



City Council Work Session

Crest Hill, IL

April 24, 2023

7:00 PM

Council Chambers

1610 Plainfield Road, Crest Hill, IL 60403

Agenda

- [1.](#) Police Pension Board Recommendation
- [2.](#) Concept Review Renwick/Borio Self Storage
- [3.](#) 2023 (FY24) Rain Barrel & Composter Program
4. Public Comments
5. Mayor's Updates
6. Committee/Liaison Updates
7. City Administrator Updates
8. 5 ILCS 120/2(c)(6) - The setting of a price for sale or lease of property owned by the public body.
9. 5 ILCS 120/2(c)(1)-The appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body, including hearing testimony on a complaint lodged against an employee of the public body or against legal counsel for the public body to determine its validity.

The Agenda for each regular meeting and special meeting (except a meeting held in the event of a bona fide emergency, rescheduled regular meeting, or any reconvened meeting) shall be posted at the City Hall and at the location where the meeting is to be held at least forty-eight (48) hours in advance of the holding of the meeting. The City Council shall also post on its website the agenda for any regular or special meetings. The City Council may modify its agenda for any regular or special meetings. The City Council may modify its agenda before or at the meeting for which public notice is given, provided that, in no event may the City Council act upon any matters which are not posted on the agenda at least forty-eight (48) hours in advance of the time for the holding of the meeting.



Agenda Memo**Crest Hill, IL**

Meeting Date: April 24, 2023
Submitter: Mayor Raymond R. Soliman
Department: Mayor
Agenda Item: Police Pension Board Recommendation

Summary: I am recommending Mr. Andy Womack be appointed to the Police Pension Board. Andy has a strong financial background (see attached resume) which would be an asset to this board. This would be for a two-year term expiring May 1, 2025.

Recommended Council Action: Approval

Financial Impact:

Funding Source:

Budgeted Amount:

Cost:

Attachments:

COMMISSIONER APPLICATION

- | | |
|--|---|
| <input type="checkbox"/> Plan Commission | <input type="checkbox"/> Veterans' Committee |
| <input type="checkbox"/> Civil Service Commission | <input type="checkbox"/> Events Committee |
| <input checked="" type="checkbox"/> Police Pension Board | <input type="checkbox"/> Beautification Committee |
| <input type="checkbox"/> Deputy Liquor Commissioner | |

Name: ANDY WOMACK Phone: [REDACTED]

Home Address: [REDACTED]

Years as Crest Hill Resident: 1 1/4 Registered Voter: YES

Email Address: [REDACTED]

Present Employer: RETIRED Position:

College or University, if appropriate: EASTERN ILLINOIS UNIV.

Degree and Major: BS ACCOUNTING

Previous experiences related to Commission of interest:

PUNKERT FURNITURE CO. - FINANCIAL CONTROLLER

Current membership in local organizations and offices held:

CARILLON LAKES FINANCE COMMISSION - MEMBER
OPERATION ST. NECK, MORRIS, IL - TREASURER

Past membership in local organizations and offices held:

Please attach resume and letter of intent and add additional pertinent information you feel would exemplify you as a Commission member – Why do you want to

serve? I HAVE BEEN INVOLVED IN A VARIETY OF FINANCIAL CONCERNS MY ENTIRE CAREER AND AM LOOKING FOR VOLUNTEER OPPORTUNITIES.

Andy Womack

Signature

APRIL 14, 2023

Date

Return Application to: Raymond R. Soliman, Mayor

Andy Womack



Skills

Certified Public Accountant, retired.

Experience

2010 - Present

Operation St. Nick, Morris, IL - Treasurer

- Preparation of quarterly and annual financial statements for Grundy County charity with annual budget of approx. \$300K
- Coordinator of food distribution programs with county food pantries

April 2022 - Present

Carillon Lakes Finance Commission, Crest Hill, IL - Member

- Preparation of monthly Reserves Analysis for Homeowners Association Board
- Review and recommend (or not) Association expenditures
- Participate in annual budget process

October 1987 - December 1996, June 2000 - May 2009

Plunkett Furniture Co., Hoffman Estates, IL - Financial Controller

- Preparation of monthly and annual financial statements for retail group with 8 locations in Illinois and Missouri and annual sales exceeding \$30 million.
- Responsibilities included full range of financial duties with payroll, benefits, external auditors, insurance, state and federal compliance, etc.
- Managed company profit sharing and 401(k) plan

