

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 21, 2022

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: Director of Public Works Mark Siefert, Interim Economic Development Director Steve Gulden, Police Chief Ed Clark, City Attorney Mike Stiff, Interim Planner Maura Rigoni.

Absent were: City Administrator Jim Marino, Finance Director Lisa Banovetz, City Engineer Ron Wiedeman, Director of Information Technology Service Timothy Stinnett.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular meeting held on March 7, 2022 for Council approval.

(#1) Motion by Alderman Jefferson, seconded by Alderwoman Gazal, to approve the minutes from the regular meeting held on March 7, 2022 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.

(40)

(53) Mayor Soliman presented the minutes from the work session held on March 14, 2022 for Council approval.

(#2) Motion by Alderman Cipiti, seconded by Alderman Dyke, to approve the minutes from the work session held on March 14, 2022 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.

(59)

CITY ATTORNEY: (7) City Attorney Mike Stiff had no agenda items for discussion.

CITY ADMINISTRATOR: (79) Mayor Soliman presented A RESOLUTION APPROVING A SEPARATION AGREEMENT AND RELEASE OF ALL CLAIMS BY AND BETWEEN THE CITY OF CREST HILL AND RENEE HERBST per the memo dated March 21, 2022.

(#3) Motion by Alderwoman Gazal, seconded by Alderperson Oberlin, to approve A RESOLUTION APPROVING A SEPARATION AGREEMENT AND RELEASE OF ALL CLAIMS BY AND BETWEEN THE CITY OF CREST HILL AND RENEE HERBST per the memo dated March 21, 2022.

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.

Resolution #1147

(93)

(113) Mayor Soliman presented A RESOLUTION DESIGNATING LISA BANOVTZ AS THE ILLINOIS MUNICIPAL RETIREMENT FUND (IMRF) AUTHORIZED AGENT FOR THE CITY OF CREST HILL per the memo dated March 21, 2022. Alderperson Oberlin asked if the Finance Director was okay with this authorization. Attorney Stiff explained that he received an email from Director Banovetz asking that this be drafted.

(#4) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve A RESOLUTION DESIGNATING LISA BANOVTZ AS THE ILLINOIS MUNICIPAL RETIREMENT FUND (IMRF) AUTHORIZED AGENT FOR THE CITY OF CREST HILL per the memo dated March 21, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1148

(121)

PUBLIC WORKS DEPARTMENT: (155) Public Works Director Mark Siefert presented A RESOLUTION APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND LAYNE CHRISTENSEN COMPANY FOR THE EMERGENCY PUMP REMOVAL AND INSPECTION OF CREST HILL WELL 12 PUMP per the memo dated March 16, 2022. Director Siefert went over the background of the request and the cost involved.

(#5) Motion by Alderperson Oberlin, seconded by Alderman Albert, to approve A RESOLUTION APPROVING AN AGREEMENT BY AND BETWEEN THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS, AND LAYNE CHRISTENSEN COMPANY FOR THE EMERGENCY PUMP REMOVAL AND INSPECTION OF CREST HILL WELL 12 PUMP per the memo dated March 16 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Resolution #1149

(179)

(193) Alderperson Oberlin asked that we clarify that the well in fine, it is just the motor that needs to be replaced. It was. Alderman Vershay said that in the past the Public Works Director had the authority to spend up to \$20,000.00 in an emergency situation without obtaining approval. Director Siefert explained that most repairs would be over the \$20,000.00 limit. Attorney Stiff explained that we would still need authorization from the Council because we are waiving the bidding process.

(240) Director Siefert announced that on May 14, 2022 from 11:00 a.m. to 2:00 p.m. the City will be hosting an open house and Touch a Truck at the new facility. There will be numerous activities during the day. We will have quiet hours from 10:00 a.m. to 11:00 a.m. for those who need it. Alderwoman Gazal asked where the funding would come from for this event. It will all be internal. Alderman Vershay asked if we leave the gate open at the facility on Caton Farm and Oakland. Director Siefert explained that we leave it open until the crew leaves at 3:30 p.m.

CITY ENGINEER: (288) There were no agenda items for discussion.

ECONOMIC DEVELOPMENT DEPARTMENT: (292) Interim Community Development Director Steve Gulden presented the Vegetation Removal Proposal with Hawthorne Landscaping per the memo dated March 17, 2022. They are the only company who submitted a proposal. Alderperson Oberlin asked where would the vegetation be removed from. This is for nuisances for homes, or vegetation removal that needs to be done quickly. Alderman Cipiti asked if this is a one year contract and if so, wouldn't a two year contract be better. Director Gulden explained that this is how it has always been done in the past. He suggested that next year we do a three year contract.

(#6) Motion by Alderperson Oberlin, seconded by Alderwoman Gazal, to approve the Vegetation Removal with Hawthorne Landscaping per the memo dated March 17, 2022.

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.

(357)

(375) Director Gulden presented AN ORDINANCE AMENDING TITLE 15, (BUILDINGS AND CONSTRUCTION), CHAPTER 15.04 (BUILDING REQUIREMENTS) SECTION 15.04.010 (CONFORMANCE WITH NATIONAL AND STATE CODES) OF THE CODE OF ORDINANCES OF THE CITY OF CREST HILL, ILLINOIS per the memo dated March 18, 2022. Director Gulden explained that there is a link online and a copy is available for viewing through the Building Department. If a resident has a question on a specific topic we would copy that section of the code.

(#7) Motion by Alderman Albert, seconded by Alderman Vershay, to approve AN ORDINANCE AMENDING TITLE 15, (BUILDINGS AND CONSTRUCTION), CHAPTER 15.04 (BUILDING REQUIREMENTS) SECTION 15.04.010 (CONFORMANCE WITH NATIONAL AND STATE CODES) OF THE CODE OF ORDINANCES OF THE CITY OF CREST HILL, ILLINOIS per the memo dated March 18, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Ordinance #1898

(408)

(420) Alderman Jefferson asked if this still puts us two versions behind. It does, and the goal is to get the 2021 version passed within the next six months with any exceptions we deem necessary. Alderperson Oberlin felt that this should have been addressed a while ago and will be anticipating the updates.

(469) Director Gulden presented A RESOLUTION ADOPTING THE 2022 ZONING MAP FOR THE CITY OF CREST HILL, WILL COUNTY, ILLINOS per the memo dated March 21, 2022. Interim Planner Rigoni gave the Council an update on the map.

(#8) Motion by Alderperson Oberlin, seconded by Alderman Cipiti, to approve A RESOLUTION ADOPTING THE 2022 ZONING MAP FOR THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS per the memo dated March 21, 2022.

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 #1150

(514)

(533) Director Gulden informed the Council that we will be emailing them weekly on the new businesses that plan on opening. We have had 9 to 10 that have opened since the first of the year. Alderperson Oberlin asked if we are coordinating grand openings with the Chamber. Director Gulden said that they have. Alderman Albert asked for an update on Goofy G's. Director Gulden said that a demolition and building permits were issued.

POLICE DEPARTMENT: (582) Police Chief Ed Clark had no agenda items for discussion. Chief Clark introduced our newest officer who was sworn in today, Ryan Gorz. The Chief went over the officer's background. Ryan Gorz gave a brief speech. Members of the Council welcomed the new officer.

(637) Chief Clark briefly updated the Council on the Officer that was injured. The Officer is making good progress. The Chief thanked everyone for all of their support.

MAYOR: (652) Mayor Raymond Soliman had no agenda items for discussion. The Mayor commended the area Police Departments for their mutual assistance during the recent

incident. He spoke with the Mayor's from each of the communities, including the Will County Sheriff's Department, Grundy County Sheriff's Department, Illinois State Police, Lockport Fire Department and thanked them individually for their assistance. The Mayor asked that everyone keep the injured Officer in their thoughts.

(734) Alderwoman Gazal informed the Council that she had requested an agenda for staffing and what the future goals of the Administrator are. This was requested several meetings and she has not received any information. We are proposing to hire new staff members without the Council's approval. Per the paperwork that was provided, it appears that we are going to hire GovHR without Councils approval and we also do not know the cost for their services. The Mayor would pass the information along to the Administrator and also suggested speaking to him in person. Alderperson Oberlin agreed with Alderwoman Gazals comments. Alderman Vershay, Alderman Jefferson, Alderman Cipiti, and Alderman Dyke agreed with the Alderwoman Gazal's comments and questions. Director Gulden said that a lot of these questions can be answered when we have our vision meeting. Alderperson Oberlin felt that it is not fair to the Council to not have information before the vision meeting. It is difficult to make decisions when you aren't given the necessary information and feels she cannot vote on anything until we have a group discussion.

CITY CLERK: (848) City Clerk Christine Vershay-Hall had no agenda items for discussion.

(850) Clerk Vershay-Hall announced that the spring city wide garage sale would take place from May 19, 2022 through May 22, 2022. The cost for a permit is \$5.00 and the deadline to get on the list is Tuesday May 17, 2022. Alderwoman Gazal asked when this would be posted on social media. It would be submitted tomorrow.

CITY TREASURER: (881) City Treasurer Glen Conklin presented the regular and overtime payroll from February 28 2022 through March 13, 2022.

(897) Treasurer Conklin presented the list of bills in the amount of \$362,322.25 for Council approval.

(#9) Motion by Alderperson Oberlin, seconded by Alderman Cipiti, to approve the list of bills in the amount of \$362,322.25 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.

(904)

UNFINISHED BUSINESS: (924) There was no unfinished business.

NEW BUSINESS: (926) Mayor Soliman presented the Plan Commission recommendation (SU-22-1-2-1) per the request of James Servantez to rezone the property at 1716 Tomich Court Unit B from M-1 to M-1 special use with certain stipulations per the memo dated March 21, 2022. Planner Rigoni gave the Council an update on the background of the request. This would be for internet based car sales with no outdoor storage or display of

vehicles. Cars would be viewed by appointment only and the owner estimates selling five cars per year. The following stipulations were recommended by the Plan Commission:

- On-site customers by appointment only.
- Operations must be conducted within the building.
- No outdoor display of vehicles or any product/material for sale.
- No outdoor storage of vehicles, products, or material.
- No display of temporary signs used to advertise the sale of vehicles or products sold on the premises.
- Hours of operation limited to 9:00 a.m. to 5:00 p.m.

Alderman Vershay asked, if there is a customer that can only come on a Sunday, can he conduct business. Mr. Servantez would have to comply with the State rules that do not allow for auto sales on Sundays. Also, if you sell more than five vehicles in a calendar year, you have to apply for a dealer's license. Alderman Vershay asked if the vehicle is paid for and they are only picking it up, could they do that on a Sunday. Planner Rigoni did not think so. Discussion followed on the number of vehicles that the petitioner is allowed to sell. Alderman Albert commended Planner Rigoni and the Plan Commission for the restriction they placed on the special use. Mr. Servantez explained that you cannot conduct business on Sunday. As far as hours of operation, it will be Monday through Saturday 9:00 a.m. to 5:00 p.m. but by appointment only. He also explained that he needs to have the room inside the building so that a potential buyer can view the vehicle from all sides prior to purchase. Alderman Jefferson asked if they would be selling trailers along with the potential semi-tractors he may sell. Mr. Servantez said that he would only sell semi-tractors as they would take up at least 2 spaces inside the business. He also explained that he would only purchase a semi-tractor if it was a good deal. Alderman Albert asked if there were any members of the audience at the Plan Commission meeting that objected to the request. There were none. Planner Rigoni informed the Council that she received two phone calls. One was from the Forest Preserve. The second was from a resident who had a few questions which she answered. Mayor Soliman asked if Mr. Servantez agreed to the stipulations that were stated which were:

- On-site customers by appointment only.
- Operations must be conducted within the building.
- No outdoor display of vehicles or any product/material for sale.
- No outdoor storage of vehicles, products, or material.
- No display of temporary signs used to advertise the sale of vehicles or products sold on the premises.
- Hours of operation limited to 9:00 a.m. to 5:00 p.m.

Mr. Servantez agreed to all of the stipulations. Mayor Soliman asked for comments or questions from the audience. There were none.

(#10) Motion by Alderman Albert, seconded by Alderman Jefferson, to approve AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY (PETITION OF JAMES SERVANTEZ (TOMICH SPECIAL USE)).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Ordinance #1899
(1379)

COMMITTEE/LIAISON REPORTS: (1408) There were no committee/liaison reports.

COUNCIL COMMENTS: (1411) Alderman Albert announced that the Crest Hill Lions Club will be hosting the annual Easter Egg Hunt on Saturday April 16, 2022 at Richland School at noon. Ages are newborn to 10 years old. Alderman Cipiti welcomed Mr. Servantez to the City. Alderperson Oberlin also welcomed Mr. Servantez and Officer Gorz to the City. She also sent best wishes to our wounded Officer. Alderwoman Gazal welcomed Officer Gorz and send prayers to our wounded Officer. Alderman Jefferson congratulated Mr. Servantez on his new business and welcomed Officer Gorz to the City. He commended all of our Officers. Alderman Vershay congratulated Mr. Servantez on his new business and welcomed Officer Gorz to the City. Alderman Dyke congratulated Mr. Servantez on his new business and welcomed Officer Gorz to the City.

PUBLIC COMMENT: (1505) Ted Bellos informed the Council that he recently received a ticket for parking on the street during a snowfall. He was told that his hearing would be here at our facility, when in fact it was not. He now has to go back to court at a different location. The ordinance states no parking during a 2" snowfall and on the date he received the ticket there was only 1 1/2 inches of snow. He called the National Weather Service, and they could not verify the total received as Crest Hill does not have a Weather Watcher. He then went to the Police Department for discussion on the ticket. Mr. Bellos brought a visual to show the Council. You have to measure the snow every six hours to get an accurate reading and there is specific equipment that you need in order to read it. Mr. Bellos contacted Mark, who has a weather board and was told the total was at least 2 inches. He feels that he should have only received a warning since we don't have a official weather watcher. He is considering becoming a weather watcher for the City. Mayor Soliman indicated that we would abide by whatever the Judge decides in this case and also suggested Mr. Bellos speak with the Police Chief after the meeting.

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

(#11) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn the March 21, 2022 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.

The meeting was adjourned at 7:51 p.m.

Approved this 4 day of APR, 2022
As presented ✓
As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR