



**CITY OF GENEVA**  
**BUILDING DEPARTMENT**  
**109 JAMES STREET**  
**GENEVA, IL 60134**  
**630/262.0280**  
**pdf@geneva.il.us**

*Issued 11/6/25*

For Office Use Only

**PERMIT NUMBER** 2025-1662

**BIN NUMBER** \_\_\_\_\_

**APPLICATION FOR PERMIT**

**PROJECT ADDRESS** 24 Crissey Ave Geneva, IL 60134

**APPLICANT**  Check here if applicant is property owner

Name Nicole Hopkins

Address 24 Crissey Ave Geneva IL 60134

Email \_\_\_\_\_ Phone \_\_\_\_\_

**PROPERTY OWNER**

Name Nicole Hopkins

Address 24 Crissey Avenue Geneva, IL 60134 USA

Email \_\_\_\_\_ Phone \_\_\_\_\_

**CONTRACTOR**

Name J BLANTON PLUMBING

Address 1945 Techny Rd, Northbrook, IL 60062

Email info@jblantonplumbing.com Phone 224 284 1108

Roofing License \_\_\_\_\_ Plumbing License 055-045011

| BUILDING TYPE  | TYPE OF WORK - GENERAL  | TYPE OF WORK - SPECIFIC (Check all that apply)   |
|--|---|--|
| <input checked="" type="checkbox"/> Residential<br><input type="checkbox"/> Commercial<br><input type="checkbox"/> Other | <input type="checkbox"/> Change of Tenant<br><input type="checkbox"/> Remodel<br><input type="checkbox"/> New construction<br><input type="checkbox"/> Addition<br><input type="checkbox"/> Demolition<br><input checked="" type="checkbox"/> Other | <input type="checkbox"/> Driveway/Parking<br><input type="checkbox"/> Sidewalk<br><input type="checkbox"/> Basement/Attic<br><input type="checkbox"/> Kitchen/Bath<br><input type="checkbox"/> Replace Windows<br><input type="checkbox"/> Roof/Siding<br><input type="checkbox"/> Sign/Awning<br><input type="checkbox"/> Irrigation System<br><input type="checkbox"/> Fence<br><input type="checkbox"/> Patio<br><input type="checkbox"/> Shed<br><input type="checkbox"/> Deck<br><input type="checkbox"/> Electric<br><input checked="" type="checkbox"/> Plumbing<br><input type="checkbox"/> HVAC<br><input type="checkbox"/> Other |

**DESCRIPTION OF WORK**

**SERVICE TO INSTALL UV CIP LINER ON SANITARY SEWER APPROX. 41FT**

Applications will not be accepted without supporting documentation, attach additional sheets and submit plans/drawings, plat of survey, etc. as needed to illustrate proposed work.

| HISTORIC PRESERVATION  | ZONING  | PROJECT COST  |
|--|---|---|
| Is subject property located in the Historic District or a Historic Landmark? Historic Preservation Commission review is required for exterior improvements.<br><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | What zoning district is the property located in? _____<br>Is the use permitted at this location? <input type="checkbox"/> Yes <input type="checkbox"/> No<br>Is a variance needed? <input type="checkbox"/> Yes <input type="checkbox"/> No | What is the estimated project cost?<br><u>8610 \$</u> |

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OR THAT THE PROPOSED WORK IS AUTHORIZED BY THE OWNER OF RECORD; THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO MAKE THIS APPLICATION AND TO SCHEDULE ALL NECESSARY INSPECTIONS AS AN AGENT, AND THAT I AGREE TO CONFORM TO ALL APPLICABLE CODES, LAWS, AND ORDINANCES OF THE CITY OF GENEVA.

Signature \_\_\_\_\_ Date 10-31-25

| FEES  | ROUTING   |
|---|---|
| Building Permit Fee <u>125.00</u><br>Fire Department Fee _____<br>Plumbing Fee <u>77.00</u><br>Public Works Fee _____<br>Tree Preservation Fee _____<br><b>TOTAL FEES</b> <u>\$202.00</u> | Engineering _____<br>Fire _____<br>Electric _____<br>City Engineer _____<br>Historic Preservation _____<br>Tree Preservation Review _____<br>Planning/Zoning _____<br>First Inspection Services _____ |

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J. Blanton Plumbing  
 Billing Department  
 1945 Techny Rd, Ste 11  
 Northbrook, IL 60062  
 United States  
 (773) 724-9272

Estimate 183686963  
 Job 183448297  
 Estimate Date 10/16/2025  
 Customer PO

**Billing Address**  
 Nicole Hopkins  
 24 Crissey Avenue  
 Geneva, IL 60134 USA

**Job Address**  
 Nicole Hopkins  
 24 Crissey Avenue  
 Geneva, IL 60134 USA

**Estimate Details**

Sewer liner repair : 15 year no clog warranty in lined piping.  
 Warranty transferable.  
 Lining material has a life expectancy of 50+ years.

| Service #                | Description   | Quantity | Your Price | Your Total |
|--------------------------|---|----------|------------|------------|
| PL11-100                 | Install UV pipe liner from existing two-way cleanout out tee. This is price per foot from 11 to 100 feet. | 41.00    | \$210.00   | \$8,610.00 |
| <b>Potential Savings</b> |   |          |            | \$861.00   |
| <b>Sub-Total</b>         |   |          |            | \$8,610.00 |
| <b>Tax</b>               |   |          |            | \$0.00     |
| <b>Total</b>             |   |          |            | \$8,610.00 |
| <b>Est. Financing</b>    |   |          |            | \$200.35   |

Thank you for choosing J. Blanton Plumbing

By accepting and signing this invoice, I acknowledge and agree to the terms outlined below.

The scope of J. Blanton's responsibility is limited to the specified services listed in the description of this document. There are no other promises made beyond this scope.

J. Blanton Plumbing is not responsible for cosmetic repairs, including but not limited to landscaping, drywall, tile, or other non-structural elements. These remain the sole responsibility of the customer.

J. Blanton is not responsible for the integrity of existing plumbing infrastructure while conducting routine plumbing services.

Payment Schedule and Authorization: A total of 50% of the invoiced amount is due upon signing of this invoice. The remaining 50% of the invoiced amount will be processed in one of two ways: either it will be automatically charged to the credit card on file upon completion of the work, or it is due upon the satisfactory completion of the job. PLEASE NOTE: If concrete pouring is required and not able to be done due to weather, the balance of the job must be paid minus \$500 which will be held until the concrete is poured. By providing your credit card information, you authorize J. Blanton Plumbing to charge the remaining balance as outlined in this invoice. If a credit card is not used, the remaining balance is due upon completion of work.

Additional Fees: All holiday and emergency fees are in addition to the services provided and will not be credited to the invoice.

Returned Check Fee: In the event of a returned check, a service fee of \$25 will be charged. If the issued check is returned or if the credit or debit card on file is declined, J. Blanton Plumbing will promptly reach out to the customer. The customer will be required to settle the outstanding invoice amount either in cash or through digital payment methods such as Zelle, ACH, and similar options.

Unpaid Balance and Interest: Should the remaining balance of the invoice not be settled within 5 business days of our initial payment collection attempt, the customer agrees to pay an interest charge of 5% on the outstanding balance. I understand that if J. Blanton Plumbing is unable to collect this balance from me, that J. Blanton Plumbing will pursue additional means of collection including filing a mechanics lien and/or a lawsuit. I understand that I will be responsible for any fees that J. Blanton Plumbing incurs in this process, including legal fees and court costs.

Payment Authorization for Past Due Invoices: In the event of a past due invoice, J. Blanton Plumbing retains the right to charge the credit card on file after reasonable attempts to contact the customer for alternative payment arrangements. This authorization is in line with the terms set forth in this invoice and is part of the customer's agreement.

Cancellation Policy: You have the right to cancel this contract within three business days from the signing date if the sale occurred at your home, provided no work has been performed. A cancellation fee of 10% of the contract amount will apply to canceled jobs. If work has already begun, the cancellation fee may exceed 10% to cover the costs of labor and materials. By signing this agreement, you acknowledge and agree to waive your 3-day right to cancel if work has already been performed. Please review this policy carefully before signing.

Communication: As a reminder, your calls and in person communications may be recorded for quality and training purposes. If you do not want your in person communications recorded, please let your technician know. By signing this invoice you are agreeing to this.

Warranty Policy: Standard Warranty Coverage

All work performed by J. Blanton Plumbing is backed by our standard 6-month warranty or more if specified in your job. This warranty covers defects in workmanship and any issues arising from our service, ensuring that your plumbing system functions as expected.

#### Warranty Exclusions & Void Conditions

Our warranty is designed to provide peace of mind, but it is subject to the following conditions:

**Misuse or Negligence** – The warranty will be voided at our sole discretion if the plumbing system, fixture, or appliance is misused, improperly maintained, or subjected to conditions beyond normal wear and tear. Examples of misuse include but are not limited to: Overloading the system beyond its intended capacity, Failure to follow recommended maintenance procedures, Using non-approved or incompatible products with the installed equipment

**Third-Party Work** – If anyone other than J. Blanton Plumbing performs repairs, modifications, or maintenance on your covered plumbing systems during the warranty period, the warranty will be immediately voided. We cannot guarantee the quality or compatibility of work performed by others, and unauthorized tampering may compromise system integrity.

**No Drip Club Membership:** Terms and exclusions apply. Payments are processed monthly and will be charged to the credit card on file. 12 month commitment. Automatic renewal. Drain clearings are excluded if there is not a ground level accessible clean out. Service estimates provided at the time of maintenance visits are the responsibility of the customer. Promotions and discounts are not stackable and the higher value will be chosen. Exclusive membership pricing only available at time of maintenance visits. We reserve the right to automatically increase pricing with 30 days notice. If the price is increased, the 12-month commitment is void.

Should there be any dispute between the customer and J. Blanton that can not be mutually resolved between the parties, the Customer hereby agrees that the next step is arbitration, at each party's own expense, with an arbiter to be mutually agreed upon. This clause however will have no effect on J. Blanton's remedies discussed under the Unpaid Balance and Interest section.

10/16/2025

**SANITARY SEWER SERVICE LATERAL  
LINING & GROUTING PROGRAM  
PARTICIPATION AGREEMENT**

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THIS AGREEMENT made on this 5<sup>th</sup> day of November, 2025 between the **CITY OF GENEVA, an Illinois municipal corporation**, 22 S. First Street, Geneva, Illinois (hereinafter referred to as "City") and David + Nicole Horvath and \_\_\_\_\_ (Property Owner(s)) at 24 Crissey Ave Geneva, IL 60134 (address) in Geneva, Illinois (hereinafter referred to collectively as "Property Owner").

**WITNESSETH:**

**WHEREAS**, Property Owner is the owner of a building located at the address indicated above and such building sanitary sewer service lateral is allowing ground water infiltration into the City's sanitary sewer system, in the past; and

**WHEREAS**, the City Council enacted Ordinance 2020-24 relating to a program to provide assistance to the Property Owner of certain basic costs of rehabilitating their sanitary sewer service lateral by lining and/or grouting their sanitary sewer service lateral in order to minimize ground water infiltration into the City's sewer system, a copy of which program is available at the City (hereinafter referred to as the "Program"); and

**WHEREAS**, the Property Owner desires to participate in said Program and the City and the Property Owner desires to enter into this Agreement governing the installation of plumbing improvements in the Property Owner's real property and the City's reimbursement of certain expenses relating thereto in accordance with the Program.

**NOW, THEREFORE**, in consideration of the above and the terms and conditions set forth below and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree as follows:

**Section 1:** The preamble paragraphs set forth above are hereby expressly made a part of

and operative provisions of the Agreement as fully as if set forth at length in this Section 1.

**Section 2: Definitions.** The following terms shall have the following meaning when used in this Agreement unless the context clearly indicates a contrary meaning.

“Contractor” shall mean a contractor who has obtained the necessary licenses from the State of Illinois and permits from the City to do the work under the Program.

“Program” is the assistance program established by Ordinance 2020-xx providing for the reimbursement of certain expenditures related to plumbing improvements to help prevent sewage backup within the City.

“Proposal” shall mean a detailed, written bid for equipment, material and labor. Quantities shall be itemized.

“Guide Specifications” are the specifications and requirements for the plumbing work developed by the City.

“Permit” is the City permit which Property Owner must obtain before any improvements may be installed by a Contractor.

**Section 3: City Approval.** Prior to the installation of any plumbing facilities for which Property Owner is seeking reimbursement hereunder, the specific plans, including the Proposal, shall be submitted to the City for approval. No work shall be commenced until such City approval is obtained. If any such work is commenced without issuance of all applicable permits, Property Owner may not be eligible for reimbursement until such time as all permits are issued and appropriate final inspections completed and approved.

**Section 4: City Installation.** Property Owner agrees to install the approved plumbing facilities in accordance with the Program. Installation shall be performed according to the Guide Specifications. The time may be extended upon written request by Property Owner and written

permission by the City if the work is delayed because of weather, unavailability of a Contractor or other factor beyond Property Owner's control where Property Owner has exercised reasonable diligence to timely complete the installation of the facilities.

**Section 5: Contract for Work.** The contract for installation shall be signed based on the Proposal attached hereto and hereby made a part hereof. The contract for the installation shall be a contract between the Contractor and the Property Owner. The City shall not be a party to such contract and shall not be considered a third-party beneficiary to it.

**Section 6: Permit Required.** The installation of the liner and/or grout will require a permit issued by the City.

**Section 7: Inspections.** The City must be notified so that it can inspect the work as required in the Program Procedures.

**Section 8: Reimbursement Items.** The City will reimburse the items listed in the reimbursement guidelines included in the summary of the Program. In no event shall the amount of reimbursement exceed the Program's designated reimbursement amounts.

**Section 9: Payment of Reimbursement.** Reimbursement of eligible items at approved amounts will be made when all work is completed, inspected and approved by the City. To receive reimbursement, Property Owner must follow all requirements of this Participation Agreement and submit a signed claim on the Request for Reimbursement Form and Release at Exhibit "A" attached hereto.

**Section 10: Property Owner's Responsibility.** Once the plumbing work is completed, the following items are the responsibility of the Property Owner:

- (a) Restoration or replacement of shrubbery.
- (b) Correction of subsidence in the excavated area. Settling of excavated soils is common. The Property Owner will be responsible for any future filling and reseeding.
- (c) Future maintenance of sanitary sewer service lateral as described in

Maintenance, Repair and Replacement of Service Lines in Title 9 Chapter 3 of the Geneva Municipal Code and all other related equipment and improvements.

**Section 11: Liability.** The City shall have no liability for any defective work or other damage, injury or loss on account of any act or omission of the Contractor in the performance of the work. The Property Owner must make any claim for such matters directly against the Contractor or Contractor's insurance carrier. Property Owner hereby agrees to indemnify and hold City harmless against any and all claims and further covenants not to sue the City for any and all claims. The provisions of this Section 11 shall survive the term of this Agreement and shall not expire with the payment of any reimbursement by the City to the Property Owner.

**Section 12: Disclaimer.** The Program is designed to substantially reduce or eliminate ground water infiltration to the city sanitary sewer. The Property Owner has the responsibility for all future maintenance and any corrective work that may become necessary.

**Section 13: Notices.** Unless otherwise notified in writing, all notices, requests and demands shall be made in writing and shall be personally delivered to, or mailed by United States Certified mail, postage prepaid and return receipt requested, or electronically (email) as follow:

For the City: Superintendent of Water & Wastewater  
City of Geneva Public Works  
1800 South Street  
Geneva, Illinois 60134  
(Email): [bvangyseghem@geneva.il.us](mailto:bvangyseghem@geneva.il.us)

For the Property Owner:

Name:

David + Nicole Hopkins

Address:

24 Crissey Ave  
Geneva, IL 60134

Phone:

Email:

Or at such other addresses that any party hereto may designate in writing to the other parties pursuant to the provisions of this Section.

**Section 14: Disconnection of Storm Water Sources.** Property Owner must disconnect any/all storm water sources from the sanitary sewer system and must take all corrective action necessary to prevent the discharge of roof, sump pump, foundation, and other drainage into the sanitary sewer system. The Property Owner, by executing the Participation Agreement, certifies that there are no storm water connections to the sanitary sewer system. The provisions of this Section 14 shall survive the term of this Agreement and shall not expire on the reimbursement by the City to the Property Owner.

**Section 15: Breach.** If the Property Owner fails to comply with all requirements of the Agreement or to complete installation as provided in the Agreement, the City shall have no obligation to reimburse the Property Owner.

**Section 16: Modification.** Any modification of this Agreement shall be in writing and executed by each Party.

**Section 17: Governing Law.** The Parties agree that the laws of the State of Illinois shall govern the construction and implementation of this Agreement. Each Party specifically stipulates to venue in the City of Geneva, and County of Kane.

**Section 18: Entire Agreement.** This Agreement shall be binding on the parties, their assigns and successors. This Agreement and the documents referenced in this Agreement constitute the entire agreement between the parties and supersede any previous negotiations. This Agreement shall not be modified except in writing signed by the parties.

IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THIS Agreement to be executed as of the dates written below.

CITY OF GENEVA an Illinois Municipal Corporation

By:   /  

\_\_\_\_\_