

MINUTES OF THE WORK SESSION  
CITY COUNCIL OF CREST HILL  
WILL COUNTY, ILLINOIS  
June 11, 2018

The June 11, 2018 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 Tom Inman.

Also present were: City Administrator Heather McGuire, Assistant Administrator H/R Director Megan Fulara, Economic Development and Zoning Manager Scott McMaster, Interim Public Works Director James Eggen, Director of City Services Greg Koch.

**TOPIC: Brent Hassert Update.**

Brent Hassert gave an update on the recently passed State budget. Last year the local distribution fund payment to municipalities was reduced by 10%. This year it was changed to 5%. The handling charge for the collection and distribution of sales tax was 2%. This has been reduced to 1.5%. Discussion followed on school reform, pension restructuring, and reallocation of funds for the Department of Corrections. Appraisals were done on the property on Weber Road and Division Street. After they receive three appraisals the State can offer the property for sale. Discussion followed on the sale of the property. Alderwoman Oberlin asked if we have an idea on the appraisal of the property. Mr. Hassert did not. He explained that we will not have any information until all three appraisals are presented. Mayor Soliman asked for comments and questions from the Council. Alderman Inman thanked Mr. Hassert for his work in Springfield on behalf of the City. Alderwoman Oberlin said that the sale of the State property in the City has been delayed for a very long time and it becomes frustrating.

**TOPIC: Sale of Property (Cora Street).**

The Mayor asked that this subject be moved to the end of the agenda.

**TOPIC: City Sign.**

Director of City Services Greg Koch presented information on the replacement of the current City sign at the intersection of Theodore Street and Plainfield Road. The sign company that installed it is no longer in business. There are no longer any available parts for this particular sign. Director Koch presented two options. The first would be to scrap the original sign and replace it with standard "gateway sign" similar to others that we currently have in the City. A contractor would remove the existing sign and Public Works would install the gateway sign. The second option is to remove the digital display center and lower the sign cabinet to the top of the existing pole cover. Install 2 new faces, install LED lamps, replace the two 2x10 faces for the existing sign cabinet and repaint the sign cabinet exterior. The lowest amount for option one was from Grate Signs in the amount of \$850.00. The lowest amount for option two was from Express Signs in the amount of \$4,630.00. Alderwoman Oberlin felt we should go with option 1. Mayor Soliman asked if we can keep the metal from the original sign and turn it in for scrap. Director Koch explained that we could. Alderman Dyke thought that the letters on the existing sign were decals. Director Koch explained that the sign itself is actually cracked.

Mayor Soliman recommended removing the existing sign, replace it with the gateway sign we have in house, and update the landscaping. Alderman Inman feels that we should not put a lot of money into a sign if we are eventually moving. Alderwoman Sklare agreed. Alderman Albert feels we should leave the sign as is. Alderman Dyke feels we should leave it as is. The Mayor feels we should upkeep the property because we will probably be here at least two more years. The landscaping could be done by City Staff. Alderwoman Oberlin feels we should use the sign we have in storage and remove the nonfunctioning sign.

Mayor Soliman asked for an informal vote. Ald. Gazal, Oberlin, Coladipietro, Inman and Mayor Soliman voted in favor of removing the existing sign and replacing it with the gateway sign we have in house. Ald. Dyke, Vershay, Sklare, Albert were opposed to replacing the sign.

Mayor Soliman reminded the Council that there are other repairs that could be needed in the future for our existing building. One of the items is the parking lot. It is going to need work done to it. Discussion followed on the existing gateway signs that are currently at the entrances to the City.

**TOPIC: Engineering Services Marlboro Lane Water Main.**

Interim Director Jim Eggen presented a proposal for professional construction engineering services for the Marlboro Lane water main. This would be with Christopher B. Burke Engineering Ltd. The cost would be \$67,000.00. Discussion followed.

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

Alderman Dyke asked for an update on the landscaping along Rte. 53. Director Koch explained that we will be bringing in help to maintain the area. Alderman Dyke asked for an update on the landscaping along Wilcox Street from the water main project. Director Koch would have to look into this and get an update for the Council.

