE 2025	05/01/2025	3,403.40	3,403.40	436	05/01/2025	525	01034200
		Single+1 Jun	JUNE 2025	05/01/2025	4,004.00	4,004.00	436	05/01/2025	525	01044200
		Single+1 Jun	JUNE 2025	05/01/2025	1,001.00	1,001.00	436	05/01/2025	525	01124200
		Single+1 Jun	JUNE 2025	05/01/2025	2,002.00	2,002.00	436	05/01/2025	525	01164200
		Single+1 Jun	JUNE 2025	05/01/2025	1,101.10	1,101.10	436	05/01/2025	525	07064200
		Single+1 Jun	JUNE 2025	05/01/2025	700.70	700.70	436	05/01/2025	525	07074200
		Single+1 Jun	JUNE 2025	05/01/2025	1,801.80	1,801.80	436	05/01/2025	525	07094200
Total 991:					58,608.00	58,608.00				

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
1003	Factory Moto	50-6058606	FLEET- MOTOR OIL Q	04/30/2025	2,557.89	2,557.89	24294	05/20/2025	425	01075410
		53-496562	FLEET- MOTOR OIL Q	04/30/2025	442.11	442.11	24294	05/20/2025	425	01075410
		53-496562	FLEET- MOTOR OIL Q	04/30/2025	6.09	6.09	24294	05/20/2025	425	01075410
Total 1003:					3,006.09	3,006.09				
1017	DACRA Adju	DT 2025-04-	DACRA MONTHLY SER	04/30/2025	1,250.00	1,250.00	24287	05/20/2025	425	01025300
		DT 2025-04-	DACRA MONTHLY SER	04/30/2025	1,250.00	1,250.00	24287	05/20/2025	425	01165300
Total 1017:					2,500.00	2,500.00				
1065	Nicor 95-25-4	April 2025	WELL #1 NICOR	05/02/2025	158.04	158.04	24326	05/20/2025	425	07065350
Total 1065:					158.04	158.04				
1066	Nicor 08-01-5	April 2025	WELL #7 NICOR GAS	05/02/2025	291.35	291.35	24323	05/20/2025	425	07065350
Total 1066:					291.35	291.35				
1067	Nicor 89-80-1	April 2025	EAST PLANT NICOR	05/02/2025	1,413.44	1,413.44	24325	05/20/2025	425	07085350
Total 1067:					1,413.44	1,413.44				
1102	Ottosen DiNo	14114	LABOR / PERSONNEL	04/30/2025	1,224.00	1,224.00	24327	05/20/2025	425	01105302
Total 1102:					1,224.00	1,224.00				
1126	Richard Pece	Clothing Rei	FY 25 CLOTHING REIM	04/16/2025	214.98	214.98	24335	05/20/2025	425	01034107
Total 1126:					214.98	214.98				
1148	Physicians I	10246 44601	PREEMPLOYMENT SC	05/05/2025	484.00	484.00	24329	05/20/2025	425	01105300
		43112 44609	RANDOM DRUG SCRE	05/05/2025	211.00	211.00	24329	05/20/2025	425	01105300
Total 1148:					695.00	695.00				
1195	Quill LLC	43959175	CYAN TONER FOR BR	05/01/2025	101.49	101.49	24331	05/20/2025	525	01165401
Total 1195:					101.49	101.49				
1196	R&R Septic	25-1098	PUMP TRUCK TO MOV	04/28/2025	750.00	750.00	24332	05/20/2025	425	07085373
		25-1162	PUMP TRUCK TO MOV	05/06/2025	750.00	750.00	24332	05/20/2025	525	07085373
Total 1196:					1,500.00	1,500.00				
1215	David Reavis	Train/Meal R	MEAL EXPENSE-REAVI	05/09/2025	74.23	74.23	24289	05/20/2025	525	01025343
Total 1215:					74.23	74.23				
1237	Robinson En	25040190	GIS SERVICES-DATA C	04/22/2025	6,982.50	6,982.50	24336	05/20/2025	425	07085301
		25040196	RICH FOODS - PRETR	04/15/2025	521.50	521.50	24336	05/20/2025	425	07075330
		25040197	WASTEWATER PRETR	04/15/2025	2,531.50	2,531.50	24336	05/20/2025	425	07075330
		25040222	CMOM SERVICES FOR	04/16/2025	2,244.50	2,244.50	24336	05/20/2025	425	07075330
		25040224	MS4 COMPLIANCE AS	04/16/2025	738.00	738.00	24336	05/20/2025	425	07075330
		25040225	2024 CLEAN AND TV BI	04/16/2025	3,972.00	3,972.00	24336	05/20/2025	425	07075330
		25040226	2024 CLEAN AND TV BI	04/16/2025	973.00	973.00	24336	05/20/2025	425	07075330
		25040227	CHLORIDES TLWQS A	04/16/2025	689.25	689.25	24336	05/20/2025	425	07075330

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		25040384	GIS SERVICES-MAINT	04/22/2025	4,817.75	4,817.75	24336	05/20/2025	425	07075301
		25040402	GIS SERVICES-DATA C	04/23/2025	8,856.00	8,856.00	24336	05/20/2025	425	07085301
		25040434	GIS SERVICES=DATA	04/23/2025	15,385.50	15,385.50	24336	05/20/2025	425	07085301
	Total 1237:				47,711.50	47,711.50				
1243	Ray OHerron	2410388	UNIFORM EQUIPMENT	05/08/2025	935.00	935.00	24333	05/20/2025	525	01025344
	Total 1243:				935.00	935.00				
1258	Safe Step LL	4537	2025 SAFE STEP-SIDE	05/01/2025	26,303.85	26,303.85	24338	05/20/2025	425	05005330
	Total 1258:				26,303.85	26,303.85				
1283	SEECO Con	19804	CONSTRUCTION MAT	04/09/2025	6,938.50	6,938.50	24339	05/20/2025	425	35007512
	Total 1283:				6,938.50	6,938.50				
1326	Ray Soliman	May 2025	MONTHLY GAS MILEA	05/01/2025	50.00	50.00	24334	05/20/2025	525	01015342
	Total 1326:				50.00	50.00				
1373	Strand Assoc	0224152	WEST PLANT EXPANSI	05/08/2025	830,075.00	830,075.00	24341	05/20/2025	525	35007512
	Total 1373:				830,075.00	830,075.00				
1379	Suburban La	GA5002383	DRINKING WATER LAB	05/02/2025	591.00	591.00	24342	05/20/2025	425	07065306
		GA5002408	WEST AND EAST NP	05/01/2025	1,366.00	1,366.00	24342	05/20/2025	425	07085306
	Total 1379:				1,957.00	1,957.00				
1392	SWAHM	May 2025	SWAHM MAY 2025	05/01/2025	86,638.93	86,638.93	437	05/01/2025	525	01002438
	Total 1392:				86,638.93	86,638.93				
1432	Ron Tirapelli	661663	FLEET- WHEEL BEAR	04/29/2025	1,170.28	1,170.28	24337	05/20/2025	425	01075400
		661664	FLEET- UNIT # 936 DO	04/29/2025	1,784.56	1,784.56	24337	05/20/2025	425	01075400
		661782	FLEET- # 932 WHEEL B	05/01/2025	66.26	66.26	24337	05/20/2025	525	01075400
		661928	FLEET- REAR KNUCKL	05/06/2025	24.48	24.48	24337	05/20/2025	525	01075400
	Total 1432:				3,045.58	3,045.58				
1460	Tri-River Poli	5450	2025 MEMBERSHIP DU	05/01/2025	3,300.00	3,300.00	24344	05/20/2025	425	01025345
	Total 1460:				3,300.00	3,300.00				
1502	Underground	072839	CURB BOX AND VALVE	05/01/2025	2,350.00	2,350.00	24345	05/20/2025	425	01035400
	Total 1502:				2,350.00	2,350.00				
1521	USABlueBoo	INV0068764	WATER SUPPLIES	04/21/2025	1,919.03	1,919.03	24346	05/20/2025	425	07065420
		INV0069268	ESTP LAB SUPPLIES	04/25/2025	938.85	938.85	24346	05/20/2025	425	07085420
		INV0069269	WINDSOCK	04/25/2025	397.72	397.72	24346	05/20/2025	425	07085366
		INV0069554	PORTABLE ANALYZER	04/29/2025	4,609.89	4,609.89	24346	05/20/2025	425	07065420
		INV0069685	STP LAB SUPPLIES	04/30/2025	329.07	329.07	24346	05/20/2025	425	07085420

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 1521:					8,194.56	8,194.56				
1548	Verizon Wirel	6111720215	MONTHLY STATEMENT	04/23/2025	1,708.13	1,708.13	24347	05/20/2025	425	01065350
Total 1548:					1,708.13	1,708.13				
1549	Verizon Wirel	6112424423	VERIZON WIRELESS S	05/01/2025	30.01	30.01	24348	05/20/2025	425	01065350
		6112424423	VERIZON WIRELESS S	05/01/2025	2,041.12	2,041.12	24348	05/20/2025	425	01105350
		6112424423	VERIZON WIRELESS S	05/01/2025	466.81	466.81	24348	05/20/2025	425	07065350
		6112424423	VERIZON WIRELESS S	05/01/2025	154.58	154.58	24348	05/20/2025	425	07075350
		6112424423	VERIZON WIRELESS S	05/01/2025	154.58	154.58	24348	05/20/2025	425	07085350
Total 1549:					2,847.10	2,847.10				
1589	Wescom	20250606	WESCOM DISPATCH S	05/01/2025	24,315.27	24,315.27	24353	05/20/2025	525	01025307
		20250606	WESCOM DISPATCH S	05/01/2025	200.52	200.52	24353	05/20/2025	525	01025307
Total 1589:					24,515.79	24,515.79				
1605	Will County R	40828554	MUNICIPAL LIENS/REL	05/01/2025	52.00	52.00	24355	05/20/2025	425	01115325
Total 1605:					52.00	52.00				
1606	Will County F	CrestHill 202	2025 WARRANT SERIV	05/07/2025	4,952.88	4,952.88	24354	05/20/2025	525	01025300
Total 1606:					4,952.88	4,952.88				
1629	Work Zone S	66509	RED SOLAR LIGHTS	04/23/2025	300.00	300.00	24357	05/20/2025	425	01035400
		66516	BRACKETS	04/23/2025	382.50	382.50	24357	05/20/2025	425	01035400
		66525	SIGNS	04/23/2025	96.00	96.00	24357	05/20/2025	425	01035400
Total 1629:					778.50	778.50				
1632	Warehouse D	5911737-0	LATERAL FILE CABINE	05/07/2025	2,400.00	2,400.00	24352	05/20/2025	525	01165401
		5911737-0	LATERAL FILE CABINE	05/07/2025	1,027.00	1,027.00	24352	05/20/2025	525	01115401
Total 1632:					3,427.00	3,427.00				
1694	Nicor 13-03-7	April 2025	PW NICOR	05/02/2025	830.25	830.25	24324	05/20/2025	425	01035351
Total 1694:					830.25	830.25				
1749	AEP Energy	3013134305	STREET LIGHTS - 1 TH	05/05/2025	16,274.19	16,274.19	24272	05/20/2025	425	01035351
Total 1749:					16,274.19	16,274.19				
1840	Middleton Ov	1009267	DOOR REPAIR	05/05/2025	597.75	597.75	24319	05/20/2025	525	01045360
Total 1840:					597.75	597.75				
1867	Jim's Truck In	209477	FLEET- UNIT # 102 DO	05/01/2025	43.00	43.00	24306	05/20/2025	525	01075300
		209478	FLEET- UNIT #103 DOT	05/01/2025	43.00	43.00	24306	05/20/2025	525	01075300
		209479	FLEET- UNIT #105 DOT	05/01/2025	43.00	43.00	24306	05/20/2025	525	01075300
		209491	FLEET- UNIT # 101 DO	05/01/2025	43.00	43.00	24306	05/20/2025	525	01075300
		209493	FLEET- UNIT #106 DOT	05/01/2025	43.00	43.00	24306	05/20/2025	525	01075300
		209494	FLEET- UNIT # 104 DO	05/01/2025	43.00	43.00	24306	05/20/2025	525	01075300

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		209502	FLEET- UNIT #100 DOT	05/02/2025	65.00	65.00	24306	05/20/2025	525	01075300
		209504	FLEET- UNIT # 118 DO	05/02/2025	65.00	65.00	24306	05/20/2025	525	01075300
		209514	FLEET- UNIT #31 DOT I	05/02/2025	45.00	45.00	24306	05/20/2025	525	01075300
		209517	FLEET- UNIT # 120 DO	05/02/2025	65.00	65.00	24306	05/20/2025	525	01075300
		209576	FLEET- UNIT # 2 DOT S	05/07/2025	41.00	41.00	24306	05/20/2025	525	01075300
		209577	FLEET- UNIT # 35 DOT	05/07/2025	43.00	43.00	24306	05/20/2025	525	01075300
		209578	FLEET- UNIT # 37 DOT	05/07/2025	41.00	41.00	24306	05/20/2025	525	01075300
		209580	FLEET- UNIT # 32 DOT	05/07/2025	41.00	41.00	24306	05/20/2025	525	01075300
Total 1867:					664.00	664.00				
1873	Mahoney Silv	72515	TIF 1 - LARKIN	05/07/2025	157.50	157.50	24315	05/20/2025	425	15005302
		72515	TIF 3 - WEBER DIVISIO	05/07/2025	150.00	150.00	24315	05/20/2025	425	41005302
		72515	TIF 2 - WEBER	05/07/2025	78.75	78.75	24315	05/20/2025	425	01105302
Total 1873:					386.25	386.25				
1914	AT&T 831-00	1702281013	INTERNET SERVICES	05/07/2025	1,315.26	1,315.26	24275	05/20/2025	525	01065350
Total 1914:					1,315.26	1,315.26				
1948	Motorola Sol	8282118746	MOTOROLA Solutio	04/22/2025	1,035.00	1,035.00	24320	05/20/2025	425	01065301
Total 1948:					1,035.00	1,035.00				
1950	Pure Water P	2039574	WATER FOR WEST PL	04/28/2025	47.50	47.50	24330	05/20/2025	425	07085343
		2039574	WATER FOR PW	04/28/2025	65.00	65.00	24330	05/20/2025	425	01035343
		2039957	PAPER STATEMENT F	04/28/2025	3.00	3.00	24330	05/20/2025	425	01035401
Total 1950:					115.50	115.50				
1951	HOLCIM - M	721000851	STONE FOR MAIN BRE	05/05/2025	1,568.45	1,568.45	24300	05/20/2025	525	07065430
Total 1951:					1,568.45	1,568.45				
1953	Amazon Capi	11YD-NK1Y-	BATTERY FOR CANON	05/12/2025	38.92	38.92	24274	05/20/2025	525	01025401
		163K-QC6M	KEYBOARD CASE FOR	05/02/2025	157.98	157.98	24274	05/20/2025	425	01027500
		1CHK-GV4	HANGING FILES FOR	05/06/2025	47.75	47.75	24274	05/20/2025	525	01125401
		1CHK-GV4	ADMIN. SUPPLIES	05/06/2025	55.80	55.80	24274	05/20/2025	525	01105401
		1DLY-M96F-	PENS	05/07/2025	17.25	17.25	24274	05/20/2025	525	01125401
		1DLY-M96F-	ENVELOPES	05/07/2025	17.27	17.27	24274	05/20/2025	525	01125401
		1DLY-M96F-	PAPER TOWELS	05/07/2025	22.99	22.99	24274	05/20/2025	525	01125401
		1DLY-M96F-	TAPE DISPENSER	05/07/2025	4.98	4.98	24274	05/20/2025	525	01125401
		1RCD-KWYJ	EXPANDABLE FOLDER	05/05/2025	35.28	35.28	24274	05/20/2025	425	01165401
		1RCD-KWYJ	FINE TIP MARKERS	05/05/2025	8.89	8.89	24274	05/20/2025	425	01165401
		1RCD-KWYJ	SHIPPING LABELS	05/05/2025	11.51	11.51	24274	05/20/2025	425	01165401
		1RCD-KWYJ	LEGAL FILE FOLDERS	05/05/2025	17.53	17.53	24274	05/20/2025	425	01165401
		1TV7-LHWQ	FLEET- JUMP STARTE	05/01/2025	125.99	125.99	24274	05/20/2025	425	01075400
		1Y37-1XM1-	FLEET- MILWAUKEE S	05/05/2025	108.25	108.25	24274	05/20/2025	425	01075400
		1YNJ-7PJQ-	TOOLS	05/07/2025	29.40	29.40	24274	05/20/2025	525	01035400
		1YNJ-7PJQ-	PAPER TOWELS	05/07/2025	39.88	39.88	24274	05/20/2025	525	07085401
		13GM-HYG7	FLEET- POLICE VEHIC	04/30/2025	167.52	167.52	24274	05/20/2025	425	01075400
		13GM-HYG7	FLEET- POLICE FRON	05/01/2025	259.32	259.32	24274	05/20/2025	425	01075400
		147N-4RFT-	DISPOSABLE FORKS	05/08/2025	25.99	25.99	24274	05/20/2025	525	01035401
		19GL-DR4R-	MEDICAL TAPE	04/28/2025	11.99	11.99	24274	05/20/2025	425	07085402
		1D44-J7FP-4	WATER CONTAINERS	05/06/2025	113.96	113.96	24274	05/20/2025	425	01035400
		1D94-449H-3	COP ON A ROOFTOP A	05/13/2025	622.43	622.43	24274	05/20/2025	525	01025402

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
		1GGH-LGRP	FLEET- EAST PLANT R	05/05/2025	284.99	284.99	24274	05/20/2025	425	01075400
		1K7G-Q9FX-	KLEENEX	05/06/2025	25.11	25.11	24274	05/20/2025	525	01165401
		1KY3-17GP-	DRONE AND SD CARD	05/05/2025	1,388.58	1,388.58	24274	05/20/2025	425	01025346
		1LGN-9HDK-	FLEET- SAFETY RESPI	04/30/2025	236.56	236.56	24274	05/20/2025	425	01075400
		1R73-NLHH-	STAPLER	05/13/2025	31.01	31.01	24274	05/20/2025	525	01125401
		1VFD-QPRM	WATER CONTAINERS	05/06/2025	427.35	427.35	24274	05/20/2025	425	01035400
		1WMR-9FFP	PRINTER PAPER-DRY	05/07/2025	108.35	108.35	24274	05/20/2025	525	01025401
		1YM6-GKR7-	PLATES	05/08/2025	15.80	15.80	24274	05/20/2025	525	01105401
		1YM6-GKR7-	STAPLER	05/08/2025	24.99	24.99	24274	05/20/2025	525	01115401
		1YM6-GKR7-	CABINET RAIL HANGE	05/08/2025	67.58	67.58	24274	05/20/2025	525	01115401
		1YM6-GKR7-	FEBREEZE	05/08/2025	6.50	6.50	24274	05/20/2025	525	01105401
		1YM6-GKR7-	SHIPPING/HANDLING	05/08/2025	17.99	17.99	24274	05/20/2025	525	01115401
		1YXC-1XF7-	ADDRESS LABELS	05/07/2025	35.48	35.48	24274	05/20/2025	525	01025401
Total 1953:					4,611.17	4,611.17				
1977	AIS Inc	92634	DATA SERVICES	05/12/2025	13,000.00	13,000.00	24273	05/20/2025	525	01065301
		92634	DATA SERVICES ENDP	05/12/2025	357.00	357.00	24273	05/20/2025	525	01065301
		92634	DATA SERVICES ENDP	05/12/2025	432.00	432.00	24273	05/20/2025	525	01065301
		92634	DATA SERVICES ENDP	05/12/2025	1,188.00	1,188.00	24273	05/20/2025	525	01065301
		92634	AIS NMS MONTHLY IN	05/12/2025	400.00	400.00	24273	05/20/2025	525	01065301
		92768	LAPTOP UPGRADES	05/13/2025	215.00	215.00	24273	05/20/2025	525	01065301
Total 1977:					15,592.00	15,592.00				
1983	Cornwell Eng	016304-01-0	LAKE MICIGAN CORR	04/23/2025	4,217.55	4,217.55	24285	05/20/2025	425	07065332
		016304-01-0	DESKTOP STUDY PHA	05/13/2025	2,045.00	2,045.00	24285	05/20/2025	425	07065332
Total 1983:					6,262.55	6,262.55				
1984	Nicholas Har	Clothing Rei	FY 25 CLOTHING REIM	04/30/2025	376.00	376.00	24322	05/20/2025	425	07084107
Total 1984:					376.00	376.00				
1991	Gracie Globa	INV-GST-329	LEVEL 2 CERTIFICATI	05/08/2025	4,500.00	4,500.00	24295	05/20/2025	525	01025341
Total 1991:					4,500.00	4,500.00				
1992	Vissering Co	WSTP Pay A	WSTP PAY APP 28	05/09/2025	571,023.23	571,023.23	24351	05/20/2025	525	35007512
Total 1992:					571,023.23	571,023.23				
2035	ILCMA	6145	EMPLOYMENT POSTIN	05/07/2025	50.00	50.00	24301	05/20/2025	525	01105321
Total 2035:					50.00	50.00				
2043	Donald E. Mo	April 2025	DONALD E. MORRIS R	04/30/2025	18,195.00	18,195.00	24291	05/20/2025	425	01165300
Total 2043:					18,195.00	18,195.00				
2051	Joe Locasto	Train/Meal R	MEAL REIMBURSEME	05/12/2025	30.00	30.00	24307	05/20/2025	525	01025343
		Train/Meal R	MEAL REIMBURSEME	05/09/2025	75.00	75.00	24307	05/20/2025	525	01025343
Total 2051:					105.00	105.00				
2053	Industrial Do	2165	OVERHEAD DOOR MAI	04/29/2025	578.25	578.25	24303	05/20/2025	425	01045360

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 2053:					578.25	578.25				
2073	David Strahl	58	TEMP HR	05/05/2025	3,255.32	3,255.32	24290	05/20/2025	425	01105300
		59	TEMP HR	05/12/2025	3,331.02	3,331.02	24290	05/20/2025	525	01105300
Total 2073:					6,586.34	6,586.34				
2074	MGT Impact	MGT136677	HOURS FOR JULIUS H	04/29/2025	20,735.00	20,735.00	24318	05/20/2025	425	01105300
		MGT36675	HOURS WORKED FOR	04/29/2025	21,280.00	21,280.00	24318	05/20/2025	425	01105300
		MGT36676	HOURS FOR RON MEN	04/29/2025	14,017.50	14,017.50	24318	05/20/2025	425	01105300
Total 2074:					56,032.50	56,032.50				
2086	Zoplers Auto	2495	FLEET- UNIT #932 ACC	05/01/2025	3,095.80	3,095.80	24358	05/20/2025	425	01075361
Total 2086:					3,095.80	3,095.80				
2094	William McCl	13	CITY COUNCIL MEETI	04/30/2025	150.00	150.00	24356	05/20/2025	425	01105300
		13	CITY COUNCIL MEETI	04/30/2025	150.00	150.00	24356	05/20/2025	425	01105300
		13	PLAN COMMISSION M	04/30/2025	150.00	150.00	24356	05/20/2025	425	01105300
		13	PLAN COMMISSION M	04/30/2025	75.00	75.00	24356	05/20/2025	425	01105300
Total 2094:					525.00	525.00				
2119	Juan Guzma	Clothing Rei	FY 25 CLOTHING REIM	04/28/2025	205.99	205.99	24311	05/20/2025	425	01034107
Total 2119:					205.99	205.99				
2143	Viper Resorat	Pump Station	PUMP STATION 12 INL	04/18/2025	8,948.24	8,948.24	24350	05/20/2025	425	07065361
Total 2143:					8,948.24	8,948.24				
2147	Edward Clem	Clothing Rei	FY 25 CLOTHING REIM	04/29/2025	55.16	55.16	24292	05/20/2025	425	01034107
Total 2147:					55.16	55.16				
2154	CoStar Realt	122141617	COSTAR MAY 2025	05/05/2025	430.00	430.00	24286	05/20/2025	525	01165300
Total 2154:					430.00	430.00				
2156	Daniel Kuban	Clothing Rei	FY 25 CLOTHING REIM	04/25/2025	22.46	22.46	24288	05/20/2025	425	01034107
Total 2156:					22.46	22.46				
2167	Jonathan Pell	Clothing Rei	FY 25 CLOTHING REIM	04/29/2025	299.06	299.06	24310	05/20/2025	425	01034107
Total 2167:					299.06	299.06				
2168	Hoerr Constr	125-076 Pay	2024 SANTIARY SEWE	04/29/2025	69,077.52	69,077.52	24299	05/20/2025	425	07075330
Total 2168:					69,077.52	69,077.52				
2169	Neil Harris	CH 25-01	GRAPHIC DESIGN FO	04/29/2025	630.00	630.00	24321	05/20/2025	425	01165300
		CH 25-02	MARKETING MATERIA	05/06/2025	180.00	180.00	24321	05/20/2025	525	01165300

Vendor Number	Name	Invoice Number	Description	Invoice Date	Invoice Amount	Check Amount	Check Number	Check Issue Date	GL Period	GL Account
Total 2169:					810.00	810.00				
2170	Sharon Krah	Reimburse	REIMBURSEMENT FO	04/29/2025	225.00	225.00	24340	05/20/2025	425	07065430
Total 2170:					225.00	225.00				
2171	Paul Martino	Clothing Rei	FY 25 CLOTHING REIM	04/30/2025	347.12	347.12	24328	05/20/2025	425	07065344
		Clothing Rei	FY 25 CLOTHING REIM	04/30/2025	153.98	153.98	24328	05/20/2025	425	07065344
Total 2171:					501.10	501.10				
2172	The CTK Gro	3974	TRAINING-INTERVIEW	02/04/2025	550.00	550.00	24343	05/20/2025	425	01025341
Total 2172:					550.00	550.00				
Grand Totals:					2,065,212.76	2,065,212.76				

Report Criteria:

Detail report type printed

[Report]. Check Issue Date = 05/01/2025,05/20/2025