Education

September 1972 - May 1976

Eastern Illinois University, Charleston, IL - BS Accounting

Awards

Certified Public Accountant, 1980



City Council Agenda Memo

Crest Hill, IL

Meeting Date:	April 24, 2023
Submitter:	Maura Rigoni, AICP, Interim Planner
Department:	Community & Economic Development
Agenda Item:	Concept Review Renwick/Borio Self Storage

Summary: A& D Storage LLC is in the conceptual stage of potentially developing the property at the southwest corner of Borio and Renwick. The concept plan proposes the construction of over 69,000 SF of self-storage units.

The property is approximately 3.96 acres and is zoned B3. Self-storage is a special use, with regulations as outlined in Section 8.2-14, which states the facility must comply with the State self-storage act, and that fencing and landscaping shall be provided to screen view.

The proposal includes eight buildings with various storage units. The back side of the buildings frame Borio Drive, along with landscaping and fencing. The buildings run north and south; therefore, no overhead doors will front Renwick or the residential property to the south.

The applicant has provided renderings and a business overview. The business overview indicates that as new customers occupy the facility, there will be approximately 5-9 vehicles, reducing to 2-5 cars per day. The proposal includes landscaping and a faux wrought iron fence along the property.

A formal site plan has not been provided, as the applicant elected to appear before the City Council for initial feedback on the proposed special use. Should the applicant elect to proceed, they must submit a site plan, photometric, and engineering to ensure compliance with City Codes and Ordinances.

Security features and plans will be implemented to provide a secure site. The proposal includes concrete driveways throughout the site.

Recommended Council Action: If the Mayor and City Council are amenable to the land use, I would ask that you authorize to work with the petitioner to move forward to prepare a site plan and associated documents

A&D STORAGE, LLC

Item 2.

OVERVIEW

- THE SITE IS PROPOSED TO BE IMPROVED WITH A 69,150 SQUARE FOOT SELF-STORAGE FACILITY. THE PROPOSED USE IS LEGAL AND IS OTHERWISE CONSISTENT WITH THE HIGHEST AND BEST USE OF THE SITE. THE PROPOSED PLAN MAXIMIZES USE OF THE SITE. THUS, THE PROPOSED SELF-STORAGE USE IS A REASONABLE, HIGHEST AND BEST USE OF THE PROPERTY. (GREATER MIDWEST APPRAISALS - APPRAISAL REPORT DATED FEBRUARY 27, 2023)
- WITHIN 2-MILES OF THE SUBJECT PROPERTY THE 18,400 SQUARE FOOT U-HAUL FACILITY ON WEBER ROAD IS THE ONLY COMPETING STORAGE PROPERTY. (GREATER MIDWEST APPRAISALS APPRAISAL REPORT DATED FEBRUARY 27, 2023)
- THE FACILITY WILL BE A COMPLIMENT TO THE NEIGHBORING RESIDENCE.
- DUE TO HIGH DENSITY RESIDENTIAL DEVELOPMENTS, SELF-STORAGE WILL BE IN DEMAND BY THE COMMUNITY.
- WE WILL BE HIRING LOCAL MAINTENANCE CONTRACTORS (LANDSCAPING, SNOW REMOVAL AND FACILITY MAINTENANCE)

WHY RENWICK

- CLOSE PROXIMITY TO OTHER COMMUNITIES (LOCKPORT, PLAINFIELD & ROMEOVILLE)
- HIGH VISIBILITY
- THE CENTER OF CURRENT AND FUTURE RESIDENTIAL NEIGHBORHOODS
- CURRENTLY ZONED B-3 (SPECIAL USE PERMIT REQUIRED FOR SELF-STORAGE)
- TOPOGRAPHY OF THE LAND MAKES THE SITE SUITABLE TO BUILD WITHOUT A LOT OF EARTH WORK INVOLVED.

