

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
October 17, 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.

Also present were: City Administrator Jim Marino, Director of Public Works Mark Siefert, Interim Planner Maura Rigoni, Finance Director Lisa Banovetz, City Attorney Mike Stiff, Deputy Police Chief Jason Opiola.

Absent were: Alderman Joe Kubal, Police Chief Ed Clark, 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 October 3, 2022 for Council approval.

(#1) Motion by Alderwoman Gazal, seconded by Alderman Jefferson, to approve the minutes from the regular Council meeting as presented.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

(35)

CITY ATTORNEY: (47) City Attorney Mike Stiff has no agenda items for discussion

CITY ADMINISTRATOR: (54) City Administrator Marino presented a request to Approve a Professional Services Consulting Agreement with Lakeside Consultants for Plan Review & Building Inspection Services per the memo dated October 17, 2022. Lakeside Consultants has been doing our reviews since the Building Commissioner resigned and will continue to do these services until the vacancy is filled. Alderperson Oberlin asked that we find out why calls to them have not been returned.

(#2) Motion by Alderman Albert, seconded by Alderman Jefferson, to Approve a Professional Services Consulting Agreement with Lakeside Consultants for Plan Review & Building Inspection Services per the memo dated October 17, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

There being seven (7) affirmative votes, the MOTION CARRIED.
(91)

(115) Administrator Marino presented a request to approve AN ORDINANCE SUPPLEMENTING THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING MAY 1, 2022 AND ENDING APRIL 30, 2023 FOR THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS per the memo dated October 17, 2022. Administrator Marino went over the background of the request and the cost increase for materials. The estimate is \$750,000.00 which is on the high side in case we run into any issues.

(#3) Motion by Alderman Albert, seconded by Alderwoman Gazal, to approve AN ORDINANCE SUPPLEMENTING THE APPROPRIATION ORDINANCE FOR THE FISCAL YEAR BEGINNING MAY 1, 2022 AND ENDING APRIL 30, 2023 FOR THE CITY OF CREST HILL, WILL COUNTY, ILLINOIS per the memo dated October 17, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Ordinance #1929

(162)

(191) Alderman Dyke informed the Council that he found 67 homes that are not registered as rentals. He would like to discuss this matter in a work session setting. This is only the count for Ward I. He would like to get these rentals in compliance. Alderwoman Gazal asked for an update on the hiring for the Building Department. Administrator Marino gave the Council an update. Alderwoman Gazal asked if we have looked into the placement of the cameras in the new Council Chambers since the dais has been reconfigured. Administrator Marino explained that we have.

PUBLIC WORKS DEPARTMENT: (353) Public Works Director Mark Siefert had no agenda items for discussion.

(358) Director Siefert thanked City Staff for their hard work during the annual hydrant flushing. This was done in 9 ½ nights. Mayor Soliman also commended City Staff.

CITY ENGINEER: (384) There were no agenda items for discussion.

ECONOMIC DEVELOPMENT DEPARTMENT: (386) Interim Planner Rigoni presented AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL ZONING ORDINANCE FOR A PLANNED UNIT DEVELOPMENT AND SPECIAL USE FOR A DRIVE-THRU WITH RESPECT TO CERTAIN REAL PROPERTY (APPLICATION OF JOLIET HILLCREST SHOPPING CENTER LLC) per the memo dated October 17, 2022. This was recommended for approval by the Plan Commission, with six conditions. The cost sharing for the moving of the infrastructure (water/sewer) will come back before the Council at a later date. Mr. Katz the owner of the shopping center

announced that we will be constructing an addition onto an existing building for a Smoothie King. Mr. Katz thanked City Staff. Alderwoman Gazal thanked Mr. Katz for starting the updates to the signage. Mr. Katz was also in agreement with the six conditions. Mayor Soliman asked for comments or questions from the audience. There were none. Attorney Stiff informed the Council that there are some modifications to the legal description that need to be addressed and would go over them with Planner Rigoni. Planner Rigoni explained that there are a number of abbreviations in the ordinance that need to be spelled out.

(#4) Motion by Alderperson Oberlin, seconded by Alderman Cipiti, to approve AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL ZONING ORDINANCE FOR A PLANNED UNIT DEVELOPMENT AND SPECIAL USE FOR A DRIVE-THRU WITH RESPECT TO CERTAIN REAL PROPERTY (APPLICATION OF JOLIET HILLCREST SHOPPING CENTER LLC) per the memo dated October 17, 2022, with the modifications to the legal description.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Ordinance #1930

(519)

(606) Planner Rigoni presented AN ORDINANCE AMENDING SECTIONS 2.0 DEFINITIONS, SECTION 8.2 SPECIAL AND PERMIT USE REGULATIONS, AND TABLE 4, INDEX OF PERMITTED AND SPECIAL USES OF THE CITY OF CREST HILL ZONING ORDINANCE per the memo dated October 17, 2022. Planner Rigoni went over the background of the ordinance. Alderman Cipiti questioned the restrictions. Planner Rigoni went over them briefly. Alderman Albert asked if other municipalities have similar restrictions. They do. This was denied by the Plan Commission. Alderman Vershay asked if this is approved and a dispensary moves in, if we have trouble how hard would it be to shut them down. Attorney Stiff explained it depends on what the problems are. They would have to comply with all of the ordinances and restrictions that we have in place. We could cite them and revoke their business license. Alderwoman Gazal asked if there are problems, would this be something the State would get involved in. Discussion followed. Mayor Soliman asked for objectors from the audience. There were none.

(#5) Motion by Alderperson Oberlin, seconded by Alderman Albert, to approve AN ORDINANCE AMENDING SECTIONS 2.0 DEFINITIONS, SECTION 8.2 SPECIAL AND PERMIT USE REGULATIONS, AND TABLE 4, INDEX OF PERMITTED AND SPECIAL USES OF THE CITY OF CREST HILL ZONING ORDINANCE per the memo dated October 17, 2022 and to reject the Plan Commission recommendation for denial.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Ordinance #1931

(867)

(888) Planner Rigoni presented a request to approve AN ORDINANCE AMENDING CHAPTER 5.76 (CANNABIS BUSINESS ESTABLISHMENTS PROHIBITED) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE CITY OF CREST HILL CODE OF ORDINANCES per the memo dated October 17, 2022. Planner Rigoni went over the background of the ordinance. This would give some one the ability to apply for a cannabis license and go through the special use process before the Plan Commission and City Council. Mayor Soliman asked for comments and questions from the audience. There were none.

(#6) Motion by Alderman Albert, seconded by Alderperson Oberlin, to approve AN ORDINANCE AMENDING CHAPTER 5.76 (CANNABIS BUSINESS ESTABLISHMENTS PROHIBITED) OF TITLE 5 (BUSINESS LICENSES AND REGULATIONS) OF THE CITY OF CREST HILL CODE OF ORDINANCES per the memo dated October 17, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Ordinance #1932

(1027)

NEW BUSINESS: (1055) There was no new business.

POLICE DEPARTMENT: (1059) Deputy Police Chief Jason Opiola presented a Request for Waiver of Insurance Requirement for Special Event Police Services Contact with Carillon Lakes per the memo dated October 17, 2022.

(#7) Motion by Alderman Albert, seconded by Alderwoman Gazal, to approve a Request for Waiver of Insurance Requirement for Special Event Police Services Contact with Carillon Lakes per the memo dated October 17, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

(1080)

(1097) Deputy Chief Opiola informed the Council the Police Department will be passing out glow sticks to the Trick or Treaters on Halloween. We will also have additional Officers on patrol during the Truck or Treat hours. The Mayor announced that the hours will be from 4:00 p.m. to 7:00 p.m. on October 31, 2022.

MAYOR: (1127) Mayor Raymond Soliman a request for the Chaney-Monge Halloween Parade Road Closure per the memo dated October 17, 2022. The parade begins at 1:00 p.m. and will be in the Chaney area neighborhood.

(#8) Motion by Alderman Dyke, seconded by Alderman Vershay, to approve a request for the Chaney-Monge Halloween Parade Road Closure per the memo dated October 17, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

(1154)

(1175) Mayor Soliman announced that the annual clean up of the Memorial Garden will be on Friday October 21, 2022 at 9:00 a.m. Volunteers are welcome. The Memorial Garden stones will be moved in the future to the new City Center. Mayor Soliman announced that we had a ribbon cutting for a new business last Friday. Alderman Dyke asked if we could get Brent Hassert to come in to give us an update on what he has been working on. Mayor Soliman explained that Mr. Hassert has been under the weather recently. The Mayor would reach out to him. He is still doing work for the City from home.

CITY CLERK: (1266) City Clerk Christine Vershay-Hall had no agenda items for discussion.

CITY TREASURER: (1273) Treasurer Conklin presented the list of bills in the amount of \$827,113.87 per the memo dated October 17, 2022.

(#9) Motion by Alderperson Oberlin, seconded by Alderman Jefferson, to approve the list of bills in the amount of \$827,113.87 per the memo dated October 17, 2022.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

(1283)

(1298) City Treasurer Glen Conklin presented the regular and overtime payroll from September 26, 2022 to October 9, 2022 in the amount of \$235,678.09 per the memo dated October 17, 2022.

UNFINISHED BUSINESS: (1309) There was no unfinished business.

COMMITTEE/LIAISON REPORTS: (1310) There were no committee liaison reports.

COUNCIL COMMENTS: (1312) Alderman Dyke wished the residents a Happy and Safe Halloween. Alderwoman Gaza reminded everyone that October is breast cancer awareness month. Gazal announced that there will be a food pantry at White Oak Library on November 5, 2022 from 10:00 a.m. to 12:00 p.m. in conjunction with Calvary Church and the City. Alderperson Oberlin wished everyone a safe and happy Halloween. Alderman Cipiti announced that there is a benefit for the Richland School's courtyard committee at Chipotle in Joliet. Alderman Albert reminded the residents that the Crest Hill Lions will be sponsoring the annual Halloweenie roast at three locations in the City on Halloween.

PUBLIC COMMENT: (1433) Linda Dyke informed the Council that the house that she complained about with vines growing on it has been cleaned up. The City hires employees that don't live in the City and don't care about the condition of the neighborhoods. There are a lot of longtime residents that are tired of the condition of the neighborhood. Discussion followed on the enforcement of the violations. Why does it take a resident coming to a meeting to get something done. Alderman Vershay informed the Council that he had also brought some of these violations to Staff and nothing was done with them. Mrs. Dyke sited several other items that she brought to the Councils attention.

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

(#10) Motion by Alderman Dyke, seconded by Alderman Jefferson, to adjourn the October 17, 2022

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

(1643)

The meeting was adjourned at 7:47 p.m.

Approved this 7TH day of NOVEMBER, 2022

As presented ✓

As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR