



Work Session Memo

Crest Hill, IL

Meeting Date:	March 23, 2026
Submitter:	Daniel Ritter, Community Development Director
Department:	Community Development
Agenda Item:	Discuss 3-year (2026-2028) Code Abatement and Vegetation Control Contract

Summary: The City has various ordinances related to property maintenance requirements. These ordinances occasionally require the City to act quickly to abate issues on private property. The most common is overgrown grass and weeds in violation of the City Code Sec. 7.08.030 C. However, there are other occasional issues that come up, like tree trimming, weed prevention, garbage/debris removal, plowing, and more. After an initial violation notice and timeframe, the city can utilize a contractor to abate certain property violations. These costs are charged to the owner, and a property lien is obtained if not paid within a certain timeframe, per state statute. To ensure the city is utilizing a contractor that meets the city's documentation requirements, is responsive, professional, and has reasonable pricing, we utilize a public RFP process to select the most qualified vendor.

A public RFP was posted and noticed on 1/13/2026 and closed on 2/10/2026. The RFP was sent to known area landscaping companies via mail, posted in the newspaper, and was available on the City's website. A total of two on-time and complete submittals were received by Precision Property Pros and EC Mowing. Additionally, a partial and late submittal was received the next day by the city's current contractor, Rapid Landscaping.

Staff reviewed all three submittals and graded based on the established Evaluation Criteria. Precision Property Pros was rated highest overall by all graders and is staff's recommendation. They appear well-equipped to assist the Community Development department with all possible issues and concerns, including providing access to a work order tracking system. They are highly professional and will represent the City well. They are a licensed business located in Crest Hill at 520 Pasadena Avenue. Selecting a Crest Hill business meets the City's Purchasing Policy preference of utilizing qualified local businesses where possible.

Funding/Financial Impact: Code abatement services and grass cutting are budgeted annually. Most costs are eventually paid back via fines or liens.

Recommended Council Action: Move the three-year contract (2026-2028) as proposed with Precision Property Pros for Vegetation Cutting and Code Abatement Services to the April 6, 2026, City Council meeting for approval.