

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
January 27, 2020

The January 27, 2020 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 Claudia Gazal, Alderwoman Tina Oberlin, Alderman Marco Coladipietro, Alderman Nate Albert, Alderman Joe Kubal.

Also present were: Assistant City Administrator/HR Director Megan Fulara, Community Development Director Scott McMaster, Director of Water/Wastewater Mark Siefert.

Absent were: Alderwoman Barbara Sklare, City Administrator Heather McGuire, Police Chief Ed Clark, Public Works Director Tom Migatz, Finance Supervisor Ashli Motyka.

TOPIC: 1604 Caton Farm Road

Mayor Soliman presented a request for 1604 Caton Farm Road. Mr. Lekberg and his daughter Christina were in attendance to do a presentation to the Council. Director McMaster informed the Council that Mr. Lekberg would like to obtain a special use for a boat repair facility. This property is unique because it has a pipeline that surrounds it to the north and west. The current parking is not adequate to support a retail type of business. The property would be conducive to the type of use Mr. Lekberg is proposing. Mr. Lekberg gave a presentation on his company which is Landcraft, Inc. He went over the list of businesses that they work with. Mr. Lekberg explained that the scope of work that they do usually takes about 2 weeks per project. There would be no outdoor storage at the property. The boats that they work on are high end newer boats. He gave a presentation on the landscaping and aesthetics that they would be adding to the property. Any boats that are parked waiting for pick up would be screened from the public. Mr. Lekberg said that he understands that they would need to obtain a special use and would be willing to go forward with the process. Mayor Soliman questioned the existing sign shop and would Mr. Lekberg be purchasing the property. Mr. Lekberg explained that they would be purchasing and occupying the entire property. The boat business is currently in Crestwood in a strip mall located near condo's, and several restaurants. They have been at this location since 2005 without any incidents. Mr. Lekberg explained that they would remodel the interior of the building, reroof the existing building and add landscaping. Alderwoman Oberlin asked if there would be a cap on how many boats we would allow on the property. Mr. Lekberg explained that they schedule work to come in and when that job is finished, the next one comes in. Alderwoman Oberlin asked that we make sure that there are no visibility issues with traffic at the corner. Alderwoman Gazal questioned the parking and visibility at the corner. Alderman Albert asked where the parking lot would be extended and are there any County right of ways that we should be concerned about. Director McMaster explained that they would have to comply with the 20' setback. There is a septic tank and field at the location. They will be tapping onto City water and sewer and capping off the septic. There are currently 4 employees at the existing business and once they are up and running, he would like to hire a few more. Alderwoman Gazal asked where the scope of the work would be done. It would be inside. The road in this area is narrow and she would like to know how the boats would

access the property. Mr. Lekberg explained that there will be very little traffic in and out of this property. Alderman Vershay asked if they are going to have any hazardous chemicals on the property to clean the boats with. The only repairs that are done is to the exterior of the boats, no mechanical work is done. Alderman Dyke asked if any industrial work would be done at the facility. Only small components would be worked on and this would be done inside the building. They would also be adding a spray booth to the building. Alderman Dyke asked if they will be adding any overhead doors. Mr. Lekberg went over where the doors would be located. He then went over the process that they use to repair the boats. Mayor Soliman asked if they would have any type of retail at the facility. They thought about it but would come back to the Council to get their opinion. Alderman Coladipietro asked if there would be any vehicles stored on the property. Mr. Lekberg said possibly his truck and 2 of his own personal boats, but they would be screened from the public. Alderman Albert thanked Mr. Lekberg for his presentation. He then asked Director McMaster if the pipeline that surrounds the north and west side of the property is an easement or a buried line. Director McMaster explained that it is a buried line. He also explained that the Council can set the conditions of the special use as to what they want the developer to do as far as updates to the existing property. Alderman Kubal asked if the boat restoration would be the only business and is there an estimate of a move in date. They are estimating the end of the year for a completion date. Alderwoman Oberlin liked the improvements that are proposed for the property. Alderman Albert asked if they felt the existing clientele would follow them to this location. Mr. Lekberg felt that they would and felt that they could expand their base. Mayor Soliman felt that this business would be a benefit to the City and a good fit for this property.

Mayor Soliman asked for an informal vote on 1604 Caton Farm Road. All members present were in agreement.

TOPIC: 2128 Webb Street Property

Mayor Soliman presented a request for 2128 Webb Street per the memo dated January 27, 2020. This property is roughly 50'x20' and is south of where the new ice cream store is going in on Plainfield Road. Assistant Administrator/HR Director Megan Fulara informed the Council that this is small parcel that belongs to the City. There is no record of why this property was purchased and the City may have done so for the installation of a lift station. Director Fulara explained that there is a resident who owns the property to the south of this who would like to purchase this small parcel. The City has two options for selling the property. We can post a notice and go out to bid for the parcel. The cost that the City would pay for the appraisal may be more than the property is worth. The second is adopt an ordinance to sell the property, post a notice and accept the bid that the majority of Council agrees on. Alderman Albert asked if the proposed business owner on Plainfield Road would be interested in the property. Director McMaster would get in touch with the developer.

Mayor Soliman asked for an informal vote on 2128 Webb Street (ordinance to bid). All members present were in agreement.

Mayor Soliman informed the Council that there is a need for an executive session under 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. Albert, Kubal, Dyke, Vershay, Gazal, Oberlin, Coladipietro.

NAYES: None.

ABSENT: Ald. Sklare.

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

Executive session 7:50 p.m.

Reconvene from executive session at 8:06 p.m.

TOPIC: City Clerk Council Room Request

City Clerk Vicki Hackney presented a request for the use of the Council Chambers on Saturday February 22, 2020 per the memo dated January 27, 2020. Heather Walthers a resident of the City would like to use the Council Chambers to address the homeowners in Remington Lakes, Arbor Glen, and the Fields for a Home Buyers seminar. Clerk Hackney explained that she checked with City Staff and we have not had this type of request in the past. This is something that Ms. Walthers would like to continually do in the future. Clerk Hackney informed the Council that she invited Ms. Walthers to attend the work session but she was not available. Discussion followed on access to the building. Alderman Albert felt that once we allow something like this, we are opening it up to anyone else wanting to promote their business. Alderwoman Gazal said that we should have a policy on the use of the Council chambers. Alderman Kubal said that the library has rooms available that could possibly be used. Mayor Soliman said as a rule we have kept the use of the Council Chambers to the HOA's. Alderman Albert said that we could look into the policy that the library or park district has for the use of their rooms. Director Fulara thought that the library charges for the use of its rooms.

Mayor Soliman asked for an informal vote on the request for the use of the Council Chambers. All members present were not in agreement with the request.

PUBLIC COMMENTS: There were no public comments.

MAYORS UPDATES: Mayor Soliman announced that City Administrator Heather McGuire would be returning to the City on February 4, 2020. She will be working Tuesday, Wednesday and Thursday of that week, and then return full time on the week of February 10, 2020.

Mayor Soliman gave the Council an update on the Wescom budget. The cost went down by 5.09% from last year. This is because our calls for service went down.

Mayor Soliman informed the Council that he received a call from Judy Lempicki regarding the Lockport Special Olympic basketball team going to State competition. They are looking for donations to offset the cost for the team to go to the competition. Alderman Coladipietro recommended a \$100.00 donation.

COMMITTEE/LIAISON UPDATES: Alderman Kubal spoke with representatives from the park district. The park district currently has bonds for improvements on Chaney pool, the golf course/Hassert Park and a new office. Two of these items are located here in the City. Discussion followed.

CITY ADMINISTRATOR UPDATES: There were no updates.

The meeting was adjourned at 8:27 p.m.

Approved this 3rd day of February, 2020

As presented X

As amended _____


VICKI L. HACKNEY, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR