

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
June 16, 2025

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

The Pledge of Allegiance was recited in unison.

Roll call indicated the following present: Mayor Raymond Soliman, City Treasurer Jamie Malloy, City Clerk Christine Vershay-Hall, Alderman Scott Dyke, Alderman Angelo Deserio, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert (7:10p), Alderman Joe Kubal.

Also present were: City Administrator Blaine Wing, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Interim Human Resource Manager Dave Strahl, City Attorney Mike Stiff.

Absent were: Interim Public Works Director Julius Hansen, Community and Economic Development Director Patrick Ainsworth, Community Development Consultant Ron Mentzer, Building Commissioner Don Seeman.

Mayor Soliman asked to deviate to the Mayor's Report.

MAYOR'S REPORT: Mayor Soliman invited Dan Brandolino and Christina Hayden from the American Italian Cultural Club, co-chairs of Festa Italiana 2025, to the podium.

The representatives provided details about the 25th annual Festa Italiana, scheduled for August 8-10, 2025. The event promised to be exciting, with entertainment including Shindig and Strung Out on Friday, Nino Filino, Vince Amore, Sparks Fly, and Cadillac Groove on Saturday, and Diva and George, a pasta eating contest, the Jersey Girls, and the Chicago Hitmen on Sunday. The food offerings were set to feature Italian favorites like meatball sandwiches, Italian beef, lamb on a stick, gelato, and cannoli's, among others. Additionally, the festival would offer raffle prizes, including a trip to Italy or Barbados.

Mayor Soliman presented the request for a three-day liquor license waiver for Festa Italiana. The waiver would cover Friday, August 8 from 6 PM to 11 PM, Saturday, August 9 from noon to 11 PM, and Sunday, August 10 from noon to 9 PM. A discussion ensued regarding the American Italian Cultural Society's tax-exempt status. This would be a waiver of \$150.00 for all three days.

(#1) Motion by Alderperson Oberlin seconded by Alderman Cipiti, to Approve a Three-Day Liquor License Waiver for Festa Italiana – American Italian Cultural Society per the memo dated June 16, 2025.

Alderman Dyke made a concern that we should not be waiving the fees since they no longer have their sales tax exemption.

City Attorney Mike Stiff clarified that the organization did not currently have a state sales tax exemption, which affected their eligibility for certain local tax exemptions. However, he noted that this issue was separate from the liquor license waiver request. The Council engaged in a detailed discussion around these issues. Attorney Stiff also affirmed that without this exemption, they would not be exempt from local taxes, and any previously implied exemptions due to FAQ misinterpretations had been clarified.

Finance Director Glenn Gehrke commented that he had reached out and spoke to Carla at the Italian Club and confirmed that they would have to pay and gave her the information to register with LocalGov to follow through and make payments on the sales tax. It was confirmed that she did register, and they were waiting on confirmation.

On roll call, the vote was:

AYES: Ald. Deserio, Jefferson, Gazal, Oberlin, Kubal.

NAYES: Ald. Dyke.

ABSTAIN: Ald. Cipiti, Albert.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

Alderman Dyke questioned Alderman Cipiti making a motion but then abstaining because he cannot vote on the items?

Attorney Stiff commented that Alderman Dyke is possibly correct, but he did not have his Robert's Rules available to review.

Alderman Cipiti withdrew his motion, and a vote was conducted again on the previous motion since it was invalid.

(#2) Motion by Alderperson Oberlin seconded by Alderman Deserio, to Approve a Three-Day Liquor License Waiver for Festa Italiana – American Italian Cultural Society per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Deserio, Jefferson, Gazal, Oberlin, Kubal.

NAYES: Ald. Dyke.

ABSTAIN: Ald. Cipiti, Albert.

ABSENT: None.

There being five (5) affirmative votes, the MOTION CARRIED.

(Attorney Stiff later determined that the first motion and second was not invalid, and that Robert's Rules state that a second by someone who later abstains is not improper insofar as seconding a motion does not imply support for the subject of the motion. The second motion and second is what was carried as the first motion and second was withdrawn).

Mayor Soliman presented the request to Approve a Sign Permit Waiver for Festa Italiana – American Italian Cultural Society per the memo dated June 16, 2025.

(#3) Motion by Alderperson Oberlin seconded by Alderman Deserio, to Approve a Sign Permit Waiver for Festa Italiana – American Italian Cultural Society per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Kubal, Dyke, Deserio.

NAYES: None.

ABSTAIN: Ald. Cipiti, Albert.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

Mayor Soliman presented the request to Approve a Parade Road Closure for Festa Italiana – American Italian Cultural Society per the memo dated June 16, 2025. This road closure would be for Sunday, August 10, 2025. The parade is part of the event schedule, allowing the participants and attendees to safely enjoy the festivities.

(#4) Motion by Alderperson Oberlin seconded by Alderman Deserio, to Approve a Parade Road Closure for Festa Italiana – American Italian Cultural Society on Sunday, August 10, 2025, per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Gazal, Oberlin, Kubal, Dyke, Deserio, Jefferson.

NAYES: None.

ABSTAIN: Ald. Cipiti, Albert.

ABSENT: None.

There being six (6) affirmative votes, the MOTION CARRIED.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Regular Council Meeting Held on May 19, 2025, for Council approval per the memo dated June 16, 2025.

(#5) Motion by Alderwoman Gazal seconded by Alderman Albert, to Approve the Minutes from the Regular Council Meeting Held on May 19, 2025, for Council approval per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal.

NAYES: None.

ABSENT: None.

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

Mayor Soliman presented the minutes from the Regular Council Meeting Held on June 2, 2025, for Council approval per the memo dated June 16, 2025.

(#6) Motion by Alderman Albert seconded by Alderman Deserio, to Approve the Minutes from the Regular Council Meeting Held on June 2, 2025, for Council approval per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

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

CITY ATTORNEY: City Attorney Mike Stiff had no agenda items but was happy to answer any questions. There were no questions.

CITY ADMINISTRATOR: City Administrator Blaine Wing presented three key updates to the Council:

International Convention for Shopping Centers Summary Report – Administrator Wing informed the Council that Community & Economic Development Director Patrick Ainsworth's Comprehensive Summary Report from the International Convention for Shopping Centers would be formally included in the Administrator's Report on Friday. He highlighted that the convention had been very productive, and Director Ainsworth's efforts at the convention continued to be outstanding, demonstrating his ongoing commitment and exemplary work benefiting the City. The Council was apprised that the outcomes of this convention would likely have positive impacts on the City's economic development initiatives, attracting potential business investments to Crest Hill.

Mosquito Spraying - Addressing previous inquiries about mosquito control efforts, Administrator Wing confirmed that the contractor was scheduled to conduct mosquito spraying later that evening. This update aimed to address the community's health and comfort by reducing mosquito populations. Administrator Wing reiterated this update publicly to ensure Council members and residents were informed that mosquito control measures were on track and proceeding as planned, thereby effectively addressing the Council's prior concerns and enhancing the community's quality of life.

Torch Run Event Update – Administrator Wing invited Police Chief Ed Clark to provide an account of the recent Torch Run Event. Chief Clark reported a successful event with a strong turnout, noting that this year, the route involved running through downtown Joliet instead of the usual through-town route. Despite the high temperatures, the event was well received, highlighting the community's collective spirit and support for this charitable endeavor. Council members shared positive remarks about the event's new route and the community's robust participation, indicating a shared commitment to charitable causes and community bonding through such events. The Council also recognized the collaboration between Crest Hill and neighboring communities, emphasizing the shared goals of fostering sportsmanship and philanthropy.

Alderwoman Gazal asked if we could place a discussion regarding the duck signage on the next agenda or go ahead and place the signs on Knapp Road. Administrator Wing commented that they are in the process of confirming if there ever was a sign there previously and if not, the discussion will be placed on the agenda.

Alderwoman Gazal also asked to place the IML Conference on the next work session agenda.

PUBLIC WORKS DEPARTMENT: There were no agenda items.

CITY ENGINEER: City Engineer Ron Wiedeman requested to Award the contract to P.T. Ferro Construction Co. for the 2025 Roadway Rehabilitation Program in the Amount of \$716,911.65 per the memo dated June 16, 2025.

(#7) Motion by Alderman Deserio seconded by Alderman Albert, to Award the contract to P.T. Ferro Construction Co. for the 2025 Roadway Rehabilitation Program in the Amount of \$716,911.65 per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: None.

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

Engineer Wiedeman provided details on the streets included in the program: Loch Lane, Abbey Lane, Prestwick Drive, Scott Court, Crestwood Drive, Lynwood Street, Elsie Avenue, Rose Avenue, and Ludwig Avenue. He clarified that work would likely begin in early August and that they would coordinate with the Festa Italiana event regarding affected streets.

City Engineer Ron Wiedeman requested to Award the Contract and have the Mayor Execute the contract Documents with Marking Specialists Corporation for the 2025 MFT Pavement Marking Program (Section No 26-00000-00-GM) per the memo dated June 16, 2025.

(#8) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Award the Contract and have the Mayor Execute the contract Documents with Marking Specialists Corporation for the 2025 MFT Pavement Marking Program (Section No 26-00000-00-GM) per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti.

NAYES: None.

ABSENT: None.

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

City Engineer Ron Wiedeman requested to Approve a Resolution Approving an Amendment No. 2 to the August 31, 2023, Agreement for the Design and Bidding-Related Services for CIPP Water Main Rehabilitation by and between the City of Crest Hill, Will county, Illinois and Strand Associates, Inc. for an Amended Contract Amount of \$480,400.00 per the memo dated June 16, 2025.

(#9) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to Approve a Resolution Approving an Amendment No. 2 to the August 31, 2023, Agreement for the Design and Bidding-Related Services for CIPP Water Main Rehabilitation by and between the City of Crest Hill, Will county, Illinois and Strand Associates, Inc. for an Amended Contract Amount of \$480,400.00 per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

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

Resolution #1312

City Engineer Ron Wiedeman requested to Approve a Resolution Approving an Agreement for Phase 1-CIPP Water Main Rehabilitation by and between the City of Crest Hill, Will County, Illinois, and Strand Associates for an Amount of \$178,500.00 per the memo dated June 16, 2025.

(#10) Motion Alderwoman Gazal seconded by Alderperson Oberlin, to Approve a Resolution Approving an Agreement for Phase 1-CIPP Water Main Rehabilitation by and between the City of Crest Hill, Will County, Illinois, and Strand Associates for an Amount of \$178,500.00 per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

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

Resolution #1313

City Engineer Ron Wiedeman requested Approving a Resolution Approving a Professional Service Agreement for Design Services for the Imperial Drive and Root Street Watermain Replacement and Roadway Rehabilitation Improvement- Design Services by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for a Cost of \$197,580.00 per the memo dated June 16, 2025.

(#11) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve a Resolution Approving a Professional Service Agreement for Design Services for the Imperial Drive and Root Street Watermain Replacement and Roadway Rehabilitation Improvement- Design Services by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for a Cost of \$197,580.00 per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio.

NAYES: None.

ABSENT: None.

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

Resolution #1314

City Engineer Ron Wiedeman requested to Approve a Resolution Approving a Professional Engineering Service Agreement for Review Services of the Traffic Impact Study Prepared for QuikTrip Development and Prepare a Study of Potential Traffic Calming Measures along the Knapp Corridor by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for a not to Exceed Amount of \$59,800.00 per the memo dated June 16, 2025.

(#12) Motion by Alderman Albert seconded by Alderwoman Gazal, to Approve a Resolution Approving a Professional Engineering Service Agreement for Review Services of the Traffic Impact Study Prepared for QuikTrip Development and Prepare a Study of Potential Traffic Calming Measures along the Knapp Corridor by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd for a not to Exceed Amount of \$59,800.00 per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal.

NAYES: None.

ABSENT: None.

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

Resolution #1315

COMMUNITY DEVELOPMENT: City Administrator Blaine Wing requested to Approve Midwest Industrial Funds Request to Extend Validity Period of Variation and Special Use Approval Ordinance #1990 per the memo dated June 16, 2025.

City Administrator Blaine Wang presented the request from Midwest Industrial Funds to extend the validity period of Ordinance #1990, which granted a special use permit and setback variations. Administrator Wing provided background information about the ordinance, explaining that on July 15, 2024, the City Council had passed Ordinance #1990 to approve a special use permit and variations. The applicant, Midwest Industrial Funds, had requested a 24-month extension on June 9, 2025, due to challenges in acquiring the property necessary for the project. These challenges were not due to any fault of the applicant, according to ongoing staff interactions. Administrator Wing noted that the applicant remained committed to purchasing and developing the property as originally approved in the ordinance once the seller's legal disputes were resolved.

Steve Gulden, representing Midwest Industrial Funds, attended the meeting and expressed gratitude to the Council for considering the extension. He reaffirmed the commitment of Midwest Industrial Funds to undertake the project as planned, acknowledging the difficulties they encountered without attributing them to their own actions or inactions. Staff believed that the applicant had conducted themselves responsibly throughout the process and supported the Council's approval of a 24-month extension for Ordinance #1990, recognizing the applicant's successful completion of previous high-quality projects in Crest Hill.

