

RESOLUTION NO. _____

**A RESOLUTION APPROVING A POLICY REGARDING PERMIT FEE WAIVERS FOR
CITY OF CREST HILL HOMEOWNERS' ASSOCIATION ROAD AND ALLEY
PROJECTS**

WHEREAS, the Corporate Authorities of the City of Crest Hill, Will County, Illinois, have the authority to adopt resolutions and to promulgate rules, regulations, and policies that pertain to the City's government and affairs and protect the public health, safety, and welfare of its citizens; and

WHEREAS, there are within the City of Crest Hill, certain Homeowners' Associations which are solely financially responsible for the maintenance and repair of the roads and alleys within the Association's subdivision and/or neighborhood despite paying property taxes; and

WHEREAS, many of said Homeowners' Associations are registered as not-for-profit entities with the State of Illinois; and

WHEREAS, the City Council is committed to fostering positive relationships with these Homeowners' Associations; and

WHEREAS, the City has in place certain Ordinances which relate to the securance of building permits for various projects, including but not limited to the repaving/reconstruction of roadways and alleys within the City; and

WHEREAS, the City has determined to assist not-for-profit Homeowners' Associations within the City from the burden of certain City building permit fees related to roadway and alley repaving/reconstruction and/or maintenance projects; and

WHEREAS, City staff and the City Attorney have drafted a policy which allows the waiver of and will reduce to zero (0) dollars the City's building permit fees relating to certain approved roadway and alley repaving/reconstruction and/or maintenance projects for not-for-profit Homeowners' Associations; and

WHEREAS, the City Council has determined that pursuant to Exhibit A, all outside consultant's fees or costs will not be waived and the project applicant would be responsible for one hundred percent (100%) of all City outside consultant fees and costs for the applicable road and alley project; and

WHEREAS, the policy regarding permit fee waivers for certain not-for-profit Homeowners' Associations (the "POLICY") is attached to and incorporated herein as Exhibit A, and

WHEREAS, the City Council discussed the parameters of this POLICY at its July 28, 2025, workshop meeting and determined that it reasonable and appropriate; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its citizens to approve the POLICY.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Crest Hill, Illinois, pursuant to its statutory authority, as follows:

SECTION 1: PREAMBLE. The City Council hereby finds that all the recitals contained in the preamble to this Resolution are true, correct, and complete and are hereby incorporated by reference hereto and made part hereof.

SECTION 2: POLICY APPROVED. The City Council hereby approves the Policy Regarding Permit Fee Waivers for not-for-profit Homeowners' Associations' road and alley projects attached hereto as Exhibit A.

SECTION 3: SEVERABILITY. If any section, paragraph, clause, or provisions of this Resolution is held invalid, the invalidity of such section, paragraph, clause, or provision shall not affect any other provision of this Resolution.

SECTION 4: REPEALER. All ordinances, resolutions or orders, or parts thereof which conflict with the provisions of this Resolution, are to the extent of such conflict hereby repealed.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect immediately upon its passage and publication according to law.

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PASSED THIS 4TH DAY AUGUST, 2025.

	Aye	Nay	Absent	Abstain
Alderman Scott Dyke	_____	_____	_____	_____
Alderman Angelo Deserio	_____	_____	_____	_____
Alderwoman Claudia Gazal	_____	_____	_____	_____
Alderman Darrell Jefferson	_____	_____	_____	_____
Alderperson Tina Oberlin	_____	_____	_____	_____
Alderman Mark Cipiti	_____	_____	_____	_____
Alderman Nate Albert	_____	_____	_____	_____
Alderman Joe Kubal	_____	_____	_____	_____
Mayor Raymond R. Soliman	_____	_____	_____	_____

APPROVED THIS 4TH DAY AUGUST, 2025.

Raymond R. Soliman, Mayor

ATTEST:

Christine Vershay-Hall, City Clerk