OUR FACILITY

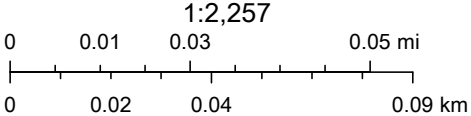
- POST CONSTRUCTION TRAFFIC WILL BE 5-9 VEHICLES PER DAY UNTIL FULL COMPACITY (PER A FACILITY CURRENTLY MANAGED BY US)
- AFTER STABILIZATION, TRAFFIC WILL BE 2-5 CARS PER DAY.
- ALL CONCRETE DRIVEWAYS PROVIDES A CLEANER LOOK
- KEYLESS ENTRY FACILITY FOR A SAFE AND SECURE SITE
- SECURITY CAMARAS DOWN EACH DRIVE AISLE
- LED LIGHTING
- BUILDING COLOR SCHEME -(TBD)
- EXTERIOR FENCING TO BE FAUX WROUGHT IRON
- LANDSCAPING FOR SCREENING AND TO BLEND INTO THE COMMUNITY
- A MODERN SELF-STORAGE FACILITY WITH THE LATEST SECURITY

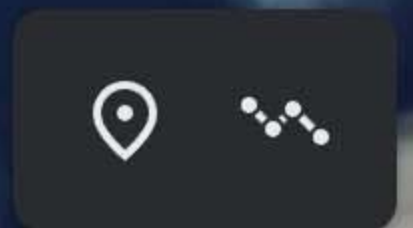
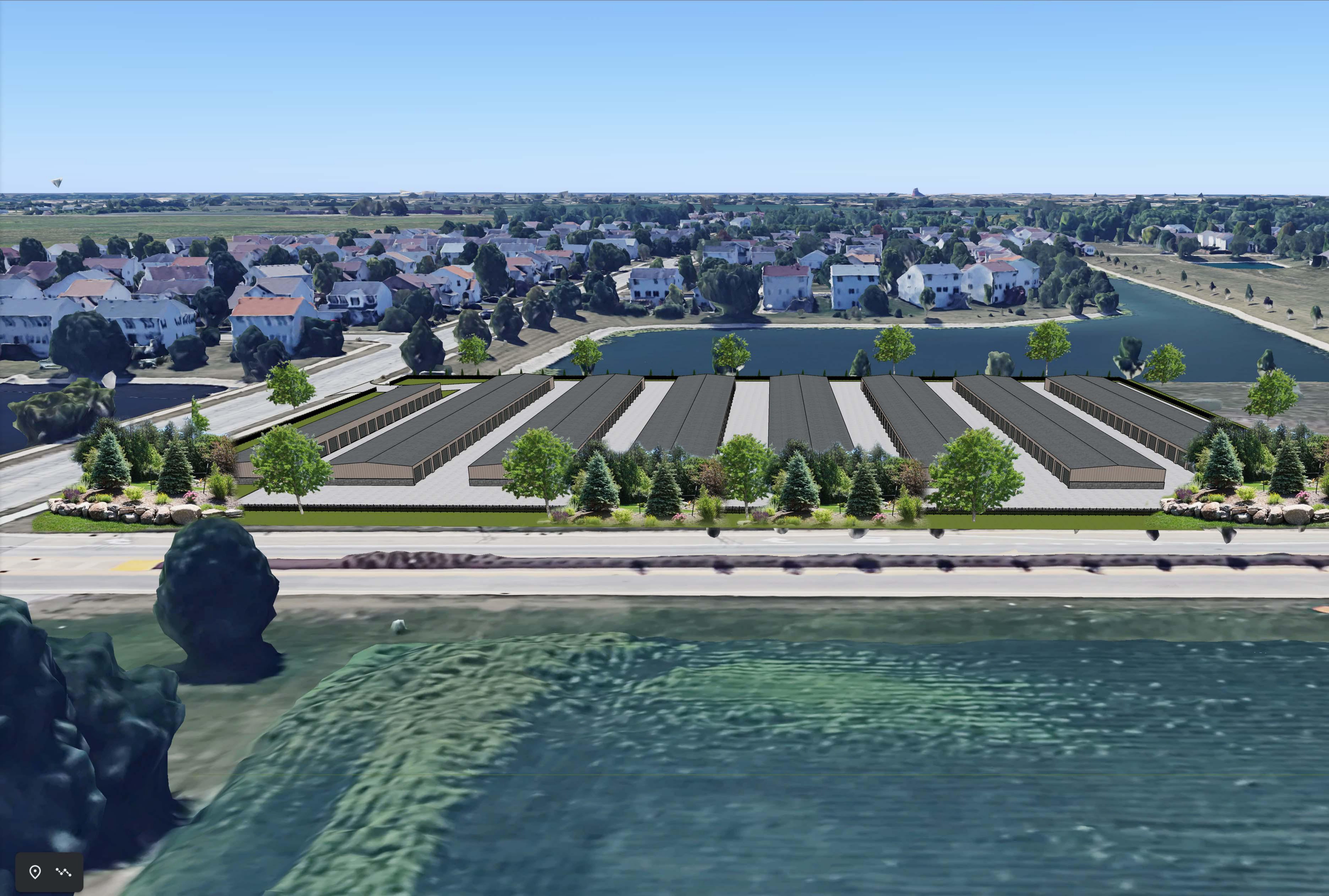
Self Storage-Borio an Renwick



4/20/2023, 11:16:28 PM

- City Limits
- Parcels
- Street Labels







Little Learner
Childrens Academy

Boucher
Prairie Park



Agenda Memo

Crest Hill, IL

Meeting Date: April 24, 2023

Submitter: Blaine Kline, Assistant Director of Public Works

Department: Public Works

Agenda Item: 2023 (FY24) Rain Barrel & Composter Program

Summary: The 2023 (FY24) Rain Barrel and Composter program is now available for purchase via our partnership with The Conservation Foundation and Upcycle Products. The link to the purchase website is <https://upcycle-products.com/il-programs/crst/> New this year in addition to the rain barrels we have added composters to the program.

Residents may submit an order online and Public Works staff will deliver them to the residents bi-weekly once received from Upcycle products. Reminder that The City has provided a subsidy for both the rain barrels and composters, limit 50 composters and 100 rain barrels in the amount of \$24.50 for rain barrels and \$25.50 for composters. Once 100 rain barrels and 50 composters are sold the subsidy will be removed. The resident cost is \$40.00 for rain barrels after the subsidy and \$50.00 for a stationary composter or \$140.00 for a tumbling composter after the subsidy.

Harvesting rain to capture stormwater is easy and can help conserve water usage around the home. About 40 percent of total household water use during the summer months is for watering lawns and gardens.

Rain barrels are large containers that capture stormwater that would otherwise be lost as runoff from roofs. The 55-gallon rain barrels sold by The Conservation Foundation are modern food-grade barrels and are sealed, safe around children, and insect resistant. They are repurposed, recycled, and recyclable and come equipped with spigots, screens to prevent mosquito breeding, and overflow valves.

Setup is easy, diverting water from your downspout to fill the rain barrel. A hose spigot on the front makes the water easy to access and use for watering flowers and gardens, or washing cars, windows, and even pets.

When we compost our kitchen scraps and yard waste, we reduce the amount of material going to the landfills and instead return nutrients to the soil. The many benefits of composting include reducing

the amount of material going to landfills and adding organic matter to our garden's beds. This improves soil structure and texture, increases the soil's ability to hold both water and air, improves soil fertility, and stimulates healthy root development in plants. And it saves you money, so you don't have to buy chemical fertilizers!

The Conservation Foundation is one of the region's oldest and largest not-for-profit land and watershed conservation organizations, with more than 4,000 members. Founded in 1972, The Conservation Foundation has helped preserve more than 35,000 acres of open space, restored, and cleaned miles of rivers and streams, and educated thousands of kids by engaging them in nature and the outdoors.

The Conservation Foundations mission is to improve the health of communities by preserving and restoring natural areas and open space, protecting rivers and watersheds, and promoting stewardship of the environment. Work is focused in DuPage, Kane, Kendall, and Will Counties to preserve and restore nature in your neighborhood.

By partnering with The Conservation Foundation, we can offer rain barrels at a discounted rate with a portion of the proceeds benefiting The Conservation Foundation

Recommended Council Action: N/A

Financial Impact:

Funding Source: Water/Sewer

Budgeted Amount: \$5,000

Cost: Max \$3725 if all 150 subsidies are used.

Attachments:

Attached are stock pictures of the rain barrel and both a stationary and tumbling composter. Rain barrels are available in black, gray, and terra cotta. Composters are available in black.

