

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
May 13, 2024

The May 13, 2024 City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were present: Mayor Raymond Soliman, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, Alderman Joe Kubal.

Also Present were: Interim Administrator Tony Graff, City Engineer Ron Wiedeman, Interim Finance Director Carron Johnson, Interim Public Works Director Mike Eulitz, Interim Community Development Director Ron Mentzer, City Attorney Mike Stiff, Deputy Clerk Karen Kozerka.

Absent were: City Clerk Christine Vershay-Hall, Police Chief Ed Clark, Building Commissioner Don Seeman, Interim City Planner Maura Rigoni.

**TOPIC: Presentation by QuikTrip Corporation – Purchase Proposal for Old City Hall Property 1610 Plainfield Road**

Interim Community Development Director Ron Mentzer commented that there was a publication in the paper notifying the public that the City is accepting proposals to purchase the property and the only submittal was from QuikTrip for the purpose of redevelopment of the property. QuikTrip is present at the meeting and would like to talk a little more about their thoughts and development plans for this site. Interim Director Mentzer recommended that the Council does not have any discussion on the terms of the transaction during open session, there would need to be a discussion in a closed session regarding the terms of transaction.

Charlie Tarwater and Jeremy Foreman with GW Properties approached the podium, introduced themselves, and gave a background to who QuikTrip is. QuikTrip started over sixty (60) years ago in Tulsa, Oklahoma as just a convenient store with no gas purchases. They have grown exponentially moving into markets such as St. Louis, Atlanta, Phoenix, Tucson, Dallas, Austin, San Antonio, and Denver. The Chicagoland area is a new market they have recently been exploring, and the closest one would be in Addison. Last year they celebrated their one thousandth store opening and as of today they have 1,070 stores nationwide. They do employment approximately 25,000 people nationwide and that is corporate employees, store employees, and deliver techs and quality techs. They are privately held and rated as the top one hundred best companies to work for, as well as Forbes top one hundred privately held companies. They donate 5% of their profit each year and last year that number was roughly \$50,000,000.00. They are a registered national safe place, which means any youth who feels they are in danger can come to their store and tell a team member they do not feel safe and will be escorted back to a safe location in the store where a store team member can contact the proper authorities.

All stores are corporately owned which means you will get the same experience no matter what store you go to. It was stated that this site would create about twenty (20) new positions and are proud to say they have never had a lay-off in the sixty plus years they have been in business even through Covid.

This property would be divided into three parcels that are zoned B-3. This is a little over five acres which would require a Planned Unit Development (PUD) to get the project approved. This PUD would dictate what uses would be prohibited and what uses would be allowed. Their plan would be to grade the entire 5.5 acres so they can market to potential retail users and will be more desirable when they see it is already graded. They will spend approximately \$8 Million dollars on the sitework and engineering costs and could get higher than that. They foresee their sales tax revenue to be \$1 - \$1.5 million dollars.

They do use a photometric group in-house that designs the lighting for all the sites. They like the light to be bright but not bright so that it spills over into Knapp Street. They use recessed and shielded lighting that just affects their site for safety concerns for pedestrians and employees. There will be no music playing outside of the store.

The store will be approximately 5,300 square feet, composed of brick and glass. They have not determined the exact about of fueling dispensers, but they are thinking anywhere from six to eight, which could fuel twelve to sixteen cars at the same time. They have forty-five to fifty-five parking spots.

Charlie commented that they are not strangers to surplus development and that they have many relationships with retailers, such as Burger King, Starbucks, Andy's Frozen Custard, Chipotle, and Panda Express.

Jeremy explained that his firm focuses on retail development which they have done approximately two hundred retail developments throughout nineteen states. He showed different examples of what he has done such as, Buffalo Wild Wings, Starbucks, Tropical Smoothie Cafes, Taco Bell. He also commented that they had done the Raising Cane's in New Lenox and the Arby's.

Alderson Oberlin commented that it sounds delightful, and she liked the attention to detail they have shown is very impressive.

Alderman Jefferson asked if they have any other entities in place to occupy the adjacent spaces. Jeremy commented that they would love to bring other entities here but realistically they need to move this project further before they do that. Alderman Jefferson commented that he asked that because right across the street from this property is a senior resident community and they are not fond of a gas station, and he was looking to see if there is anything he can go to the residents and give them something to entice them to say sure to a gas station.

Alderman Gazal asked what other retailers they had spoken to already. Jeremy commented that they are working on a project in Romeoville where they are working with Starbucks, KFC, a hotel, and he has engaged in conversation regarding this, but it is very hard to ask a retailer when we do not have a contract yet. He also commented that it

is easier to go to the retailers and let them know it is graded, has curb cuts and utilities in place, to make it an easier sale.

Mayor Soliman asked if the gas canopies would be closer to Plainfield Road or the backside of Knapp Road. Charlie commented that it would be closer to Plainfield Road and shielded from Knapp Road. Mayor Soliman asked if all the lighting is attached underneath the canopies and pointed straight down and that would be the main source of lighting. Jeremy commented that all the lighting is mounted to the canopy and recessed so it just shines down on the gas dispenser with no light pollution towards Knapp Road.

Alderman Dyke commented that he thinks it would be a plus for the city and add development.

Mike Wesley approached the podium and stated that GW Properties has great developments throughout the Chicagoland area, and they are good quality developers.

Mayor Soliman commented that he has been watching the one going up in Romeoville and he feels it is fast, but he has seen other ones, and they all seem like they are first class looking buildings.

Alderman Albert asked what was not quick about the Romeoville Project. Jeremy commented that he made the very first offer on the property in 2020 and there were retention issues, wetland issues, and restrictions from Walmart they had to work through with the twenty-acre property.

Alderman Cipiti asked for more detail regarding the convenient store portion. Charlie commented that the store would offer standard snacks, canned drinks, coffee options, and a kitchen that serves breakfast, lunch, and custom options. Alderman Cipiti asked if there will be video gambling or packaged liquor sales. Charlie commented that that would be something they would want to explore.

Interim Director Mentzer commented that he has worked with GW Properties and QuikTrip in the past and they are both Class A operations and work collaboratively with the municipalities and surrounding property owners to try and mitigate any negative impacts and maximize the positive benefits for the community.

**TOPIC: Resolution approving an Agreement for Facility Condition Assessment Survey and Asset Condition Assessment Report for Wells 1,4,8,9,10,11,12, and East Wastewater Treatment Plant by and Between the City of Crest Hill, Will County, Illinois and Willett Hofman & Associates Inc., Ltd. for an amount of \$99,600.00**

City Engineer Ron Wiedeman commented that they are looking to hire a professional engineering firm to perform an evaluation of all the city wells and the east sewer treatment plant. The facility condition survey and condition assessment report are being requested for consideration by the Council to provide a better understanding of the condition of the city's infrastructure as it relates to the wells and East Treatment Plant. With the City going to Lake Michigan water supply, currently scheduled by 2030, the city wells will still need to be functionable now and into the future. After the Lake Michigan water supply is established, the city's wells will be run on a monthly basis per IEPA requirements and will need to be ready in case of an emergency situation.

This facility condition survey and condition assessment report will be a tool that both the Engineering and Public Works Department will use to evaluate what work will be required and when the best time either preform repairs, replace pumps or generators, or perform maintenance to the existing structures.

Willett Hofmann & Associates has the professional staff and experience to perform a study like this. Staff would like to use a firm which is new to the city so that a fair and unbiased assessment of your facilities can be performed.

Dan from Willett Hofmann & Associates representative is in the audience and here to answer any questions.

Dan Malinowski approached the podium, introduced himself, and stated he is the Business Development Director for the engineering and architecture firm. The company has been around since 1995. This will be an important project as we look forward to maintaining and planning the budget for your assets and will analyze our equipment and maintain and see what kind of life span, we have left and how to replace or maintain the equipment.

Alderperson Oberlin commented that after reading over the services not included, she wondered who would be doing all of that. Engineer Wiedeman commented that it is not required for this type of evaluation and that we are just looking at what is out there now. If we get to a point where we have to put a plan together after the study is done, then that is when we would negotiate those items. At this point, the scope is staying at a study level only to evaluate the conditions of the pumps, buildings, controls, generators, doors, and brick work.

Engineer Wiedeman commented that he is wanting a consensus vote and see if we can get this on the next agenda.

Mayor Soliman asked for an informal vote for a Resolution Approving an Agreement for Facility Condition Assessment Survey and Asset Condition Assessment Report for Wells 1,4,8,9,10,11 and 12 and the East Wastewater Treatment Plant by and Between the City of Crest Hill and Willett Hofmann & Associates.

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

NAYES: None.

ABSENT: None.

Mayor Soliman commented that this will be on May 20, 2024 agenda.

Mayor Soliman asked to deviate to item seven (7) on the agenda.

**TOPIC: Council approval or direction on rendering presented east and west receiving station and water storage tanks**

City Engineer Ron Wiedeman commented that Chris from Strand & Associates is in attendance and is going to do a presentation on rendering of the East and West Receiving Stations and water storage tanks.

Chris Ulm from Strand & Associates approached the podium and commented that last August the Council approved a preliminary design agreement for Strand & Associates to move forward for the receiving facilities for the Lake Michigan Water. Now, this will be for authorization to move forward to the final design phase.

Well #10 is proposed to be the main receiving facility which would include a storage tank and a pumping station. On the west side closer to Gaylord will be a smaller receiving station in the residential area.

Lake Michigan water will enter from the Grand Prairie Water Commission (GPWC) and be metered before it goes to the storage tank and then pumped into both zones.

Chris gave a presentation with pictures of the design plan of the East Receiving Station from Caton Farm Road looking different directions and then explained each slide and how it will look. Chris explained there would be wrought iron fencing.

Chris commented that early on we had multiple tanks and multiple pumping stations and the cost was \$16 million for the construction of the facilities, then we found some savings and the ability to reduce the infrastructure has kept the cost for Lake Michigan Water the same, and we are looking at \$14.5 million dollars for the construction costs and adding the engineering fees, design services bring the total cost to \$16.3 million dollars, which remains the same.

Chris commented that we are ahead of everyone else in the commission with the anticipated schedule. Chris also commented that advertising in July of 2025, award in August of 2025, and then tank construction beginning in September of 2025 but will go on through 2026.

Engineer Wiedeman commented that the schedule outlined and discussed at the meeting meets the requirement of the Commission lines when they are coming through, and we will be ready to receive the water and connect when they come through.

Engineer Wiedeman commented that what he has heard is to remove the logo off the east building.

Alderwoman Gazal asked when the loan will kick in. Chris commented that you have the ability to repay the loan and you get scored based on different criteria that gives you more points. He also commented that in June they will send out a preliminary draft intended use plan, and each listed out who all is getting money. He commented that he anticipates that City of Crest Hill will rank highly and then July is when the money comes available, and you will know where you rank. He explained this is done each July and there are bypass funds if you are not ready. Engineer Wiedeman commented that you must be in a position ready to go when they tell you that you have the loan. Otherwise, you will fall into bypass funding.

Mayor Soliman asked for an informal vote to approve the buildings as they look during the presentation with the modification of removing the logo off the eastern building.

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

NAYES: None.

ABSENT: Ald. Albert.

**TOPIC: Resolution approving an Agreement for design and related services for the eastern and western receiving sites at Grand Prairie Water Commission (GPWC) delivery points by and Between the City of Crest Hill, Will County, Illinois and Strand Associates, Inc. for a not to exceed amount of \$533,500.00**

City Engineer Ron Wiedeman commented that this is the agreement for Phase II which is for the design that was approved last July of 2023 and now they are completed. Engineer Wiedeman commented that they are ready to start the final design and he is looking for approval for the agreement with Strand & Associates for the design and related services for the East and West Receiving Stations at the sites for the Grand Prairie Water Commission (GPWC) delivering points for a not to exceed amount of \$533,500.00. This is in the 2025 Budget.

Mayor Soliman asked for an informal vote for the resolution for the amount not to exceed \$533,500.00.

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

NAYES: None.

ABSENT: Ald. Albert.

Mayor Soliman commented that this will be on the May 20, 2024 agenda.

Mayor Soliman asked to deviate to item number eight on the agenda.

**TOPIC: MIF 8.8 Acres Advantage Drive**

Interim Community Development Director Ron Mentzer commented that MIF is the developer of the 577,000 square foot warehouse distribution facility in the Crest Hill Industrial Park. They also have the adjacent 8.8 acres to the west under contract and they are looking to move through the City's entitlement processes for a 150,000 square foot speculative warehouse distribution facility that is similar in design to what is currently under construction to the east. As part of the proposal, they will need a number of special approvals from the City, specifically if the property is larger than five acres in size, which would require a Planned Unit Development approval from the City. With the shallow depth of this type of property, they are seeking a special zoning variations or exceptions to the City's spec regulations to reduce the front yard setback and the rear setback to allow them to pave right up to the south property line which is adjacent to a detention facility. They are also seeking a development agreement that would allow them a reduction in the sewer tap-on fees by 50% and with the reduction they are willing to make a \$125,000.00 contribution to the City's funding to plan and construct the new roadway connections from the Industrial Park out to Weber Road.

Steve Gulden, a consultant, approached the podium and thanked the Council for having them tonight. This building broke ground back in October-November of 2023 and is almost done with construction. This building is 552,000 square feet located in Crest

Hill's Business Park. This proposed project is a \$20 million dollar investment in Crest Hill with over \$180,000.00 in tax revenue coming to the community.

Steve Gulden commented that some highlights are:

- \$180,000.00 tax revenue
- Create between 75-100 construction jobs
- The size of the building will limit the number of trucks that utilize the building
- Because of the building size it will be very flexible, that could allow manufacturing, which would reduce the number of trucks as well and would give more job opportunities.
- There is a \$125,000.00 contribution to Crest Hill's extension to Weber Road connection.
- There will also be tap-on fees and building permit fees.

Patrick Swicz approached the podium and introduced himself and Mike Anders, a partner with Midwest Industrial. They have done over one hundred developments in the Chicagoland area. He commented that last year this time, they were here for approval of the 577,000 square foot development and now they are here to develop the exact same Class A Spec development but on a much smaller scale but the same design. He explained the difficulties with this project and the reason it has been undeveloped is because of the lot which is long and narrow and with the intrusion of the cul-de-sac it makes it challenging to develop, which is why they are seeking variances. He also commented that without these variances the site is undevelopable which is why it has been vacant since the creation of the business park.

They are looking forward to the proposed development and working with the City of Crest Hill.

Alderman Albert asked if the truck stalls could be on the north side of the building. Patrick commented that from an engineering standpoint this is where it needs to be because the natural drainage of the site is from north to south. He also commented that with the railroad tracks sitting at a higher elevation that would screen this naturally for the residence nearby.

Alderwoman Gazal asked how much traffic this would bring. Engineer Wiedeman commented that the numbers in the traffic study that he reviewed stated forty-eight trucks, and about ninety-eight passenger vehicles in a twenty-four-hour period.

Alderman Jefferson asked if this would be a twenty-four-hour operation. Patrick commented that it would more likely be a twenty-four-hour operation depending on the business that goes in there.

Alderwoman Gazal commented that she likes the fact that the City has worked with them in the past and we know the type of businesspeople they are and no matter what we will always have traffic issues since it is a business park, and it must be developed.

Interim Director Mentzer commented that there are two categories of request, one being the zoning and the other being the reduction in tap-on fees. He explained that there will need to be approvals for a Planned Unit Development and a setback variance that will

allow the parking pavement to extend up to the property line instead of a five-foot setback. The other variance is a building variance in which they are proposing to reduce the setback from a thirty-foot setback to a fifteen-foot setback. The other category is seeking a reduction in the tap-on fees from \$40,000 to \$20,000 which is a 50% reduction. This is a similar reduction percentage wise that was granted for the 577,000 square foot building.

Mayor Soliman asked if there were any objections from the Council for the Planned Unit Development Special Use Permit or the Setback Variance for the front yard, or the rear yard setback, and a reduction in tap-on fees of 50%. There were no objections from the Council.

Alderman Albert asked how much the plan would change if they have the TLC easement. Patrick commented that nothing would change but eliminating a curb cut and going onto TLCs private drive and the TLC drive would be converted into one drive.

Mayor Soliman asked for an informal vote for the special use PUD, front and rear setback variations, and a reduction in tap-on fees of 50% and a \$125,000.00 contribution.

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

NAYES: None.

ABSENT: None.

Mayor Soliman commented that this will be on the May 20, 2024 agenda.

Mayor Soliman asked to deviate to item number nine on the agenda.

**TOPIC: Potential Annexation of Vacant Property Lot Located at NW Corner of Caton Farm Road and Plum Street – Prado Family**

Interim Community Development Director Ron Mentzer commented that the Prado Family owns the vacant property at the northwest corner of Caton Farm Road and Plum Street. They have been working with an architect to build their new family home to raise their children. This property is unincorporated and is adjacent to the City of Crest Hill and is eligible to be annexed into the community and they are interested in annexing into the City of Crest Hill and connect to the municipal sewer/water improvements. With that said, there will need to be special approval granted by the City Council before finalizing the design drawings. Before spending all the money, they would like to get some feedback from the City Council on whether the Council is even interested in annexing this property. This would annex the City's most restricted zoning classification if it were brought into the city without any rezoning. The most restricted zoning classification requires minimum 20,000 square feet lot size and this piece of property is only 17,000 square feet in area and as part of the annexation process, they would be seeking a rezoning of the property to the second most restricted zoning classification which is R-1B which would allow 10,000 square foot lot size.

He also commented that based on the existing subdivision plat that was recorded for the area years ago, there was a twenty-foot front yard setback created along Caton Farm Road. Once the property is annexed and zoned R-1B the property would need to comply with the City's underlying setback requirements and this lot would require a thirty-foot

setback along Caton Farm Road and they would not be allowed to build the house they want on that lot.

Interim Director Mentzer commented that looking at the aerial photos of the houses along that block have setbacks that are less than thirty feet. They are prepared to pay the tap-on fees and other fees associated with building their home. They are excited to start building their home.

Mayor Soliman commented that a couple of weeks ago Interim Administrator Tony Graff and himself received an email from the Lockport Township Fire Chief, John O'Connor, and he stated that in the 1990's, Ordinance #360 stated that any new annexations in the City of Crest Hill had to be part of the Lockport Township Fire Protection. Interim Director Mentzer commented that they would have to disconnect from the Plainfield Fire Protection and apply to the Lockport Township Fire District and the Prado Family understands.

Rafael, Gabriella Prado, and Felipe Rodriguez, the architect approached the podium and introduced themselves. Rafael explained that they were married a year ago and have family in the area and want to make a footprint in the City of Crest Hill and build their dream home, raise their children, and live the American dream here.

Alderman Cipiti asked how many square feet the house will be. Felipe commented that the house will be approximately 3,400 square feet.

Interim Director Mentzer reviewed the variations, which would be to allow a reduction in the setback from thirty feet to twenty feet at the front yard of Caton Farm Road, which is really a side wall of the home. The other request would be to rezone the property from R-1A, which requires a minimum of 20,000 square feet, to R-1B zoning, which is a minimum of 10,000 square feet.

Mayor Soliman asked if any of the Council have an objection to the variation and rezoning requests from the Prado Family. There were no objections.

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

NAYES: None.

ABSENT: None.

Interim Director Mentzer commented that the next step will be a Public Hearing for Plan Commission and pursue the process that would bring this into the city.

#### **TOPIC: Emergency Purchase of two (2) Raw Sewage Pumps – WTP**

Interim Public Works Director Mike Eulitz commented that the West Sewage Treatment Plant currently has four (4) raw sewage pumps being used daily. It is believed that the recent lightening storm has knocked out one of the raw sewage pumps and the other pump has seized up and is not operational. Obviously, with the two pumps down, it is extremely important that we replace them as soon as possible. There is a proposal for the purchase of two (2) raw sewage pumps from our distributor Xylem Water Solutions USA, Inc. in the amount of \$42,381.48 for an emergency shipment. The funding should come from the Sewage Treatment Plant budget for maintenance and repair.

Mayor Soliman asked for any questions or comments. There were none.

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

NAYES: None.

ABSENT: None.

**TOPIC: City of Crest Hill Gun/Shooting Range Regulations**

Interim Community Development Director Ron Mentzer commented that this stems from a work session meeting where the Fire District came and presented their development plans for their multiuse complex and Alderman Cipiti asked that there be another discussion regarding what specific regulations the City has in place that addresses the gun shooting range proposed. He also commented that after researching there are no specific regulations that would allow or prohibit gun ranges. He went on to explain the structure of the zoning ordinance not listing gun ranges or shooting ranges in any zoning district, which has a catch-all stating that if it is not listed, it is automatically prohibited by zoning ordinance. Interim Director Mentzer commented in order to allow the gun range under the structure of the City's Ordinance they would have to do a Public Hearing where the City Council will find and approve a Special Use permit where they would find a gun range similar to something else that is already in the zoning ordinance but there is nothing in the Ordinance that you will find similar as a gun range. The only other option accommodating a gun range would be for the applicant to ask for a Text Amendment to the Zoning Regulations that would add some type of gun range listing as a possible permitted use in that particular zoning range, which is M-1, and this would still require a Plan Commission Public Hearing.

Interim Director Mentzer commented that in his opinion as the zoning administrator for the community, he feels the best course of action is to do nothing since the ordinance does not accommodate this and if the Fire District wants to do it at some point in time and make their formal application and they will need to ask for an amendment to the Text of the Zoning Ordinance.

Alderwoman Gazal commented that basically if they do not come for approval, they cannot build a gun range. Interim Director Mentzer commented that that would be his interpretation. Attorney Mike Stiff commented that he concurs with everything Interim Director Mentzer stated, and he thinks that the Text Amendment would go through the entire process of a Public Hearing and residents will come in and speak about it and you will receive a recommendation from the Plan Commission and ultimately it is the City Council's decision.

Alderperson Oberlin commented that once again the cart was put before the horse, and they did not have their facts and Council did not learn about it until after the fact.

Alderwoman Gazal commented that the fact our State Representative Natalie Manley is reaching out to some of us to convince us, tells us how much they want it.

**TOPIC: Approve the Mayor to sign and send the attached letter to the Will County Division of Transportation requesting the relocation of the existing traffic signals from Weber Road at Ryan Drive to Weber Road at McGilvray with the conditions stated in the letter**

City Engineer Ron Wiedeman commented that he has been collaborating with Will County to receive their approval to move the existing traffic signals from Weber Road at Ryan Drive to Weber at McGilvray. He commented that currently we do meet traffic signal warrants at McGilvray, but we do not meet traffic signal warrants for an SAR Route, which is Weber Road. Will County is willing to sign a variance which would allow the moving of the traffic signals from Ryan to McGilvray with the conditions outlined below:

- The signal at Ryan Dr must be removed and the existing full access must be restricted to a right-in/right-out access to Weber Rd. This will be done by extending the landscape barrier median of Weber Rd through the intersection or Ryan Dr.
- The city will not request new access points along the east side of Weber Rd for the commercial lots between Renwick and Ryan.
- Ryan Dr will remain restricted access (right-in/right-out) and no full access will be requested at this location in the future.
- The new traffic signal at McGilvray must follow all traffic signal standards from the MUTCD, IDOT, and WCDOT. It must also be interconnected and work with the WCDOT's ITS system
- The variance approval will also be dependent on approval of the plans by WCDOT and issuance of a WCDOT permit to perform this work.

Engineer Wiedeman commented that he has done a twelve-hour traffic count at both intersections. If heading southbound on Weber Road to make a left turn on Ryan Drive there was 314 vehicles that made that movement in a twelve-hour span and during the peak hours, which is between 3:30pm until 4:30pm there was thirty-six vehicles making that left hand turn.

He then commented that if your westbound on Ryan and make a left turn to go southbound on Weber Road there was 133 vehicles making that movement in a twelve-hour span and the peak hour of 3:30pm until 4:30pm there was twenty-one vehicles making that left hand turn.

Then looking at McGilvray, heading southbound on Weber Road making a left turn onto McGilvray there was 312 in a twelve-hour span and the peak hour of 3:30pm until 4:30pm there were fifty-two vehicles making that left hand turn onto McGilvray. He commented that there is a lot more traffic during the peak hour at McGilvray than at Ryan Drive.

If you are going westbound on McGilvray to go southbound on Weber Road were 238 vehicles making that movement and during the peak hour of 3:30pm until 4:30pm there were twenty-four vehicles.

Engineer Wiedeman commented that there is more traffic generated at McGilvray than there is at Ryan Drive.

Engineer Wiedeman commented that Will County is willing to give us the variance with the conditions mentioned and he is asking the Council to allow the mayor to send a letter on the City's behalf with these restrictions to get the variance to move the traffic signal from Ryan Drive to McGilvray.

Alderwoman Gazal thanked Engineer Wiedeman for doing this since she has been asking for this for years.

Mayor Soliman asked for an informal vote for the relocation of the existing traffic signal from Weber Road at Ryan Drive to Weber Road and McGilvray.

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

NAYES: None.

ABSENT: None.

Mayor Soliman commented that this will be on the May 20, 2024 agenda.

**TOPIC: Approving an Intergovernmental Agreement between the City of Crest Hill and Lockport Township Park District for cost-sharing regarding the design, construction, annual maintenance, and annual events at the City of Crest Hill City Center and Park**

City Engineer Ron Wiedeman commented that when he met with the Council last time there were items recommended to change on the Intergovernmental agreement and those changes have been made. These changes made were:

- The removal of all dates has been removed and replaced with the wording of Phase 1 and 2. (Eliminated out of Recitals and Section 2.5)
- Updated Section 2.5 to include additional language on city approvals and permits.
- Updated Section 2.18 from 30 days to Sixty Days.
- With the project to be constructed in phases with no anticipated dates and band shell not included in the phase 1 scope of the project the agreement has been revised per the suggestion of the Park District to say "The Park District will organize, plan, hold and insure , at its own cost and expense, a minimum of one (1) annual concert beginning in the calendar year after final completion of Phase Two. The date and time for said event will be mutually determined by the PARTIES."

City Attorney Mike Stiff commented that he is fine with the revisions as they are as long as the Council is fine with them.

Engineer Wiedeman commented that if the Council is fine with the agreement with the corrections, it will go back to the city attorney and then to the park district to be approved and signed and then the agreement will come back to the Council for final approval.

Mayor Soliman asked for an informal vote to approve the intergovernmental agreement for the City Center Park.

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

NAYES: None.

ABSENT: None.

**PUBLIC COMMENT:**

There were no Public Comments.

**MAYOR UPDATES:**

There were no Mayor Updates.

**COMMITTEE/LIAISON UPDATES:**

There were no committee/liaison updates.

**CITY ADMINISTRATOR UPDATES:**

Interim Administrator Tony Graff had no updates.

Interim Community Development Director Ron Mentzer informed the Council that the Plan Commission unanimously recommended the approval of an amendment of the existing PUD approval that applies to the Gas N Wash project that would allow the temporary driveway improvements to turn into semi-permanent improvements. This is normally something we would bring to a work session but because of the upcoming holiday and the schedule it would push the City Council's approval of this amendment in mid-June and with some of the flooding that is happening there it would be in everyone's best interest in bringing this to the City Council at the next Council meeting. He commented that he will bring an approval ordinance to the City Council on Monday, May 20, 2024 to give the Council the opportunity to approve this.

Interim Director Mentzer commented that after you receive your information packet and have questions prior to the meeting he would be available.

Alderman Albert asked if this is changing the plans they already agreed upon because they promised the City a right hand turn onto Division Street and that should be done.

City Engineer Wiedeman commented that when they restricted that intersection that meant all the work at the intersection did not have to be done until the balance of the property was done. Gas N Wash does not have to do any work at the intersection adding the right hand or dual lefts. When that was put on the balance of the remaining property and Heidner was paying for the intersection improvements and none of this was on the PUD that was approved by the Council for Gas N Wash.

Alderman Albert commented that the paperwork is laying on his desk and he knows the final plan the Council voted on had a right turn onto Division Street. Engineer Wiedeman commented that they are doing a right hand turn onto Weber Road. Alderman Albert commented that that is what he is talking about. Engineer Wiedeman commented that they are still doing that, and the widening of the intersection and they will still have to

move the traffic signal to the northwest corner. To answer Alderman Alberts question that right hand turn is still happening.

Alderman Cipiti asked how the flooding issue will be addressed and Engineer Wiedeman responded that it has already been addressed and it is dry as a bone.

Alderwoman Gazal asked if there is an update on when they will finish the Division Street entrance. Engineer Wiedeman commented that they are waiting for approval from the Council. Interim Director Mentzer commented that they need the Council to act on the Plan Commissions recommendation and if that is approved, they will move forward as quickly as possible to finalize the improvement.

Alderwoman Gazal asked why they are making changes and not doing the work. Engineer Wiedeman commented that the changes are being made because of the location of the pipeline.

Alderman Cipiti asked what if we said no since this is their error and not ours. Engineer Wiedeman commented that he guesses they would have to go back and spend another million dollars and build other driveways. Interim Director Mentzer commented that if the City Council wasn't receptive to this then they would have to go back to their original plan and remove the temporary driveway and do whatever is necessary but there is benefits to the community by having the driveway where it is at since it can be a full access driveway.

Mayor Soliman asked for a motion to go into executive session on 5 ILCS 120/2(c)(6).

(#1) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to go into an executive session on 5 ILCS 120/2(c)(6).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Executive Session 9:37 p.m.

(#2) Motion by Alderperson Oberlin seconded by Alderman Dyke to reconvene from the executive session on 5 ILCS 120/2(c)(6).

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Reconvened at 10:36 p.m.

There being no further business before the Council, and no action needed from the executive session, the meeting is adjourned.

The meeting was adjourned at 10:36 pm.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2024

As presented \_\_\_\_\_

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

\_\_\_\_\_  
CHRISTINE VERSHAY-HALL, CITY CLERK

\_\_\_\_\_  
RAYMOND R. SOLIMAN, MAYOR

DRAFT