**TOPIC: Mobile Food Vendors.**

Administrator McGuire presented a proposed ordinance permitting mobile food vendors at special events. She has spoken with the Park District and they have also had merchandise vendors at certain events in the past. These vendors are prohibited by the City. Administrator McGuire explained that the ordinance can be modified to include of merchandise vendors also. They would only be allowed at special events. A vendor could not set up on a street corner and sell their wares. Alderwoman Oberlin questioned the phrase "open to the public". Discussion followed on a free event versus an event where you are charged to get in. Alderman Inman asked where these types of events would be taking places. He does not want to see food trucks near our existing restaurants taking business away from them. He does not have a problem with this being allowed at the park district property or at block parties. Administrator McGuire explained we could restrict the events to government owned property only. Alderman Albert asked how other Municipalities are handling the food trucks. Administrator McGuire explained that each Municipality has different rules. She went over the restrictions we can have on merchandise vendors. Discussion followed on the amount of days each permit is valid for, the cost per event, restrictions and limitations. Economic Development and Zoning Manager Scott McMaster explained that the Park District is trying to promote special events at Hassert Park on Renwick Road. The events could bring in upwards of 2500 people to the City. This could benefit other businesses in the City. Discussion followed on sales tax and vendor fees. Alderwoman Oberlin asked if the number of permits we

allow will work with the Park District. Clerk Hackney asked how we are going to keep track of the vendors who don't register with the City and just show up for an event. Discussion followed on the fees and fines.

Mayor Soliman asked for an informal vote on the number of permits allowed per year. The Council chose to change it from 6 to 10. All were in favor with the exception of Alderman Vershay. All were in favor of a three day event permit at the cost of \$5.00. Alderman Albert suggested charging \$100.00 per vendor. All were in agreement of charging \$100.00 per vendor instead of \$150.00. After further discussion the Council chose to eliminate section (b) limiting the number of licenses a mobile food vendor may obtain in a calendar year. The Council chose to also eliminate section (c) of the ordinance. Alderwoman Oberlin questioned the merchandise vendors and if they would be allowed. It was decided to change mobile food vendor to mobile vendor. This would include the sale of merchandise. Administrator McGuire informed the Council that the Park District is asking for the ability to allow an overflow of patrons to park on the grass during special events. Per our ordinance you are not allowed to park on grass. It was decided to add this to the special events permit.

**TOPIC: Waiver of Building Permit Fees-Lockport Township Park District.**

Mayor Soliman presented a request from the Lockport Park District for the waiver of the building permit fees for a playground that they are proposing to replace in the City. They are also requesting a refund of the fees that they paid for the replacement of two playgrounds last year. Administrator McGuire informed the Council that the fee that they paid for the two permits was \$3420.00. Alderwoman Oberlin asked if we charge them a fee to rent office space in our City building. Discussion followed. The Council would like to work on possible negotiations with the Park District for facility uses or reductions in rates.

**TOPIC: Sale of Property (Cora Street).**

Administrator McGuire presented information on the sale of property by a non-home rule municipality. She went over the scenario's that were provided to us by the City Attorney. We can put it out to bid but we would need to recoup 80% of the appraised value of it. Administrator McGuire would like to discuss this further in executive session. Discussion followed on the various ways the property can be sold.

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

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

On roll call, the vote was:

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

NAYES: None.

ABSENT: None.

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

Executive session 8:32 p.m.

**PUBLIC COMMENTS:** There were no public comments.

**MAYORS UPDATES:** Mayor Soliman had no updates.

**COMMITTEE/LIAISON UPDATES:** There were committee/liaison updates.

**CITY ADMINISTRATOR UPDATES:** The City Administrator had no updates.

The meeting was adjourned at 8:53 p.m.

Approved this 18<sup>th</sup> day of June, 2018

As presented ✓

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

  
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VICKI L. HACKNEY, CITY CLERK

  
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RAYMOND R. SOLIMAN, MAYOR