

MINUTES OF THE REGULAR MEETING
(VIRTUAL MEETING)
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 1, 2021

The regular meeting of the City of Crest Hill 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. Mayor Soliman indicated that tonight's meeting will be via video conference with Council and Staff members attending from their homes.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present via a video conference: Mayor Raymond Soliman, City Clerk Vicki Hackney, City Treasurer Glen Conklin, Alderman John Vershay, Alderman Scott Dyke, Alderwoman Barbara Sklare, Alderwoman Claudia Gazal, Alderwoman Tina Oberlin, Alderman Marco Coladipietro, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: City Administrator Heather McGuire, Police Chief Ed Clark, City Engineer Ron Weideman, Interim City Planner Maura Rigoni, Interim Public Works Director Mark Siefert.

Absent were: Deputy City Clerk Janet Serdar, Finance Supervisor Ashli Motyka.

Mayor Soliman announced that he is conducting the meeting remotely from the City Council Chambers.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the regular City Council meeting held on February 15, 2021 for Council approval.

(#1) Motion by Alderman Coladipietro, seconded by Alderwoman Gazal, to approve the minutes from the regular meeting held on February 15, 2021 as presented.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Vershay, Gazal, Oberlin, Coladipietro.

NAYES: None.

ABSENT: None.

ABSTAIN: Ald. Sklare.

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

Mayor Soliman presented the minutes from the City Council work session held on February 22, 2021 for Council approval.

(#2) Motion by Alderman Albert, seconded by Alderman Coladipietro, to approve the minutes from the work session held on February 22, 2021 as presented.

On roll call, the vote was:

AYES: Ald. Kubal, Oberlin, Gazal, Sklare, Vershay, Dyke, Albert, Coladipietro.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Mayor Soliman deviated from the regular agenda for the presentation of the Plan Commission recommendations.

NEW BUSINESS: Mayor Soliman presented the Plan Commission recommendations for Council approval. The first is the request of Larry Kozerski for a variation (V-21-1-2-1) for a rear yard setback for the construction of a 1 ½ car garage at 1609 Highland Avenue. Interim Planner Maura Rigoni went over the background of the request. The original request was for a variance from the required 10 feet setback to a 3 foot setback. The petitioner amended the request and is now asking for a 5 foot setback variance. Mayor Soliman asked for comments and questions from the Council. Alderman Dyke questioned the 4 foot setback off the side of the proposed garage. Shouldn't this be 10% of the lot width. Planner Rigoni explained the 10% is for the primary structure. An accessory structure can be 4 foot off the property line. Planner Rigoni explained all other requirements will have to be complied with. Mr. Kozerski addressed the Council and explained the reason for the variance request. Mayor Soliman asked if there were any questions from the Council for the applicant. There were none. Mayor Soliman asked if there was anyone who would like to address the Council in regard to this petition. There were none.

(#3) Motion by Alderman Dyke, seconded by Alderman Vershay, to approve AN ORDINANCE APPROVING A VARIATION TO THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY (PETITION OF KOZERKSI 1609 HIGHLAND AVENUE).

On roll call, the vote was:

AYES: Ald. Sklare, Gazal, Oberlin, Coladipietro, Albert, Kubal, Dyke, Kubal.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Ordinance #1859

Mayor Soliman presented the next Plan Commission recommendation for discussion which is the request of Quality Truck & Trailer Repair Inc. (PUD/SU-21-1-2-1) for the property located at 2280 Broadway Street. This was presented to the Council at a previous work session. The Plan Commission recommended approval of the request at the February 10, 2021 Plan Commission meeting. Quality Trucking will be storing trucks, storage containers and chassis on the property. The Plan Commission placed stipulations on the approval of the PUD/Special Use which are spelled out in the proposed ordinance. Mr. Yip representing the petitioner gave a brief outline of the request. Mayor Soliman asked for comments and questions from the Council. There were none. Mayor Soliman asked for comments and questions from the petitioner. There were none. Mayor Soliman asked if there was anyone who would like to address the Council in regard to this petition. There were none. Mayor Soliman read the stipulations for the record.

- Stacking of containers shall be limited to no more than 3 containers high on the west existing concrete slab and to no more than 4 containers high on the east existing concrete slabs, as indicated on the site plan. “Exhibit C”.
- Any on-site repairs to trailers, containers and chassis shall be limited to minor repairs such as repairs to tires and lights. No oil changes or major mechanical repairs to vehicles shall be allowed on the site.
- No improvements, structures or additional impervious surface shall be permitted for this site.
- Improvements to the western two parcels (11-04-33-208-002 and 11-04-33-208-003) shall be limited solely to lighting and security as indicated. “Exhibit C.”
- Owner shall dedicate to the City of Crest Hill access to the Crest Hill East Wastewater Treatment Plant as identified in “Exhibit D”, attached herein. An approved plat for dedication shall be submitted prior to issuance of the business license.
- No hazardous material shall be stored on-site.
- All existing berms shall remain on-site and shall be maintained by the owner and not modified except upon written approval from the City of Crest Hill. This does not preclude the owner from routine maintenance of the berm and existing vegetation.
- Any improvements to the site or change/expansion in the use of the property beyond the terms of this PUD Ordinance shall be permitted only pursuant to the review and approval of a Major Planned Unit Development Change as outlined in section 10.4 of the Crest Hill Zoning Ordinance.

Mayor Soliman asked if the owners and representatives of Quality Truck and Trailer Repair, Inc. agree with the stipulations of the ordinance. They did.

(#4) Motion by Alderman Vershay, seconded by Alderman Dyke, to approve AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO THE CREST HILL ZONING ORDINANCE WITH RESPECT TO CERTAIN REAL PROPERTY (PETITION OF QUALITY TRUCK & TRAILER REPAIR, INC.).

On roll call, the vote was:

AYES: Ald. Kubal, Albert, Coladipietro, Oberlin, Gazal, Sklare, Vershay, Dyke.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Ordinance #1860

CITY ADMINISTRATOR: City Administrator Heather McGuire informed the Council that there are two agenda items for discussion.

City Engineer Ron Wiedeman presented a request for the approval of Roadway Selection for 2020-2021 MFT Projects per the memo dated March 1, 2021. This was discussed at a previous work session. Engineer Wiedeman noted one change on exhibit “A”, item three. It should read Fern to Grandview.

Engineer Wiedeman presented a request to authorize Bidding for 2020-2021 MFT Roadway Projects per the memo dated March 1, 2021. This was discussed at a previous work session. Mayor Soliman asked the City Engineer to go over the roadwork that is being proposed.

(#5) Motion by Alderwoman Oberlin, seconded by Alderwoman Gazal, to approve the Roadway Selection for 2020-2021 MFT Project per the memo dated March 1, 2021 with the change as discussed on exhibit "A", item three.

On roll call, the vote was:

AYES: Ald. Coladipietro, Albert, Kubal, Dyke, Vershay, Sklare, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

(#6) Motion by Alderwoman Sklare, seconded by Alderman Albert, to authorize Bidding for 2020-2021 MFT Roadway Projects per the memo dated March 1, 2021.

On roll call, the vote was:

AYES: Ald. Kubal, Dyke, Vershay, Sklare, Gazal, Oberlin, Coladipietro, Albert.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

Administrator McGuire announced that we had 14 additional applications for the small business grants.

Administrator McGuire announced that we will be discussing the proposed City logo with additional topics being finalized for the March 8, 2021 work session. Alderwoman Gazal was happy to see additional applicants apply for the small business grants. Alderman Dyke asked for an update on 1724 Broadway. He does not feel that we should not wait until we get a new Community Development Director to begin condemnation on the property. Administrator McGuire explained that they were working on getting all of the problem property's information together. Each suit is costly and time consuming. We have to make sure we budget for these and we normally do about two per year. Discussion followed on the procedure for condemning property. Alderman Dyke feels that this property should have gone to condemnation and is disappointed that we are still waiting on it.

PUBLIC WORKS DEPARTMENT: Interim Public Works Director Mark Siefert had no agenda items for discussion. He announced that the Public Works Department has begun to patch the potholes in the roadways. Alderman Vershay asked if we can get the stop sign fixed at Cora and Ludwig. It is leaning over. Alderwoman Oberlin said that on northbound Gaylord Road there are numerous potholes and asked if we can look into these. Interim Director Siefert explained that they are trying to hit the main roads twice a week to get the potholes filled in.

COMMUNITY DEVELOPMENT: Interim Planner Maura Rigoni had no agenda items for discussion. Alderwoman Gazal asked why the food pantry is not on the small business grant list. Administrator McGuire explained that they submitted their application after the report was

compiled. They are on the list for consideration. Interim Planner Rigoni explained that they are preparing a spreadsheet on the small business grants for the Council.

POLICE DEPARTMENT: Police Chief Ed Clark had no agenda items for discussion. The report was on file.

MAYOR: Mayor Soliman had no agenda items for discussion.

CITY CLERK: City Clerk Vicki Hackney had no agenda items for discussion.

CITY TREASURER: City Treasurer Glen Conklin presented the regular and overtime payroll for the period of February 1, 2021 through February 14, 2021 in the amount of \$231,211.26.

Treasurer Conklin presented the list of bills in the amount of \$642,324.87 for Council approval.

(#7) Motion by Alderwoman Oberlin, seconded by Alderwoman Sklare, to approve the list of bills in the amount of \$642,324.87 as presented.

On roll call, the vote was:

AYES: Ald. Coladipietro, Albert, Kubal, Dyke, Vershay, Sklare, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

There being eight (8) affirmative votes, the MOTION CARRIED.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no further new business.

COMMITTEE/LIAISON REPORTS: There were no committee/liaison reports.

COUNCIL COMMENTS: Alderwoman Gazal wished Alderwoman Sklare a happy belated birthday. Alderwoman Oberlin expressed condolences to the family of Lynne Lichtenauer, a prominent Joliet resident who was greatly involved in her community. Alderman Coladipietro wished Alderwoman Sklare a happy belated birthday. Mayor Soliman announced that City Hall will be re-open to the public on Monday March 8, 2021. Everyone must to continue to wear masks when entering the building. He encouraged the residents to continue to utilize the City drop box for payments and applications.

PUBLIC COMMENT: There were no citizens that have filed questions or comments with the City via mail or email per confirmation of the City Clerk. Mayor Soliman asked if anyone had joined the meeting remotely. No one had joined the meeting remotely.

Mayor Soliman asked if there was a need for an executive session. Administrator McGuire announced there was no need for an executive session.

There being no further business before the Council, a motion for adjournment was in order.

(8#) Motion by Alderman Dyke, seconded by Alderman Vershay, to adjourn the March 1, 2021 City Council meeting.

On roll call, the vote was:

AYES: Ald. Sklare, Gazal, Oberlin, Coladipietro, Albert, Kubal, Dyke, Vershay.

NAYES: None.

ABSENT: None.

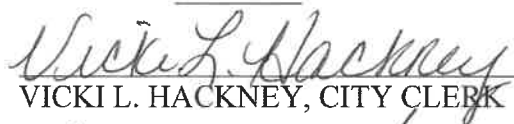
There being eight (8) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 7:43 p.m.

Approved this 15th day of March, 2021.

As presented ✓

As amended _____



VICKI L. HACKNEY, CITY CLERK



RAYMOND R. SOLIMAN, MAYOR