

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
October 10, 2022

The October 10, 2022 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 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, Alderman Joe Kubal.

Also present were: Administrator Jim Marino, City Engineer Ron Wiedeman, Interim Planner Maura Rigoni, City Attorney Mike Stiff

Absent were: Director of Public Works Mark Siefert, Assistant Public Works Director Blaine Kline, Police Chief Ed Clark, Finance Director Lisa Banovetz, IT Director Tim Stinnett

TOPIC: Liquor License Approval 20631 Renwick Road

Mayor Soliman presented a Liquor License Approval-20631 Renwick Road per the memo dated October 10, 2023. Mayor Soliman informed the Council that we have met with the representatives of Crusade Burger in the past, and everything came back in order. Rafael Gomez is present tonight to discuss his business. Mr. Gomez explained that he is having a problem with staffing at this time. This issue is preventing him from opening at this time. The interior of the establishment was already set up and they just had to make some aesthetic changes. Hours will be Monday to Saturday from 11:00 a.m. to 10:00 p.m. and Sunday from 11:00 a.m. to 9:00 p.m. Alderwoman Gazal has spoken to several of the young people in her neighborhood in regard to job opportunities. Several Council members commented that they have patronized the other restaurant locations. Mr. Gomez would like to get a large banner placed on the building to advertise for hiring. A liquor license has been approved. The applicant will need to get all the information to the City that is required to get the City license. Mr. Gomez is considering opening with shortened hours until he gets enough staff to operate at full hours.

TOPIC: City Center Construction Supplemental Appropriations

Mayor Soliman presented the City Center Construction Supplemental Appropriation per the memo dated October 10, 2022. The cost for asphalt and additional items has increased and unfortunately it is significant. Harbour has put together an estimate at the high end of \$750,000.00 to cover the costs.

Administrator Marino went over the items that are on the list from Harbour. A lot of these have recently been identified as additional ADA items that are required. The Sally Ports in the Police Department have no slip proof material on the floor, which may cause injury. There is a need for extra power and data outlets that will be required. We are also going to have to bring in a cleaning company to do a deep cleaning on the building prior to the staff moving in. Several of the manholes in the parking lot will need to be adjusted. There are some landscaping modifications that need to be addressed. Also, the countertops in the Police Department kitchen have never been ordered so this is an additional item that needs to be taken care of.

Alderman Oberlin asked why no one discovered that certain ADA items were not put in. Alderman Cipiti asked why the ADA buttons were built at the wrong height. Shawn from Harbour went over the items that were missed or put in incorrectly. Alderman Jefferson explained that his biggest concern is the cost to correct everything that is wrong, and who is going to pay for these mistakes. Administrator Marino commented that these are costs that should have been identified at the start of the project. Now we have to pay for these to get the project done. Alderman Jefferson is concerned that we are going to have to pass these costs on to the residence. Administrator Marino explained that we will not have to increase taxes to pay for these changes and we have a healthy account balance to cover this. We are also getting 2 million in grants from the State. Alderman Oberlin is upset and frustrated that we are doing things twice instead of doing it right the first time. Alderman Cipiti doesn't understand how these problems and errors were ever approved during the inspections. Also, the cost of the project is discerning. Shawn explained that there was no coordination with the departments before anything was done to get their input. Alderman Albert complimented Harbour for their work in this project. He commented that everyone on the Council and City Staff is frustrated, but we need to keep moving forward and get these problems resolved and the project completed. Shawn explained that he is starting to get items in at this time and is ahead of schedule. So much progress is starting to get done. The Mayor commented that the building is about 90-99% completed, and it wouldn't be right to discontinue the work now. Discussion followed on the cost of materials and how they have increased. Alderman Kubal commented that we were in the process of hiring a new City Administrator at that time. The person that was in charge of the project left the City and we had no one in charge for months. Alderman Oberlin commented that it is not the Administrator's fault that the building wasn't inspected correctly, it was the fault of the former Building Inspector. We need to move forward with this project and get it completed. Alderman Gazal thanked the Administrator and Shawn for all the work they have put into this project. She is tired of seeing the comments on social media regarding the problems with the building, and hearing the Council is at fault. The Mayor commented that we cannot open the building without the ADA equipment in place.

Mayor Soliman asked for an informal vote on the City Center Construction Supplemental Appropriations. All members present were in agreement for the price change.

TOPIC: Hillcrest Shopping Center PUD & Special Use

Mayor Soliman presented the Hillcrest Shopping Center PUD & Special Use-Armed Services Recruiting Center and Smoothie King Drive Thru per the memo dated October 10, 2022. Mayor Soliman explained that they will be constructing an addition to an existing building for a new business called Smoothie King with a drive through. They will also be constructing a free standing building to house the Armed Services Recruiting Center, and this is due to stricter regulations that are imposed on them. Interim Planner Rigoni informed the Council that this was approved by the Plan Commission contingent upon six conditions that were agreed upon. Planner Rigoni explained that there are existing water and sanitation lines that will need to be moved. These locations were discussed at a past meeting. The idea is to put the lines on the outside of the property. Cost sharing agreement was discussed, and we are just waiting for an answer from Mr. Katz. Engineer Wiedeman went over the water and sewer plans that were discussed in the past for the shopping center. The way that the current system causes problems when we have a main break in the shopping center. The plan is to move the water/sewer lines to the perimeter of the property. Alderman Oberlin asked if there is any opportunity to apply for grants for the project. There were not.

Mr. Katz commented that he has talked to an engineer and is in agreement with the cost sharing. He is hoping to get the project done this year. The new building will not get done this year. It is possible to get these lines done within 30-40 days. Lengthy discussion followed on the utility lines. Alderman Jefferson asked if we could go on private property to replace utility lines. Engineer Wiedeman explained that we purchased the water and sewer lines back in the 70's. Alderman Vershay asked if we are going to increase the size of the main. We are. When this project is complete, they will be 100% occupied. They have signed agreements with both businesses.

Mayor Soliman asked for an informal vote on the Hillcrest Shopping Center PUD & Special Use. All members present were in agreement.

TOPIC: Zoning Ordinance Text Amendment – Adult Use Recreational Cannabis Dispensary

Mayor Soliman presented the Zoning Ordinance Text Amendment-Adult Use Recreational Cannabis Dispensary per the memo dated October 10, 2022. Planner Rigoni explained that on September 14th a text amendment was before the Plan Commission. In October 2013, the City passed an ordinance for medical cannabis use only. We need to amend the ordinance for the dispensary portion of the ordinance but not for the medical use. The City looked at regulations for schools, residential uses, other dispensaries, and parking. Security measures would be determined by the Police Department and all State codes must be met. After some discussion at the September 14, 2022 meeting, the Plan Commission chose to deny the request. Alderman Cipiti asked if there was any specific reasons or concerns as to why the Plan Commission wasn't in favor of it. Planner Rigoni commented that no one gave any reasons as to why they objected to the amendment, nor were there residents in attendance to comment on the amendment. Attorney Stiff explained that questions were addressed to Deputy Chief Dobczyk, who was at the Plan Commission meeting regarding concerns about the increase in problems associated with the dispensaries. There was a motion made at the meeting to recommend approval, but it did not receive a second. A motion was then made to deny the request for the text amendment. Mr. Thomas, Chairman of the Plan Commission commented that he thinks that part of it is that the older generation was raised to believe that it was not good to smoke marijuana. We are not large like other communities that receive substantial sales tax from the dispensaries. At the same time, it is legal, and several of the surrounding communities have them.

Alderman Jefferson questioned the sales tax base. Was there a study done on it. Planner Rigoni commented that her portion of the text amendment was the ordinance. We did research online of other communities' budgets, but several do not have separate line items for cannabis. Alderman Jefferson commented that he did research on dispensaries in the Midwest, and the majority of communities are making a profit. Alderman Albert asked how the process for the State looks. Are they still issuing license. Administrator Marino believed that the State created an additional 75 cannabis licenses. Alderwoman Gazal explained that her main concern is the need for additional Police services. Attorney Stiff commented that the State has put a lot of regulations on the sale of cannabis and the security measures they are required to take. Mayor Soliman thought that a lot of the use of Police was when the facilities first opened and was mostly for traffic control. Discussion followed on how the cannabis is dispensed. Alderman Albert asked if the passage would require a 2/3rd vote, since we have to overturn the Plan Commission vote. Attorney Stiff believes that this will just require a majority of the Council to pass the text amendment, but he will

look into this. Alderman Vershay asked if a Police Officer has to be on site at all times will the City be reimbursed. Attorney Stiff commented that he does not believe that it will be necessary for an Officer to monitor the facility. They are going to have to bring their security plan to us and may have to have their own security person on site. The Attorney explained that if having an Officer on site is part of the requirement, we have the option to deny the special use. Alderperson Oberlin said that we have residents going to other communities to purchase cannabis. They might as well purchase it here. Also, there are people with medical issues that have found relief through the use of cannabis. As far as security, you cannot have an open container of cannabis in a vehicle, this would be a violation. Discussion followed on the amount of sales tax you can impose.

Mayor Soliman asked for an informal vote on the Zoning Ordinance Text Amendment – Adult Use Recreational Cannabis Dispensary. All members present were in agreement.

TOPIC: Comprehensive Sub – Area Plan Amendment for Crest Hill Business Park

Mayor Soliman presented the City of Crest Hill-Comprehensive Sub-Area Plan Amendment for Crest Hill Business Park per the memo dated October 10, 2022. Engineer Wiedeman explained that the former Development Director put together a packet that was provided to the Council. At the May 16, 2022 work session the Engineer, and Teska Associates discussed the concept and methodology in order to solicit feedback and commentary from the Council. One of the alternates have been refined. That are six reasons that the Engineer recommended to the Plan Commission to go with alignment B, which uses Lidice, Enterprise then out to Weber. He went over why this was not the first choice. Since that time, the City has worked with the consultants to come up with a plan that is free flowing. One of the issues with alignment A is a possibility of trucks speeding. B will require trucks to slow down. As part of the business park, the developer will build the Lidice portion of the extension and also contribute to the cost of Enterprise. The cost savings between alignment A and B would be 1 to 1.5 million dollars. Engineer Wiedeman went over the differences in alignment A and B. We will need to secure a portion of a parcel from Amazon for the curve and also a portion of right of way from the Neumann's. Alderman Albert asked if the majority of the east/west road is on the Dayton Freight property, and it is. At one point we do have to shift the road to the south to tie into Weber Road.

PLEASE NOTE The remainder of the work session minutes are typed from notes, as tape #2 was defective and broke inside the cassette case.

Mayor Soliman asked for an informal vote on Comprehensive Sub – Area Plan Amendment for Crest Hill Business Park. All members present were in agreement.

TOPIC: Plan Review & Building Inspection Services

Mayor Soliman presented the Plan Review & Building Inspection Services per the memo dated October 10, 2022. We still need to use Lakeside Consultants until we get a full time Building Commissioner. Right now, we have 3 applications and will be scheduling interviews within the next few weeks. If these candidates are not qualified we will need to republish for the position.

Alderwoman Gazal commented that we are still in need of 2 positions. If these candidates don't qualify for the Commissioner position, they may qualify for the Inspector position. Contact was made with 2-3 other companies, and they were not taking on new customers on at this time.

Mayor Soliman asked for an informal vote on the Plan Review & Building Inspection Services. All members present were in agreement.

TOPIC: Lockport Township Park District Intergovernmental Agreement

Mayor Soliman presented the Park District Intergovernmental Agreement per the memo dated October 10, 2022. This agreement was negotiated with Steve Gulden and the Park District. They have already agreed with to it. They will pay a onetime fee of \$350,00.00 and then \$5,000.00 annually for maintenance as long as the agreement is in place. They will inspect the property twice annually and if general maintenance is needed it will be at the cost to the City. The City shall provide Police service for 1 event held by the park district. If they do any additional events, the City will need to pay for additional events (Section 2.13). A question came up if the city is comfortable with paying for playground equipment. stated that we are not in the business of playground equipment, but the park district is. The Council would like to go over this agreement again, and possibly turn the park over to the park district. Further discussion will be done with the Park District. Council also asked who will be doing the negotiations with the park district regarding the playground.

TOPIC: Discuss Section 2.22.030 (c) of the City Administrator Ordinance

Mayor Soliman presented a request for discussion on section 2.22.030 (C) of the City Administrator Ordinance. Alderman Jefferson explained that his only problem is with the Civil Service. He has done research and who will facilitate the facts to the Civil Service Commission. Administrator Marino explained that the commission is the City Civil Service Commission. Alderman Jefferson feels with the democratic diversity of the city he feels that if it goes to Springfield Civil Service he would feel more comfortable. Alderman Jefferson read off the duties and responsibilities of CMS (Central Management Services). The way he is reading it we did not have the authority to conduct the interviewing. Attorney Stiff suggested to have the Civil Service Attorney John Kelly come in and answer the questions.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mentioned the grand opening this Friday

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

CITY ADMINISTRATOR UPDATES:

Administrator Marino informed the Council that PT Ferro was on site at the City Center today. Concrete is scheduled to be poured this week.

In regard to Public Works, the company that inspected the building was completed the work last week. They still need to make repairs to the facia. Still waiting for the grating on the property.

Emailed the council on the parcels that were discussed at the meeting and citations have been issued.

The meeting was adjourned at 9:42 p.m.

Approved this _____ day of _____, 2022

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT