

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
August 13, 2018

The August 13, 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.

Alderman Inman gave the Council an update on former Alderman Charlie Convery's health. He has been moved to the Northwestern for further evaluation.

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 City Administrator/HR Director Megan Fulara, Economic Development and Zoning Manager Scott McMaster, Public Works Director Tom Migatz, Director of City Services Greg Koch.

TOPIC: El Chivo-2001 N Broadway Street, Liquor License.

Mayor Soliman announced that City Staff has met with Mr. Barrios from El Chivo in regards to the issuance of a liquor license for the restaurant. The background check came back and everything is in order. Mr. Barrios went over the background of the restaurant. He is asking to sell beer and wine. He is not interested in selling hard liquor. The Mayor informed the petitioner that patrons cannot bring their own alcohol into the establishment. Once the restaurant closes for the day, you cannot turn the business into a bar. It is to be strictly a restaurant. Mayor Soliman questioned Mr. Barrios about the apartments that exist in the building. The Building Inspector has not inspected the premises. The zoning of the building does not support the existence of apartments. When this property was purchased the space was supposed to be used as storage. The Mayor explained that the apartment issue has to be resolved prior to a liquor license being issued. The Mayor asked that Mr. Barrios to have the building owner contact the City to have an inspection done. Alderman Vershay asked where the entrance to the restaurant will be. Mr. Barrios said that there are two entrances. One on the north side of the building along the parking lot and one on the corner of the building. Alderman Vershay would like to see some type of railing along the front corner entrance so that someone doesn't trip and fall onto the road as they are exiting the business. The Mayor informed Mr. Barrios that once all of the issues have been taken care of, a license will be issued.

TOPIC: Facade Improvement Grant Program

Mayor Soliman presented the Facade Improvements Grant Program. Economic Development and Zoning Manager Scott McMaster gave a presentation on the program. He would like to see this grant program put into resolution form. There are four applicants who are currently interested in participating in the program. Administrator McGuire went over what would be in the resolution. Alderman Coladipietro asked if this would have to go before the Plan Commission prior to a grant being approved. Administrator McGuire explained that it would not. Discussion followed on what type of improvements would be included in the program. Alderman Albert asked how much was set aside in the budget for this program. Are churches eligible for this program.

There is roughly \$35,000.00 set aside. Alderman Albert asked if this was similar to the program that Lockport currently has. Manager McMaster explained that it is. Alderwoman Oberlin felt that non-profits should be left out of the program. This should be geared more toward the businesses.

Mayor Soliman asked for an informal vote on the Facade Improvement Grant Program. All members present were in agreement.

Alderwoman Gazal questioned temporary signs and the revision to the codes. These types of signs are getting out of hand. Discussion followed. Alderwoman Oberlin is concerned over the signs that are put up during the weekends along the parkways. Discussion followed on having the part-time inspector out one day during the weekend to address these types of issues. Administrator McGuire explained that we will be hiring additional Community Service Officers in the Police Department that will be able to help out with these types of issues that occur during the weekend.

Alderman Albert questioned the concrete pad that is in the plaza on Knapp and Weber. When is this going to be removed. Manager McMaster does not have a time line as to when it will be removed. Alderman Albert asked that we also get ahold of the property owner in regards to the parking lot lights. It appears that there is a malfunction in them.

Mayor Soliman asked to go back to the discussion on El Chivo. He would like a straw vote from the Council as far as approval of a liquor license. They would have to meet all of the City requirements. All members were in agreement.

TOPIC: Pavement Roller Purchase

Director of City Services Greg Koch presented a request for the purchase of a pavement roller per the memo dated August 9, 2018. The current roller was purchased around 1985 and has broken down several times during paving projects. City Staff is recommending approval of the purchase of a Caterpillar Pavement Roller from Pattern Cat at the cost of \$39,500.00. City Staff worked with three different brands and believes the Caterpillar will better serve the City. The purchase price of the Caterpillar includes trading in the Bomag roller and the trailer that is no longer in use. This purchase is through the NJPA Co-Op. If we go through this program we do not have to go out to bid. Alderman Vershay asked how can we move the new roller if we get rid of the trailer. Director Koch explained that we have another trailer that the new roller would fit on. Alderman Coladipietro asked if the price from the other vendors included the trade in of the old roller and trailer. Director Koch explained that it did not. Alderman Coladipietro questioned the cost of the extended warranty. Discussion followed.

Mayor Soliman asked for an informal vote on the Caterpillar Pavement Roller. All members present were in agreement.

TOPIC: Special Events Ordinance

Administrator McGuire gave a presentation on the special events ordinance. The only organizations that have filed a permit for a special event were the Will County Forest Preserve and the Crest Hill Lion's. The Forest Preserve will be applying for a second special event permit with food vendors for August 24, 2018. Administrator McGuire informed the Council that she has spoken with representatives from the Lockport Park District in regards to the special event permit. They have expressed displeasure that they are required to secure a permit. They would like to be exempt from the ordinance. The Lockport Park District was invited to attend tonight's work session, but are not in

attendance. Discussion followed on the special events permit. Manager McMaster explained that the Park District feels that any public body should be exempt from the ordinance. Alderwoman Oberlin said that they do not give the City a break when we hold an event at one of their facilities. Discussion followed. Alderman Vershay asked how much do we charge for a special event fee. Administrator McGuire explained that the special event fee is \$5.00. The food or merchandise vendors would then pay the \$50.00 fee on their own. Members of the Council asked to see the sales tax report from the event that recently took place. Alderman Albert would like to see what happens in the future with the Park District as far as the possible use of their facilities by the City.

TOPIC: 2122 Greengold Street

Mayor Soliman presented a request per Alderman Albert regarding the property at 2122 Greengold Street. The water has been off at this property since at least 2006. Per our codes you cannot occupy a residence without running water. The water was originally shut off due to a leak under the foundation that has never been fixed. How can we make sure in the future that a situation like this does not occur again. Alderwoman Oberlin asked how this was allowed to happen. Administrator McGuire explained that she researched this property and gathered as much information as she could. She informed the Council that the Mayor spoke with the property owner. The resident was receptive to fixing the plumbing problem and restoring water service. Alderwoman Oberlin feels that the Council should have been made aware of this situation many years ago. the Council should also been made aware of the issues we are experiencing with a restaurant on Theodore Street. How much are they being charged for sewer and who is going to be responsible for the bill for the recent sewer cleaning. Discussion followed. Alderman Albert asked if we know how many residents are on wells. Administrator McGuire said that she would try to get a report on how many unmetered households there are. Alderman Albert asked if we know how many businesses are on wells and does their water have to be tested. Administrator McGuire explained that the business would have to get an inspection done through the Health Department before their County license is issued. Alderwoman Oberlin would like to see a review done on the sewer fees that are being charged to businesses that are on wells. They should be paying a higher fee than a residential property. She would also like to be updated on the situation with the grease in the sewer. Administrator McGuire explained that we are working on updating the rates for residents that pay sewer fees only. There is a possibility that you could hook up a meter on the sewer line and charge accordingly. Discussion followed on the number of homes that are still on private wells in the City.

PUBLIC COMMENTS: Alderman Albert announced that Giovan's will be closing as of August 18, 2018. Alderwoman Oberlin thanked the City Administrator and Building Department for taking care of a situation near her home.

MAYORS UPDATES: Mayor Soliman informed the Council that we will be honoring a young man from Crest Hill on achieving Eagle Scout status. There will be two liquor license coming before the Council in the near future. One is for the former Kickers on Plainfield Road. The applicants are co-owners of a bar in Joliet. The Mayor informed the Council that there have been two shootings at the Joliet bar in the last two months and this is a concern to him. There is also a new applicant for the bowling alley. The background checks have not come back on this applicant. These would both be bar license.

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

CITY ADMINISTRATOR UPDATES: Administrator McGuire informed the Council that we will be discussing the bids for the new Public Works Building at the next work session. Administrator McGuire informed the Council that we have received an extension request regarding the purchase of the Weber Road property. The closing has tentatively been scheduled for August 31, 2018.

Alderman Gazal asked what is going on with the community cable channel. Administrator McGuire explained that there were some updates done and a wire may have come disconnected. Alderman Gazal asked if we still have the 50/50 tree program. Administrator McGuire said that we do. Clerk Hackney did not think we have received very many applications this year. Alderman Gazal would like to see this program advertised so that residents can take advantage of it.

The meeting was adjourned at 8:07 p.m.

Approved this 4th day of September, 2018

As presented J

As amended _____



VICKI L. HACKNEY, CITY CLERK



RAYMOND R. SOLIMAN, MAYOR