

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
March 8, 2021

The March 8, 2021 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 Vicki Hackney, City Treasurer Glen Conklin, Alderman Scott Dyke, Alderman John Vershay, 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, Finance Supervisor Ashli Motyka, Interim Director of Public Works Mark Siefert, Interim Planner Maura Rigoni.

Absent were: Police Chief Ed Clark, City Engineer Ron Weideman.

TOPIC: A5 Logo Presentation

City Administrator presented the A5 Logo Presentation. John from A5 Logo gave a presentation on the updates to the previous logos. He presented 6 logos to the Council for their review. They have kept the logo simple and made sure that you can read "Crest Hill". He went over some of the ideas behind the slogan "City of Neighbors". There are a number of ways that you can express this. He went over the six options in detail. Members of the Council gave their opinions on the concepts and what they would like to see incorporated into the various designs. John asked the Council to pick their top three designs and he would work on integrating their ideas and changes into them. Lengthy discussion followed. The Council chose options 1, 2, 5 and 6. John would work with Administrator McGuire on the revision that the Council would like to see. He thanked the Council for their input.

TOPIC: Fox Meadows Storm Sewer Installation-Easement

Mayor Soliman presented the Fox Meadows Storm Sewer Installation-Easement per the memo dated March 2, 2021. Interim Public Works Director Mark Siefert explained that the City was approached by a resident at 2524 Fox Meadow Drive in regard to flooding in the backyards. After investigating staff determined that during construction a storm inlet was not placed where one normally should be. The best way to deal with this situation is to install a catch basin at the rear of 2524 Fox Meadow to catch overland flow and divert it to the storm structure on Fox Meadow Drive. The easement for this would be granted to the City at no cost. Discussion followed on the placement of the pipe, the capacity and length.

Mayor Soliman asked for an informal vote on the Fox Meadows Storm Sewer Installation-easement. All members present were in agreement.

TOPIC: MNSI Truck Maintenance

Mayor Soliman presented MNS1 Express, Advantage Drive per the memo dated March 8, 2021. Interim Planner Maura Rigoni. Informed the Council that MNS1 is proposing a truck maintenance and storage business for the property located at the south end of Advantage Drive. The property is currently vacant and zoned M-1. The property is 8.82 acres; therefore, any development of this property will require a special use permit for a PUD. The proposed business would be for the maintenance and storage of trucks. It would be utilized by MNS1's trucks with no third-party truck storage or maintenance being

conducted on the site. The business owner has indicated the maintenance of trucks would be limited to oil changes, brakes, and tire changes. No body work would be done on-site. In regard to traffic, the business owner has indicated there will be a daily total of roughly 30 to 40 cars entering and exiting the site along with 30 to 40 trucks entering and exiting the site. It is anticipated that 20 to 30 trucks would be parked overnight and leave the following day. The remaining trucks would be stored for a short period of time. Alderman Coladipietro asked how many truck spaces would there be. It would be roughly 160. A representative from MNS1 addressed the Council to answer their questions. He went over the background of the company. Alderman Coladipietro asked if they anticipate the number of trucks utilizing the facility to increase. It was hard to determine it at this time. Their business has remained roughly the same for the last three years. Their trucks usually leave the facility prior to 7:00 a.m. Treasurer Conklin asked if Amazon was one of the primary customers. They were not, but Menards was. These trucks are typically brought to the facility fully loaded. There is no loading and unloading of goods. Alderman Vershay asked if the vehicles would be fueled up at this facility. They would. The tanks would be above ground and are EPA regulated. Mayor Soliman asked what direction the trucks would be traveling. They would be traveling equally east and west. Administrator McGuire informed the Council that the proposed building is much smaller than what we have seen in the past. Alderman Albert is concerned over the truck spaces and the need for 170 stalls. Alderman Coladipietro said that another concern is the additional traffic in the area. The Mayor asked Interim Planner Rigoni if we are waiting for a concept plan from TLC. We are. Planner Rigoni went over the tentative plan for the TLC expansion. Discussion followed on the truck traffic. Mayor Soliman asked if this would be a 24 hour facility as far as repair work. Tentatively the work would take place between 7:00 a.m. and 5:00 p.m. Planner Rigoni explained that as part of the PUD, we can put stipulations on the property. Alderman Coladipietro asked how many employees would be in the facility. There would be roughly five. They also have a portion of their staff that are currently working remotely. Mayor Soliman said that there is a stop sign currently at the intersection and we may have to look at some kind of traffic light in the future. Alderman Kubal said that he had discussion with a trucking company a few weeks ago and turned them down. This is roughly the same concept. Division Street is maxed out as far as truck traffic. Alderwoman Gazal felt that we are wasting everyone's time with this type of discussion as we are not going to grant any approvals until something is done with the road. Mayor Soliman said that this company was looking for input from the Council before they go any further. Administrator McGuire explained that before these companies go before the Plan Commission, they want to present their proposals to the Council to get their input. You can give feedback to these prospective companies at a staff level, but a number of times they want to hear the opinion from the Council. Alderman Dyke said at this point any business you put in this park is going to create more traffic. This needs to be addressed before anything else can go in. Alderman Vershay said that unfortunately you can't have an industrial area without the traffic it creates. Alderman Albert said that we have to address the infrastructure first. Alderman Vershay said that some of the traffic that you are seeing on Division Street is not being generated by this business park. Some of it is trucks heading to Rte. 55 or Broadway. Alderman Coladipietro said that if we had the infrastructure in place he would not have a problem with this proposal. Is this the same owner as the other proposal we saw. It was not. Alderwoman Sklare felt that we cannot make a decision on any of these proposals until the update to the infrastructure is in place. Administrator McGuire explained that because this proposal was a little different than the previous ones, she wanted Council input on it. Discussion followed on the reduction of parking stalls on the property. Planner Rigoni explained that this might be the time to discuss right-of-way dedication. Mayor Soliman does not have a problem with the truck repairs but is not comfortable with the storage of trailers on the property. The developer

explained that they would have no problem reducing the number of spaces. Once the infrastructure is resolved, they would ask Council to consider increasing the spaces. When business is thriving, there are not as many trailers parked. When things slow down, or if they lose a customer that number would increase. Alderman Albert said that there is nothing we could do to stop other companies from parking their trucks and trailers on this property. Mayor Soliman was also concerned about the number of trucks and trailers that could be parked on the property. We see this occur at other sites in the City. Mr. Getty addressed the Council. He explained that it would be cheaper for the developer to build the entire lot with expansion for the future. They could pave part of the lot and leave the rest in gravel or grass which could then be expanded in the future once the infrastructure problem is corrected. Discussion followed. The Mayor explained that the Council would like to see businesses move into the park but needs to address the traffic concern first. Mr. Getty asked if the Council would consider the proposal with a limit to 60 parking stalls on the east, with office parking on the west. The remainder of the property would remain undeveloped.

Mayor Soliman asked for an informal vote on MNSI Truck Maintenance proposal for 60 stalls on the east side of the property and office staff parking on the west side of the property. Alderman Vershay was in agreement with the proposal. Alderman Dyke was unsure. The remainder of the Council was not in favor of the proposal.

Mayor Soliman asked if the developer would consider less than 60 stalls. Discussion followed. Alderman Coladipietro said that nothing is going to be approved until the infrastructure problem is solved. Alderwoman Gazal indicated that she feels bad that they have to turn down the proposal, but the Council has to look at the big picture and rectify the infrastructure problem.

TOPIC: 2021 Zoning Map

Interim Planner Maura Rigoni presented the update to the 2021 zoning map. Per State Statutes we have to have the updated map approved by March 31st of the calendar year. Planner Rigoni went over the zoning changes that took place from January 1, 2020 through December 31, 2020. Alderman Vershay asked if there were any changes from the previous year. There were.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mayor Soliman informed the Council that he received a letter of resignation from Plan Commission member Linda Stryzik effective March 1, 2021. He also received a letter of resignation from Russ Jones effective April 30, 2021. These appointments can be discussed after the upcoming election.

Mayor Soliman informed the Council that he received a letter from Crest Hill Pony Baseball dated February 15, 2021 regarding the placement of an ad in their annual yearbook. A full page ad is \$65.00. The Mayor is with the understanding that the teams will be playing a full season this year.

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

CITY ADMINISTRATOR UPDATES: City Administrator McGuire informed the Council of the OSHA visit and some of the items that need to be addressed. The small business grants that have been applied for will be presented at the next work session for Council review. We have 17 applicants as of today's date.

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

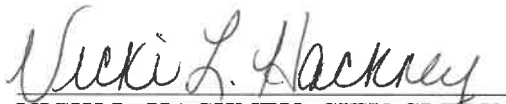
There being eight (8) affirmative votes, the MOTION CARRIED.

The meeting was adjourned at 9:33 p.m.


Approved this 15th day of March, 2021

As presented ✓

As amended _____



VICKI L. HACKNEY, CITY CLERK



RAYMOND R. SOLIMAN, MAYOR