

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
May 13, 2019

The May 13, 2019 City Council work session 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 following Council members were present: Mayor Raymond Soliman, City Clerk Vicki Hackney, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, Alderwoman Barbara Sklare, Alderwoman Claudia Gazal, Alderwoman Tina Oberlin, Alderman Marco Coladipietro, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: City Administrator Heather McGuire, Assistant City Administrator/HR Director Megan Fulara, Economic Development and Zoning Manager Scott McMaster, Director of Water/Wastewater Mark Siefert, Public Works Director Tom Migatz.

Absent were: Police Chief Ed Clark, Director of City Services Greg Koch, Finance Supervisor Ashli Motyka.

TOPIC: Liquor License-The Spot Lounge-802 Theodore Street

Mayor Soliman presented a request for a liquor license for the former Bada Brew at 802/804 Theodore Street. Matthew Gorman and Mike Green were in attendance. They are seeking a tavern liquor license which would have to be created. The background checks came back and are in order. Administrator McGuire informed the Council that this business is not associated with the former Spot Lounge that was on Division Street. Mr. Gorman and Mr. Green passed out menus and gave a presentation on the business. They are proposing a restaurant on the larger half of the unit. The hours of operation for the restaurant would be 10:00 a.m. to 11:00 p.m. They would also have gaming and live entertainment a few times per month. The smaller half of the unit would be a bar only with pool tables and dart boards. Food will also be served in the "bar" section of the establishment. No one under the age of 21 will be allowed in the "bar" section. The existing kitchen and rest of the establishment is currently being renovated. As far as the live entertainment, they would hire an outside company and there would be a minimum of five security people on staff. Mayor Soliman informed the Council that he has been inside the establishment and there is a noticeable improvement. He feels that this business will attract a different crowd from the former bar. There has been discussion on the parking issue and noise from the entertainment. The business would be on probation for six months with the entertainment license. Alderman Dyke asked if patrons can cross over from the bar once the restaurant is closed. The gaming portion is the only thing that would be accessible from the bar side. The entertainment would take place in the larger half of the business. Both sides have their own bars so there is no need to cross over. Alderman Albert asked what the square footage is. Mr. Gorman said the entire business is 5900 square foot. The larger side consist of 3200 square foot. Alderman Coladipietro asked the applicants to go over their business backgrounds. Mr. Gorman and Mr. Green gave a brief presentation on their backgrounds. Alderman Vershay expressed concern over the noise from the entertainment disturbing the adjoining residents. Mr. Gorman explained how this would be handled. Mayor Soliman explained that the improvements that have been made are good. The problem is, alcohol brings in more revenue than food. The restaurant goes away and the entire establishments turns into a bar. If problems arise

once this restaurant/bar is opened, the applicants will be required to appear before the Council and if necessary the liquor license will be revoked. The applicants were in agreement to follow the City's rules and regulations. There are still a number of items that need to be completed before a license can be issued and there will be a 6-month probation period from the date they open.

Mayor Soliman asked for an informal vote to create a liquor license for The Spot Lounge-802/804 Theodore Street. All members present were in agreement.

TOPIC: Granite Slab Business at NW corner of Weber Road and Caton Farm Road

Mayor Soliman presented the Granite Slab Business at NW Corner of Weber Road & Caton Farm Road per the memo dated May 13, 2019. Manager McMaster explained that he was approached by a business that would like to open a granite slab business at the corner of Weber and Caton Farm Road. This type of business is only allowed in an M-1 and M-2 district due to the outside storage of materials. The property in question is zoned B-2. Rezoning the property would not be conducive to this area. Manager McMaster went over the restrictions for outdoor storage. Manager McMaster felt this business would be an asset to the City, but not at this location. Alderwoman Oberlin questioned the residential zoning in the area. Manager McMaster explained that there is residential zoning to the north and west of this property. Alderwoman Oberlin questioned the zoning of the Menards. It is B-3. They have enclosed outdoor storage. Administrator McGuire explained that one of the concerns is what could happen if the M-1 zoning is granted and the granite business were to close. Alderwoman asked if this business could have outdoor storage if it was screened in. Administrator McGuire explained that this could be a possibility, but would have to be researched. Alderman Albert would like to see if the storage could be inside the building rather than outside. Chris Condon representing the property owner addressed the Council. He went over the background of the property. The property is roughly $\frac{3}{4}$ of an acre and has a pipeline that runs along the north and west side of it. The majority of interested buyers for the property have been more of an industrial type of business. The proposed business would be for the manufacture and sale of granite products. Joe Trabek the owner of the business explained that they currently have their business in two locations and would like to combine them into one. He explained that he proposed making this location a design center with countertops, cabinets, flooring and possibly glass and mirrors. As far as the gravel in the parking lot, they would be agreeable to putting down a hard surface. Mr. Trabek said that they could construct a white 6' fence in the area where the slabs would be located. Discussion followed on containing the products. Administrator McGuire asked if they would consider adding an addition to the property that would contain the slabs inside the facility. Alderwoman Gazal asked what type of traffic are we looking at. Mr. Trabek explained the type of delivery vehicles they would have coming to the business. There is plenty of space to load and unload vehicles on the property. The Mayor feels that this business would be an asset to the City, but the location is wrong. He is concerned over M-1 spot zoning. Mr. Trabek asked the Council, if he took their suggestion into consideration, would they consider a rezoning to a B-3. Manager McMaster said that we could research this and see if it could be worked out. Alderman Vershay would agree to the fence, but not the M-1 zoning. Alderwoman Gazal would like to see a plan for any proposed additions. Manager McMaster explained that if the material is contained, it would be allowed in B-3. Discussion followed on the definition of contained.

Mayor Soliman asked for an informal vote to rezone the property on Caton Farm/Weber to an M-1 zoning. The Council members present were not in favor of a zoning change to

awarded are as follows. Regan Heating for mechanical work in the amount of \$322,516.00. Timm Electric for the electrical in the amount of \$396,630.00. CR Leonard for the plumbing in the amount of \$234,500.00. Concrete by Wagner for concrete work in the amount of \$447,410.00. The total amount would be \$1,401,056.00.

Mayor Soliman asked for an informal vote on the Public Works Building bids (Mechanical, Electrical, Plumbing, Concrete). All members present were in agreement.

TOPIC: Strand Project Plan (Well 14)

Mayor Soliman presented a request for the Strand and Associates Proposal for Well 14 Project Plan Development and IEPA SRF Loan Process per the memo dated April 30, 2019. Director Siefert informed the Council that they are looking to drill Well 14 outside of the dragonfly zone. There is a request for approval of a contract with Strand and Associates not to exceed \$35,500.00. This project would be eligible for an IEPA loan. This would be for the property located on Gaylord Road. Administrator McGuire explained that the City is trying to combine projects to get a lower interest rate. Alderman Albert asked if we had considered annexing the property. The City is in the process of annexing the property.

Mayor Soliman asked for an informal vote on the Strand Project Plan (Well 14). All members present were in agreement.

TOPIC: Raynor/Ludwig Bid Award

Mayor Soliman presented a request for the Raynor Avenue Drainage Improvement Project Bid Award per the memo dated April 30, 2019. Director Siefert presented the bid tabs and recommendation letter for the project. The low bidder was Austin Tyler Construction with a bid of \$422,335.62. The engineers estimate was in the amount of \$558,405.00.

Mayor Soliman asked for an informal vote on the Raynor Avenue Drainage Improvement Project Bid Award. All members present were in agreement.

TOPIC: Raynor/Ludwig Construction Observation

Mayor Soliman presented the Raynor/Ludwig Construction Observation request per the memo dated April 30, 2019. Director Siefert informed the Council that this would be for a professional construction engineering service with Christopher Burke (CBBEL) not to exceed \$35,584.00. Alderman Vershay questioned how many engineers would be observing the project and the cost for each engineer. Discussion followed. Alderman Albert asked if this would be the type of work an in house engineer would do. It is.

Mayor Soliman asked for an informal vote on the Raynor/Ludwig Construction Observation. All members present were in agreement.

Director Siefert informed the Council that the hydrant flushing has started. Also, work has started on the Pasadena water main project.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mayor Soliman informed the Council that he received a letter from Will County Community Concerns regarding a contribution. We have donated \$100.00 in the past to this organization.

Mayor Soliman asked for an informal vote on a \$100.00 contribution to Will County Community Concerns. All members present were in agreement.

Mayor Soliman informed the Council that he received a call from someone who is interested in opening a package liquor store at the corner of Raynor Avenue and Theodore Street. There is currently a convenience store at the location. There is a proposed restaurant/bar going in next door and a bar across the street in Joliet. The Mayor expressed concern over the proposed business.

Mayor Soliman asked for an informal vote on the proposed liquor store at the corner of Raynor Avenue/Theodore Street. Alderman Dyke, Vershay, Kubal, Coladipietro, Alderwoman Gazal, Oberlin, Sklare were not in favor. Alderman Albert was undecided.

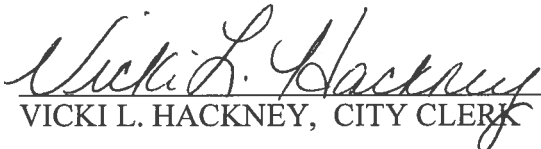
Mayor Soliman informed the Council that the same person also questioned the possibility of a liquor store on Broadway Street where Subway once was. The previous owner was approved for a convenience/liquor store and left it empty for a while. Recently there has been activity at the business. No permits were secured and the property was red tagged. The Mayor attempted to contact the owner, but has not heard back from them as of yet.

COMMITTEE/LIAISON UPDATES: There were no committee/liaison updates.

CITY ADMINISTRATOR UPDATES: Administrator McGuire announced that there is a due date for the Harer vs. Crest Hill court date. They are requesting an extension and the judge has granted it. She will update the Council when more information is available.

The meeting was adjourned at 8:33 p.m.

Approved this 3rd day of June, 2019
As presented J
As amended _____



VICKI L. HACKNEY, CITY CLERK



RAYMOND R. SOLIMAN, MAYOR