

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
July 31, 2023

The July 31, 2023 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 Clerk Christine Vershay-Hall, City Treasurer Glen Conklin, Alderperson Scott Dyke, Alderperson John Vershay, Alderperson Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderperson Mark Cipiti, Alderperson Joe Kubal.

Also present were: City Attorney Mike Stiff, Interim Planner Maura Rigoni.

Absent were: Alderperson Nate Albert, Assistant Public Works Director Blaine Kline, Interim Planner Maura Rigoni, Police Chief Ed Clark, Finance Director Lisa Banovetz, City Engineer Ron Wiedeman.

TOPIC: Renwick/Borio Self Storage

Planner Rigoni commented that this is a special use request in the B-3 District for self-storage for the property located at the southwest corner of Renwick Road and Borio Drive. This property was before the Plan Commission on July 19, 2023 and had a favorable recommendation. Planner Rigoni commented on some of the highlights of the project. She stated that there is a total of eight (8) buildings of self-storage which will run parallel to Borio Drive and perpendicular to Renwick Road. There is green space and fencing along the entire perimeter as well as additional landscaping. They will have a full faux wrought iron fence of six feet that will be along the west, north and portions of the east sides. They have proposed an eight-foot vinyl fence for the south property line with landscaping on the side of the residential portion. Planner Rigoni commented that the southern property line shares the detention pond of the residential development to the south. Planner Rigoni stated of the eight buildings there will be no overhead doors facing Borio Drive or Renwick Road. Some discussion points regarding building materials that came out of the Plan Commission are as follows:

- The building along Borio Drive will be full masonry and have landscaping and the internal buildings that run perpendicular to Renwick Road will have a masonry knee wall that will be about 3.5 feet high, and the rest of the building will be of a metal material. The buildings facing the south, which do not have the public right-of-way, would not have masonry material but would have vinyl fence as well as screening. Planner Rigoni stated another item noted is that the metal is not a permitted material in the B-3 District as outlined in the ordinance.
- Landscaping was another item of discussion, in which, the ordinance requires self-storage have screening of a fence and landscaping. It was noted that the applicant was deficient in some of the landscaping material requirements per ordinance, but they are increasing the height of the evergreens from six feet to eight feet. However, there are areas that want additional landscaping for screening, particularly the west side.

Some conditions that came out of Plan Commission were as follows:

- The requirement of the fence in the ordinance states four feet in the front of the yard but for location and security reasons the applicant is looking for six feet of decorative fence.
- The recommendation is conditional on the final approval of the landscaping to have that additional opportunity to add additional landscaping if needed.
- There is a signage plan recommendation since this has not gone through final engineering.
- Recommendation for the Police Department to review the security plan.
- The hours of operation will be from 7:00a.m. until 9:00p.m. The keycode would be timed out from 9:00p.m. until 7:00a.m. which means there is no access to the facility during these times.
- Increase in the fence height and deviation from the required building materials is considered under the approval of the special use.

Aldersperson Oberlin asked if the hours of no entrance would still allow the Police Department and Fire Department access? Planner Rigoni commented that the Police Department and Fire Department would have access during the no access hours, and they would also have their own keycode.

Alderman Cipiti asked if there would be a dumpster and where it would be placed? Planner Rigoni commented that the applicant indicated there will be no dumpster at the property and there is no office, as well. Alderman Cipiti commented that he feels there needs to be trash receptacles there when people are going through their items and may want to throw some items away. It was commented that there would not be a trash receptacle at the site because they don't want the site to be a mess with a dumpster location.

Alderman Cipiti also asked, if possible, to specifically state which building will have the masonry at the front, instead of leaving it up for interpretation. Maura commented that there was a deviation made to illustrate what buildings will be masonry. She also commented that the motion indicated that the east building is to be 100% masonry, but we can attach the ordinance, so it is indicated which sides are to be brick and which sides are not. Alderwoman Gazal stated that for clarification, will everything have stone or masonry? Planner Rigoni commented that all the buildings facing Renwick Road will have masonry knee wall and those on Borio Drive going west will have the knee wall and then the Borio building will be all masonry. Steve Gulden commented that the idea was to have curb appeal with the brick. He also commented that the owners have no problem with 'spelling it out' and putting it in the site plans.

Alderman Cipiti asked if there could be some consideration in utilizing native plants instead of usual plants, especially around the sign on the corner. Planner Rigoni stated we can always work with the applicant; it is different and does not have to meet the code because it is a use that needs screening. She commented that maybe we can work with the landscaping architect on changing some of the usual plants to native plants. Alderman Gazal commented that there will be several evergreens facing the pond. Steven Gulden commented that the number has increased from last time and the height is eight feet instead of six feet.

Alderman Jefferson asked what type of fence will be installed. It was commented that the back would be a solid vinyl fence and the front would be a black faux wrought iron fence.

Steve Gulden thanked Maura Rigoni for all her assistance with this project.

Alderwoman Gazal commented that there were a lot of residents that were against this project. She also commented that after the meeting at City Hall with the residents they went home and decided this was the best option for that corner and they were no longer against this project. She commented that the other concern was maintenance, and they were told they will have landscapers to keep it looking good constantly.

Alderman Cipiti asked for clarification on the height of the vinyl fence. Steve commented that the vinyl fence will be eight feet in height.

Mayor Soliman asked for an informal vote:

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

NAYES: None.

ABSENT: Ald. Albert.

TOPIC: ProChamps Replacement

City Attorney Mike Stiff commented that he reviewed the contract that was presented by Stan Urban from the last meeting, and stated it was a very similar contract as ProChamps and had nothing more to add to the contract. He commented that he did reach out to the emails that were received but they were not looking for replacement they were actual entities that work with the banks and wanted to know how to keep complying with the city's ordinance. He informed them that he would let them know once the city decides on the direction they will be taking.

Alderman Oberlin commented that we had no problem with the prior company, and this is like the prior company and see no problems.

Alderwoman Gazal commented that she doesn't disagree but felt we need to look at more companies and compare. Mayor Soliman commented that we have worked with Mr. Urban in the past and felt we should continue with the HERA Company since we know who is representing them.

Alderwoman Gazal asked how long this company has been in business. Alderman Cipiti commented that they were a new company, but most employees have come from ProChamps and have the experience.

Mayor Soliman asked for an informal vote:

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

NAYES:

ABSENT: Ald. Albert.

TOPIC: Plan Commission Text Amendment

Interim Planner Maura Rigoni commented that this request was before the Plan Commission and received a favorable recommendation to the Text Amendment. The Text

Amendment was submitted by the city itself to eliminate the specific date and time of the Plan Commission meeting. It is not required that the ordinance states the date and time but does identify that the date and time would be selected by the municipality itself. She commented that the original language was very specific as to the date and time, but the revision is to have more general language to allow for flexibility. Planner Rigoni stated that there will need to be an approved calendar establishing the time and date. She noted the conversation was to move to the second Thursday of the month at the same time and location.

Alderman Oberlin commented that this will allow us to change the time and date of meetings without the Council approval. Planner Rigoni stated that it will allow us to change the dates or times without having to go through the process, but the Council will need to approve the calendar.

Alderman Cipiti commented that the calendar will be approved with specific dates but then the meetings could change throughout the year. Planner Rigoni commented that the clerk will prepare the calendar and it can be changed as needed with time to allow to do that. Alderman Cipiti commented that we are moving from Wednesday to Thursday to fit schedules better.

Alderman Jefferson asked if this will be a permanent change? Planner Rigoni stated that the permanent change to the text amendment would be to eliminate the specific date and time.

Alderman Cipiti asked if there has been issues with having a quorum with the schedule we have now. Planner Rigoni commented we have not had issues with a quorum it was more trying to negotiate schedules.

Attorney Mike Stiff commented that if this is approved at the next council meeting, the new Plan Commission calendar will be changed and published on the city's website.

Alderman Gazal commented that next year if Thursdays do not work, will they change it again. Attorney Stiff said this allows us to be able to move the date and time without having to go through the public hearing process.

Alderman Cipti asked how the public will be notified of the new date. Attorney Stiff commented that the Open Meeting Act (OMA) requires the calendar to be approved and posted and each agenda must be posted forty-eight hours in advance.

Alderman Gazal commented that the TV scroll will need to be changed.

Mayor Soliman asked for an informal vote to change the meeting date from the second Wednesday of the month to the second Thursday of the month, and to change the 2024 schedule to reflect the second Thursday of the month going forward, and approve the text amendment to allow the Plan Commission the availability to set the calendar going forward:

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

NAYES: None

ABSENT: Ald. Albert.

PUBLIC COMMENTS:

Linda Dyke, a resident, commented that if you go down Kelly Street there are trucks parking in the grass and have been for two weeks and have never been ticketed. She also commented that a resident stopped by and had a concern about what was going on between Kelly and Wilcox, with the so called 'drug houses'. Linda stated the residents in the area are watching 'prostitutes and pimps', as they stated, in this area and have contacted the Police Department and the officer gave the resident a business card and commented that he doesn't take care of this problem that the alderman handles these problems. She also commented that the city is a joke, and she is disgusted. She feels the city workers need to live in this town.

MAYORS UPDATES:

Mayor Soliman commented that he attended the meeting for the Lockport Park District at the Crest Hill Memorial Park today regarding the improvements to the park. They are looking at volleyball courts, another pavilion, and games for the younger children. He commented that they are applying for a grant and any support the Council can show would be helpful. It is a \$1.2 million project, and they will not know if they were approved for the grant until January.

COMMITTEE/LIAISON UPDATES:

No committee updates tonight.

Mayor Raymond Soliman asked to deviate from the regular agenda for an executive session on personnel 5 ILCS 120/2(c)(1).

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Executive Session 7:35 p.m.

(#2) Motion by Alderman Cipiti seconded by Alderperson Oberlin to reconvene from the executive session on Personnel 5 ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Albert.

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

Reconvened 8:46 p.m.

The meeting was adjourned at 8:46 p.m.

Approved this _____ day of _____, 2023
As presented _____
As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT