

MINUTES OF THE REGULAR MEETING  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
December 20, 2021

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, 1610 Plainfield Road Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

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

Also present were: Interim Management Consultant Steve Gulden, City Administrator Jim Marino, Director of Public Works Mark Siefert, City Engineer Ron Wiedeman, Deputy Chief Jason Opiola, City Attorney Mike Stiff, Interim Planner Maura Rigoni, HR Director Renee Herbst, Finance Director Lisa Banovetz.

Absent were: Chief Ed Clark.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on December 6, 2021 for Council approval.

(#1) Motion by Alderman Jefferson, seconded by Alderwoman Gazal, to approve the minutes from the regular meeting held on December 6, 2021 as presented.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(31)

(44) Mayor Soliman presented the minutes from the work session held on December 13, 2021 for Council approval.

(#2) Motion by Alderman Jefferson, seconded by Alderwoman Gazal, to approve the minutes from the work session held on December 13, 2021 as presented.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(48)

(63) Mayor Soliman announced that we will be presenting the awards for the Holiday Lights Contest. Alderman Albert thanked everyone who participated in the contest. This year we categorized the winners into 3 finalists and then 2 homes that tied for 1<sup>st</sup> place.

The first finalist was the Strydik family. The second finalist was the Schultz family. The third finalist is the Heinrich family. One of the first place winners was the Utrich family. The final first place winner was the Lara family. Alderman Albert presented the winning families with a commemorative ornament. Alderman Albert commended the remainder of the homes that participated in the contest. Members of the Council commended the winners and those who participated in the contest along with everyone who has taken the time to decorate their homes for the holidays. The Mayor wished everyone a Merry Christmas and Happy New Year and also thanked the businesses who donated prizes.

CITY ATTORNEY: (395) City Attorney Mike Stiff had no agenda items for discussion. He wished everyone a Merry Christmas and Happy New Year.

CITY ADMINISTRATOR: (411) Management Consultant Steve Gulden presented the Local 150 Collective Bargaining Agreement for Council approval. This agreement was discussed at a previous work session.

(#3) Motion by Alderperson Oberlin, seconded by Alderman Dyke, to approve the 150 Collective Bargaining Agreement as presented.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(423)

(440) Management Consultant Gulden informed the Council that tonight would be his final Council meeting. He thanked the Council and Mayor for their hard work. He also thanked the City Staff and Department Heads for all of their hard work and their help during his tenure with the City. Members of the Council thanked Consultant Gulden for his help and his work with the City.

PUBLIC WORKS DEPARTMENT: (640) Public Works Director Mark Siefert had no agenda items for discussion. He thanked all of the residents who attended the Christmas parade on December 18<sup>th</sup>. Director Siefert announced that December 22, 2021 is the last day that we will be picking up debris from the recent storm. Residents need to contact Public Works to schedule an appointment to get the debris picked up. He also wished the residents and Council a Merry Christmas and Happy New Year. Director Siefert announced that any resident that is seeking further information on the lake water can go on our website. Alderman Vershay asked if we can get some of the dead trees and foliage cleaned up at the west plant.

CITY ENGINEER: (720) There were no agenda items for discussion. He gave the Council an update on upcoming projects. The concrete work has been completed for the MFT projects and the final plans have been received by IDOT. We should be bidding this out in January. As far as the rebuild Illinois project, we are looking at a letting of March with construction to begin in the summer. In January we will be advertising for the American Rescue fund projects. In regard to the Weber and Knapp project, we are in receipt of the paperwork from the County. The estimated timeframe for construction should be in 2023. He wished everyone a Merry Christmas and Happy Holidays.

ECONOMIC DEVELOPMENT DEPARTMENT: (790) There were no agenda items for discussion. The reports were on file.

POLICE DEPARTMENT: (793) Deputy Police Chief Jason Opiola had no agenda items for discussion. The reports were on file. He reminded everyone that we will be doing additional traffic enforcement over the holidays. The Department is currently working with the Blue Line Professional Group and should have the information for the Council in the near future. He wished everyone a safe and festive Holiday season. Alderman Vershay asked if we can contact the State to have signage placed near the overpass on Broadway saying, “trucks entering and leaving highway.”

MAYOR: (879) Mayor Raymond Soliman presented a request for the Events Committee Chairman Appointment. This was discussed at a previous work session. Mayor Soliman recommended the appointment of Alderman Albert as Chairman to the Events Committee.

(#4) Motion by Alderwoman Gazal, seconded by Alderman Cipiti, to approve the appointment of Alderman Albert as Chairman to the Events Committee.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Albert.

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

(886)

(908) Mayor Soliman informed the Council that if anyone on the Council would like to be Co-chairman of the Events Committee, please let him know. Mayor Soliman commended the members of the JCA football team on their recent state football win. He wished everyone a Merry Christmas and Happy New Year.

CITY CLERK: (1033) City Clerk Christine Vershay-Hall presented a request for the extension of a temporary sign permit for Rocket Testing at 1701 N Larkin Avenue. They are requesting 2 additional 10 day permits for the remainder of calendar year 2021. They are also requesting 6 additional 10 day permits for the calendar year of 2022. This is in addition to the 3 that they are allowed per Ordinance #1812.

(#5) Motion by Alderperson Oberlin, seconded by Alderman Albert, to approve the 2 additional ten day permits for the calendar year of 2021 for Rocket Testing per the memo dated December 20, 2021.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Gazal.

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

(1052)

(#6) Motion by Alderman Albert, seconded by Alderperson Oberlin, to approve 6 additional 10 day permits for the calendar year of 2022 for Rocket Testing per the memo dated December 20, 2021.

On roll call, the vote was:

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

NAYES: Ald. Gazal.

ABSENT: None.

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

(1081)

(1087) Alderwoman Gazal asked if we are going to make them add the name of the business and address to the signage that they are requesting. She explained that she is not against the Covid testing but is disappointed on how the business managed the request for the signage. Discussion followed on the signage.

(1198) Consultant Gulden thanked City Clerk Vershay-Hall and her staff for all of their help during his time with the City. Clerk Vershay-Hall wished everyone a Merry Christmas and Happy New Year on behalf of herself and her staff. She also thanked Consultant Gulden for his help and welcomed City Administrator Marino to the City.

CITY TREASURER: (1226) City Treasurer Glen Conklin presented the regular and overtime payroll from November 22, 2021 through December 5, 2021 in the amount of \$238,689.14.

(1237) Treasurer Conklin presented the list of bills in the amount of \$787,374.43 for Council approval.

(#7) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve the list of bills in the amount of \$787,374.43 as presented.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(1242)

(1261) Finance Director Lisa Banovetz presented A RESOLUTION AMENDING PRIOR RESOLUTIONS NOS. 860 AND 1053 TO CLARIFY THE STATUS OF UNCLAIMED FUNDS UNDER THE CITY'S PROPERTY TAX REBATE PROGRAM.

(#8) Motion by Alderman Albert, seconded by Alderman Dyke to approve A RESOLUTION AMENDING PRIOR RESOLUTIONS NOS. 860 AND 1053 TO CLARIFY THE STATUS OF UNCLAIMED FUNDS UNDER THE CITY'S PROPERTY TAX REBATE PROGRAM.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1128

(1284)

(1298) Alderman Cipiti asked that we explain the background of the resolution. Director Banovetz explained that this resolution is in regard to the annual tax rebate program and the time frame that the residents would have to cash their rebate checks. Rather than the uncashed funds going to the State, they would revert back to the City. There are certain circumstances in which the City will still honor the checks after the six months.

(1377) Treasurer Conklin wished everyone a Merry Christmas and Happy New Year.

UNFINISHED BUSINESS: (1385) There was no unfinished business.

NEW BUSINESS: (1390) Mayor Soliman presented the Plan Commission recommendation RZ-21-5-12-1 to rezone the property at 20233 Division Street from M-1 to B-1. This is for the Stateville property. Planner Rigoni informed the Council that in August the Stateville property was rezoned from M-1 to B-1. Unfortunately, this 40 acres was not included in the original request. We are requesting the zoning change so that all 200 acres of Stateville property would be zoned the same. Currently there are no development plans for this property. Alderman Jefferson asked Plan Rigoni to explain the difference between the M-1 and B-1 zoning. Mayor Soliman asked for comments and questions from the audience. There were none. Alderman Vershay asked if the City can rezone the property even if it's owned by the State. Attorney Stiff explained the procedure.

(#9) Motion by Alderman Albert, seconded by Alderwoman Gazal, to approve AN ORDINANCE ESTABLISHING A MAP AMENDMENT TO THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY (APPLICATION OF CREST HILL TO REZONE CERTAIN STATEVILLE PROPERTY).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Ordinance #1888

(1592)

COMMITTEE/LIAISON REPORTS: (1691) There were no committee/liaison reports.

COUNCIL COMMENTS: (1695) Alderman Kubal wished everyone a Happy Holiday season. Alderman Albert congratulated everyone who participated in the annual Holiday Lights contest. He thanked Public Works, the Police Department, Fire Department and Crest Hill Lions for another successful Christmas parade. Alderman Cipiti thanked everyone involved in the Christmas parade. He also wished everyone a Merry Christmas and Happy New Year. Alderperson Oberlin also wished everyone a Happy Holiday season. Alderwoman Gazal thanked all of the residents who donated to the food pantry. She wished everyone a blessed Christmas. She wished Consultant Gulden well in the future and welcomed Administrator Marino to the City. Alderman Jefferson wished everyone a Happy Holiday season. He wished Consultant Gulden well and welcomed Administrator Marino. He thanked staff for their hard work during the year. Alderman Vershay wished everyone a Happy Holiday season. He also commended the property owner on Broadway who has done work on their property. Alderman Dyke also wished everyone a Merry Christmas and Happy New Year.

PUBLIC COMMENT: (188) There were no citizens wishing to address the Council

There being no further business before the Council, a motion for adjournment was in order.

(#10) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn the December 20, 2021 City Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

(1895)

The meeting was adjourned at 7:54 p.m.

Approved this 3 day of JANUARY, 2022

As presented ✓

As amended \_\_\_\_\_

  
CHRISTINE VERSHAY-HALL, CITY CLERK

  
RAYMOND R. SOLIMAN, MAYOR