

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
April 24, 2023

The April 24, 2023 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.

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

Absent were: Alderman Joe Kubal, Administrator Jim Marino, Director of Public Works Mark Siefert, Assistant Public Works Director Blaine Kline, Police Chief Ed Clark, City Engineer Ron Wiedeman, Finance Director Lisa Banovetz.

**TOPIC: Police Pension Board Recommendation**

Mayor Soliman stated we had a resignation from Marco Coladipietro. He served on the board for two years and decided not be reappointed. Mayor Soliman stated he reached out to Andy Womack who is a resident of Crest Hill in Carillon Lakes Subdivision. Mayor Soliman stated Andy Womack has a strong background in finance and is willing to serve a two-year term. Andy Womack was present and stated he is a Certified Public Accountant (CPA) and a graduate from Eastern Illinois University. He also stated that he was the Finance Controller at Plunkett Furniture and the Finance Commissioner with Carillon Lakes. Mayor Soliman reminded Andy Womack this is a non-paying position, and the meeting will be in the mornings.

Alderman Cipiti asked what investment experience he has? Andy commented that he has experience from Plunkett Furniture where they managed their own profit-sharing plan and 401K plan.

Mayor Soliman asked for an informal vote for the appointment of Andy Womack on the Police Pension Board for a two-year term from May 1, 2023 until May 1, 2025. All members present were in agreement.

**TOPIC: Concept Review Renwick/Borio Self Storage**

Interim Planner Maura Rigoni commented that the board received a concept plan regarding land use for a property located at the Southwest Corner of Renwick and Borio which is about 3.96 acres, currently zoned at B-3. She stated the request is for Self-Storage and would be a Special Use in a B-3 district. The applicant wants to come before the City Council to have a preliminary discussion about this land use before moving forward with the public hearing process. Planner Rigoni stated this will be approximately eight (8) buildings, with security features that will be put in place, and landscaping as well.

Alderwoman Gazal commented that she had met with residents regarding this and after talking to the residents she would like to table this until they can talk to more residents,

since there was a lot of negativities from residents regarding the self-storage. Alderwoman Gazal feels the residents need to be heard.

Alderman Jefferson commented that the few residents that came out to meet with the Council members of this ward were not happy with the self-storage. Alderman Jefferson agreed with Alderwoman Gazal that we should table this to receive further input from the residents. Interim Planner Rigoni stated we have a public hearing process which will be part of this, as well. Alderwoman Gazal stated we are trying to be 'business friendly' before they are spending money to hold a public hearing. Planner Rigoni stated that is exactly why we went with a facilitated discussion before having them have do site plans and landscaping plans for a public hearing.

Alderman Cipiti asked for an explanation why it is a special use? Planner Rigoni commented that a special use would be a business with a unique feature and if the location is in the right area for that type of business, design, etc. Alderman Cipiti asked if the zoning, as it currently stands, is the appropriate zoning for this type of use. Planner Rigoni stated it is zoned B-3, which means there are uses that can come in without seeking a special use. Alderman Cipiti asked if there are other zoning areas where storage does not need special use? Planner Rigoni stated we have storage in M-1 zoning and M-2 is permitted because they are the most intense manufacturing with a lot more activity. Alderman Cipiti also asked if there is another location that the builder could consider and be open to? Planner Rigoni stated that would be a question for the developer.

Steve Gulden, consultant for the developers, stated one thing he would like to point out about the special use is that the County will not give full access to Renwick. He stated for example if a retail company comes in, they will generate twenty times more traffic than a storage development.

Rudy Dixon, one of the developers, commented that this location has been vacant for a long time and this location is too far off Weber Road for retail. He also stated their facility will bring more tax dollars to the city than it is bringing right now. Rudy stated the facility will be all concrete which gives a cleaner look. There will be a six-foot iron fence with an access gate. Local landscapers and snow removal contractors will be hired to help maintain the site. All the units will have a three-foot brick facade, to help blend in with the community. Alderman Albert asked if they researched the market to see if the market still calls for it since there is so many storage facilities being built recently. Rudy stated there was a study done on the property and the market for storage facilities, and it was positive. Alderman Vershay asked if there will be any open storage for boats and such? Rudy answered stating there will be no open storage, it will be all under the roof.

Mayor Soliman commented that he has noticed there are storage facilities that are three levels and was wondering if they thought about building three or more levels. Rudy commented that they are not interested in that type of storage facility.

Jason Cox from Len Cox & Sons Excavating commented that they own this property and are willing to sell the property for a loss since no retail is coming in and the property has been sitting empty for a long time, while he keeps paying taxes. Jason stated they would have to come off Borio, and that they would never get access to Renwick Road from the County. Jason stated he is asking the Council to allow this development so he and his brother can sell this property.

Alderman Albert commented that he is surprised that more residents are not at the meeting tonight in concern of this development. Alderman Albert stated we should go through the process of the public hearing and notify all residents around the area. Alderwoman Gazal stated she would like to give the residents another chance to come out and speak. Alderman Albert feels that we will be having the same conversation next week if this is tabled.

Steve Gulden asked if there are any other questions or items that the Council would like to see in the plans from the developers that they can address. Steve thanked everyone for their time. Steve also commented that his clients would like a straw vote to see where they would go from here.

Mayor Soliman asked for an informal vote. The informal vote was split, the outcome was:

AYES: Ald. Dyke, Oberlin, Cipiti, Albert.

NAYES: Ald. Vershay, Jefferson, Gazal.

ABSENT: Ald. Kubal.

All members present would like to hear more from the residents. Mayor Soliman stated that if he had to vote, he would vote yes.

Discussion was had regarding adding a special work session to allow residents a chance to come and be heard and several dates were mentioned. All agreed May 2, 2023 would be best with the move.

Mayor Soliman asked for an informal vote for a special work session meeting with the residents on Tuesday, May 2, 2023 at 7:00p.m. All members present were in agreement.

**TOPIC: 2023 (FY24) Rain Barrel & Composter Program**

Mayor Soliman commented that the Rain Barrel and Composter Program will be discussed by Public Works Director Mark Siefert at the City Council meeting on Monday, May 1, 2023. Council meeting.

Mayor Soliman asked for an informal vote. All members present were in agreement.

**PUBLIC COMMENTS:**

Bill Thomas commented that the Plan Commission already has a procedure in place, and he is flabbergasted that this did not go to the Plan Commission and let them do their job. He also commented that Carillon Lakes does not allow rain barrels because of issues with mosquitoes and would like someone to come to the next Homeowners Association meeting to discuss the advantages of rain barrels.

**MAYORS UPDATES:**

Mayor Soliman commented that PT Ferro has paved both parking lots and he assumes everything is paved, and they plan on striping on April 25th, weather permitting. Mayor Soliman also stated that we will be moving May 4 and May 5 and will have signs posted on the doors.

Mayor Soliman announced that Timi Tucker has thirty-one (31) years of service with the Police Department and will be retiring on May 5, 2023. He also stated that he will have a resolution for her on May 15, 2023.

**COMMITTEE/LIAISON UPDATES:**

There were no agenda items for discussion.

**CITY ADMINISTRATOR UPDATES:**

There were no agenda items for discussion.

**EXECUTIVE SESSION:**

Mayor Soliman announced that there is a need for an executive session on 5 ILCS 120/2(c)(6) litigation and personnel (5 ILCS 120/2(c)(1).

(#1) Motion by Alderperson Oberlin seconded by Alderman Jefferson, to go into an executive session on 5 ILCS 120/2(c)(6) litigation and personnel (5 ILCS 120/2(c)(1).

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Kubal.

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

Executive Session 8:10p.m.

(#2) Motion by Alderperson Oberlin and seconded by Alderman Jefferson to reconvene from the executive session on 5 ILCS 120/2(c)(6) litigation and personnel (5 ILCS 120/2(c)(1).

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.

The meeting was reconvened at 10:01p.m.

The meeting was adjourned at 10:02p.m.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2023

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

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

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

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