

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
SEPTEMBER 9, 2019

The September 9, 2019 City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers of the City Building, 1610 Plainfield Road, 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 Barb Sklare, Alderwoman Claudia Gazal, Alderwoman Tina Oberlin, Alderman Marco Coladietro and Alderman Nate Albert.

Also present were: City Administrator Heather McGuire, Assistant City Administrator/HR Director Megan Fulara, Economic Development Director Scott McMaster, Building Inspector Kirk Wilkins, Financial Consultant Nick Narducci and Crest Hill Mechanic Brian Semplinski.

Absent was: Alderman Joe Kubal

Mayor Soliman stated that he received a phone call from Alderman Kubal that he was unable to attend the work session this evening.

TOPIC: HOBO Development Discussion

Mayor Soliman presented the first item for discussion was the HOBO development. Economic Development Director Scott McMaster informed Council that they had information in their packets regarding a proposed development for the vacant HOBO building on Larkin Avenue. This use would include several entertainment options as well as a retail center. The entertainment uses include an indoor soccer field, arcade, two 1,500 square foot party rooms and some office space. The retail space includes over 150 "cubicles" in which individual shop owners will sell a variety of goods which have been purchased from closeout stores such as Sears, Kmart and Target. In order to do this type of use, it would require a special use. Director McMaster stated that Mayor Soliman, Administrator McGuire and himself met with the developer a couple of weeks ago. We did have some concerns about a flea market type of retail space but were very interested in the entertainment part of the development. There were also some concerns about the parking and the need for redeveloping the entire parking lot due to storm water issues. Director McMaster informed Council that both the developer, John Kramoski and the owner of the building, Brad Marks, were present tonight. Mr. John Kramoski, developer of the project, addressed the Council. Mr. Kramoski presented information and the different uses of the building. Mr. Kramoski informed Council that malls and main street are losing more than 30% of their business each year resulting in vacant stores, jobs lost and deterioration of communities. Mall owners have learned that shoppers will come back if prices are consistent and if entertainment venues are part of the shopping experience. Outlet centers will be able to accommodate the needs of its customers along with the

opportunity to participate in the activities of the center. Mr. Kramoski stated that it is the goal of the center to be the location that the community can be proud of where there are daily activities and a recreation and shopping venue. Mr. Kramoski stated that they would like to have a farmer's market and car shows on the property. The development of this concept in Crest Hill will jump start other retail and activity in the community. Some of the Council members had concerns about the number of parking spaces that are available for this development. Director McMaster informed Council that he went out to the site with Kirk and investigated the number of parking spaces and found that there are 171 parking spaces available for both HOBO and Big Lots. The development they are proposing would require over 350 parking spaces. Further discussion and questions followed regarding the number of parking spaces, increased traffic and security. Mayor Soliman asked for an informal vote of the Council members if they would approve of this development. All seven Council members stated that they would not be in favor of the development due to the lack of parking spaces. Mayor Soliman stated that unless they can come up with a way to increase the parking spaces, he doesn't see this development moving forward. Mr. Kramoski and Mr. Marks will go back to review the plans to see if there is another way of increasing the parking spaces and if so report back to Council.

TOPIC: 1450 Theodore Street Zoning Discussion

Mayor Soliman presented the next item for discussion was the zoning for 1450 Theodore Street. Economic Director McMaster informed Council that Curtiss Pilon is requesting a rezoning of his property located at 1450 Theodore Street. A part of this residence had been a beauty salon for many years. Mr. Pilon would like to rezone this residence from R-1 to a business use zoning. His idea was to renovate the old beauty salon and turn it into an office suite for an outside business owner to use the property for a possible insurance agency, doctors office, etc. Home businesses are allowed in a residential zoning but the home business must be that of the homeowner. Mr. Pilon addressed the Council. He explained that he would like to rezone his property from R-1 to a business zoning, He would like to rent the first floor of his home to a business and he would continue to live in the basement. Mr. McMaster advised Mr. Pilon if the zoning was approved there would have to be approved ADA parking spaces. Discussion and questions followed. Mayor Soliman asked for an informal vote of the Council members to table the request of Mr. Pilon until a further date. All Council members present were in agreement to table the request until a further date.

TOPIC: Public Works Engineering Contracts – Spaceco & United Architects

Mayor Soliman presented the next item for discussion was the Public Works Engineering Contracts with Spaceco and United Architects. Administrator McGuire informed Council that there were proposed contracts for the architectural and engineering services for the new City Hall/Police Department in their packets. The City Council recently reviewed a "City Hall/Police Department Space Needs Analysis and Site Plan". The next step in the process is to begin final architectural and site drawings. Throughout the City Hall/Police Department process thus far, from concept plan to space needs and site design, Crest Hill contracted United Architects for architectural and Spaceco (division of Christopher Burke) for engineering services. In addition, the same firms are under contract for the design and site development of the new Public Works

facility. Administrator McGuire informed Council that Bob Gebel from United Architects and Jim Kapustiak from Spaceco were both present tonight. Administrator McGuire stated that the tentative timeframe for the new City Hall/Police Department would be as follows: -Issue bonds in November 2019, -Construction drawings complete December 2019, -Public bidding & negotiations January through February 2020 and -Begin construction March of 2020. The total cost for the contracts is \$39,000 for Spaceco to handle the engineering and for United Architects would be \$245,000 to complete final architectural stamped plans for construction on the building. Both contracts are independent of each other. In addition, because Crest Hill has existing agreements with both firms it is not necessary to formally bid the architectural and engineering services. The projected cost of the new facility is between \$11,000,000 and \$13,000,000. A typical architectural and engineering design fee for a project this size would be 7.5% or between \$825,000 and \$1,050,000. The proposed design fees for this project will be \$284,000 plus an additional \$82,000 for preliminary work totaling \$366,500, substantially lower than average.

Economic Development Director Scott McMaster was excused to leave the meeting.

Mr. Bob Gebel informed Council that the total cost of the contract with United Architects would be \$195,000 not \$245,000. Mayor Soliman asked for an informal vote of the Council to approve the proposed contract with United Architects in the amount of \$195,000. All Council members present were in agreement. Mayor Soliman asked for an informal vote of the Council to approve the proposed contract with Spaceco in the amount of \$39,000. All Council members present were in agreement.

TOPIC: Proposed City Hall Police Department Memorial Garden

Mayor Soliman presented the next item for discussion was the proposed City Hall/Police Department Memorial Garden. Administrator McGuire informed Council that throughout the preliminary discussions and concept plan for the proposed City Hall/Police Department, it was determined that the Memorial Garden would be the focal point around which the government center would be designed. The general concepts and site design were reviewed and approved by the Council at previous meetings. It is now time to look into the final design of the Memorial Garden. The site plan shows that the proposed Garden be placed at the entrance of the Council Chambers with two separate and distinct sections; one for Police and one for Military. Each garden will include stone benches strategically placed to view each memorial. Various sections of the Garden will include a decorative paving surface, along with various trees, shrubs and perennial plantings. Administrator McGuire thanked Brian Semplinski for all of his hard work that he has done with the concept plans for the Garden. Options #1, #2 and #3 for the Garden were reviewed by Council. Discussion and questions followed. Mayor Soliman stated that he prefers option #2 for the Garden. Mayor Soliman asked for an informal vote of the Council to approve option #2 for the new Garden. Alderman Albert was unsure at this time. Aldermen Coladipietro, Vershay, Dyke and Alderwomen Oberlin, Gazal and Sklare were in favor of option #2 with some of the changes discussed.

TOPIC: MCImetro License/Resolution

Mayor Soliman presented the next item for discussion was the MCImetro License/Resolution. Administrator McGuire informed Council that we have been approached by MCImetro to install some lines in our right of way. Administrator McGuire informed Council that they had a proposed agreement before them for telecommunications facility installation in the City of Crest Hill. The agreement has been reviewed by Spesia Taylor. The City is not permitted to assess a fee for a telecommunications company if they are selling telecommunications at retail and pay the Simplified Municipal Telecommunications Tax. If their sales/taxes fall under this category, we can't charge them a fee for use of the right of way in a franchise fee. We can require a license, without fees. We have had them submit said license and shortened the term of the agreement to 5 years to ensure they will have to renew and continue to fall under the exempt classification. Mayor Soliman asked for an informal vote of the Council to approve the proposed agreement with MCImetro. All Council members present were in agreement.

TOPIC: Civil Service Position Vacancies

Mayor Soliman presented the next item for discussion was the Civil Service Position Vacancies. Administrator McGuire informed Council that Alderman Albert had brought up that if we have a budgeted position and we have a vacancy in that position potentially drafting something giving approval to hire off the Civil Service list for that position. Current practice has been that staff comes to Council to hire for the position that has a vacancy. Alderwoman Oberlin stated that she likes it the way it is now so Council knows what is going on. Administrator McGuire stated that Council would be advised with a memo what is being done if this were to be approved. Alderman Albert feels approving this would speed up the process to fill the vacancy right away. Alderman Coladipietro agrees with Nate to approve this but would like to review the agreement every year. Discussion and questions followed. Mayor Soliman asked for an informal vote of the Council to approve a resolution to authorize the adoption of a hiring policy for Civil Service positions. Aldermen Dyke, Vershay, Albert and Alderwomen Gazal and Sklare were in agreement. Alderman Coladipietro agrees but would like to review the agreement on a yearly basis. Alderwoman Oberlin does not agree with a new hiring policy.

TOPIC: Property Tax Rebate Check

Mayor Soliman presented the next item for discussion was the Property Tax Rebate Check. Alderman Albert advised the Council that he was overwhelmed with phone calls from the smart message that went out regarding the property tax rebate checks. Alderman Albert stated that he spoke with the Mayor and Heather and everything has been clarified. Administrator McGuire stated that the letters and forms were mailed to the residents today. Some brief discussion followed. Administrator McGuire stated that she would like information on action items for future work sessions provided to her with a enough time to do research and gather information so she can provide accurate information to the Council for that meeting.

PUBLIC COMMENTS: There were no public comments.

MAYOR'S UPDATES: There were no mayor updates.

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

CITY ADMINISTRATOR UPDATES: City Administrator McGuire informed Council that they had an invite from Nick Narducci regarding the IML dinner on Thursday. If anyone is planning on attending please reply to her so she can give Nick a final count of people attending.

City Clerk Vicki Hackney reminded everyone that the services for Laurie's son is tomorrow at Tezak's Funeral Home from 4:00 p.m. until 8:00 p.m. Also just as a little update her mom now has been admitted to the hospital.


Clerk Hackney asked Council if they want the block party applications memo's in the work session packet or just in the Council packet. Council agreed that block party application memos can just go in Council packets from now on.

There being no further business, the meeting adjourned at 9:03 p.m.

Approved this 16th day of September, 2019

As presented: X

As amended: _____


VICKI L. HACKNEY, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR