



Agenda Memo

Crest Hill, IL

Meeting Date:	June 22, 2026
Submitters:	Blaine Wing and Don Seeman
Departments:	Administration and Building
Agenda Item:	Plumbing & Window Discussion

Summary: As City Council has heard over the past few years, there are several outstanding issues in City Hall/Police Station building. Some of these have been known since 2023, and it appears that minor corrective action(s) were taken. This discussion is to address two (2) specific issues (plumbing in the Police Department and interior windows in the City Hall Foyer).

It should be noted that for both of these issues, contributing to addressing the causes of the issues has been the lack of staff or permanent staff. However, going forward, the City will soon have part-time janitorial employees, as well as recently hired Building & Grounds Crew Leader, Operational Superintendent (who oversee Building & Grounds), as well as our Public Works Director, who has been with us for 6 months.

Police Plumbing Issues:

Operations in this department are 24/7 and thus are used all day and year-round, resulting in more issues. In the past, the temporary fix had been to call in a plumber to clear the pipes. As of late last year, staff brought in a consultant and engineers to help identify issues and recommend solutions. It was determined that there was not sufficient water/pressure from the low-flow non-commercial toilets, which contributed to backups. Those toilets have since been replaced, which reduced the number of backups, but unfortunately didn't solve the problem.

The next possible solutions in recommended order are:

1. Add a macerator pump (like a garbage disposal). A macerator pump is a specialized device that grinds solid waste and toilet paper into a fine slurry and forces the material and water through the City's pipes to the exterior sewer line. Estimated cost is between \$65,000 to \$80,000.
2. Separate the Police and City Hall piping and add a pipe from the Police side directly to the exterior sewer line. Thus, reduce the distance the material and water need to go. Estimated cost \$100,000.
3. Jackhammer the concrete floor to get to the pipes, remove them, and replace them with pipes with improved downward pitch. This would displace most of the police employees for 3-4 months during construction. Estimated cost is between \$700,000 and \$1 Million.

Internal Foyer Windows:

The bullet resistant windows were damaged (most likely by using a chemical cleaner) several years ago and have not been replaced. The City request proposal from several firms, with only one (1) vendor providing a proposal with pricing to do the work. Besides replacing the glass, the replacement solution also included microphones and speakers, to allow the public/staff to speak and hear each other.

Staff are recommending moving forward with the attached proposal to resolve this issue.

Note, to ensure that the windows are not mistakenly cleaned with chemicals, several things will be done:

- Warning stickers will be placed on the windows.
- City staff, not rotating staff members will be cleaning the windows.
- The newly installed blinds will be closed at the end of each day, with a “closed sign” placed. Thus, the side of windows that cannot be cleaned with anything but water, will have a barrier, and then warning sticker, to reinforce that the windows cannot be cleaned with anything other than water.
- The Crew Leader and Superintendent will make sure that the window cleaning are done monthly under their supervision.

Other Known Issues:

- Non-commercial heating and cooling equipment
- Non-commercial toilets (most in City Hall are low-flow and residential)
- Leaking ceiling and roof issues
- Cracked and broken concrete
- Non-sealed bricks (around memorial)
- Possible security improvements (walls, doors, fences, etc.) to segment and protect areas

Recommended Council Action: Discussion only.

Financial Impact: Not yet finalized.

Funding Source: General Fund

Attachments: Plumbing and Window Attachments