(#13) Motion by Alderman Dyke seconded by Alderman Deserio to Approve Midwest Industrial Funds Request to Extend Validity Period of Variation and Special Use Approval Ordinance #1990 per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson.

NAYES: None.

ABSENT: None.

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

Ordinance #2024

POLICE DEPARTMENT: Police Chief Ed Clark had no agenda items for discussion but was happy to answer any questions.

Alderman Oberlin commended Officer Heidi Outlaw for organizing a successful blood drive. Chief Clark acknowledged the praise and agreed to pass it along.

Alderman Albert requested increased speed enforcement on Route 30 and Weber Road, particularly above the hill on Route 30. Chief Clark agreed to pass along the request for increased patrols in those areas.

MAYOR'S REPORT: Mayor Soliman announced that the grand opening/ribbon cutting for Silver Cross Urgent Care Center on Weber Road was successful and a great addition to the City of Crest Hill.

Mayor Soliman announced that the Monday, June 30, 2025, Work Session will be held at the Public Works Department on Oakland Avenue, and will begin at 6:00 p.m. This will be a presentation and an update on the water system in the City of Crest Hill. All residents are invited to attend.

CITY CLERK: City Clerk Christine Vershay-Hall requested Approval of Joint Community Event with the City of Crest Hill and Lockport Township Government Shredding Day at City Hall per the memo dated June 16, 2025.

This event will be held on Saturday, October 25, 2025, from 9:00 a.m. until 11:00 a.m. in the Crest Hill City Hall parking lot. The event would have a limit of four boxes per resident, similar to the previous year's event.

(#14) Motion by Alderman Dyke seconded by Alderman Albert, to Approve a Joint Community Event with the City of Crest Hill and Lockport Township Government Shredding Day at City Hall per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin.

NAYES: None.

ABSENT: None.

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

CITY TREASURER: City Treasurer Jamie Malloy requested to Approve an Ordinance Approving Officer and Employee Salaries for Fiscal Year 2025/2026 per the memo dated June 16, 2025.

City Administrator Blaine Wing expanded on the details of the ordinance, noting that this subject was discussed during the closed session held on June 2, 2025. During this session, questions arose about specific employee salary adjustments brought forward through the budget process.

Administrator Wing clarified that two employees were brought forward for salary adjustments as part of the budgeting process. These adjustments were deemed necessary to reflect their roles accurately. Additionally, it was noted that two other employees had reached the top of their respective pay grades and, as per City policy, would receive their merit-based increases in the form of a one-time lump sum. The remaining non-union employees fit within the established pay structure of the City, ensuring consistency and equity across different roles.

Administrator Wing highlighted that now being in the position for two weeks, he had thoroughly reviewed these details, ensuring alignment with budgetary restrictions and City policy. He shared gratitude towards Finance Director Glenn Gehrke and Interim Human Resources Manager, Dave Strahl, who were also available to address any possible

questions from Council members, asserting that everything was in order and ready for approval.

(#15) Motion by Alderman Albert seconded by Alderman Deserio, to Approve an Ordinance Approving Officer and Employee Salaries for Fiscal Year 2025/2026 per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert.

NAYES: None.

ABSENT: None.

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

Ordinance #2025

City Treasurer Jamie Malloy requested to Approve the List of Bills Issued Through May 3, 2025, in the Amount of \$1,351,134.78 per the memo dated June 16, 2025.

City Attorney Mike Stiff interjected to note that an additional item, a \$150,000.00 contribution to the Police Pension Fund, needed to be added to the list for timely processing by June 30.

(#16) Motion by Alderperson Oberlin seconded by Alderman Cipiti, to Approve the Amended List of Bills Issued Through May 1, 2025, in the Amount of \$1,501,134.78 per the memo dated June 16, 2025.

On roll call, the vote was:

AYES: Ald. Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti.

NAYES: None

ABSENT: None.

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

City Treasurer Jamie Malloy presented the Regular and Overtime Payroll from May 19, 2025, through June 1, 2025, in the amount of \$279,580.62 per the memo dated June 16, 2025.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: There was no new business.

COMMITTEE/LIAISON REPORTS: Alderperson Oberlin reported on the successful Lidice Ceremony, thanking various City staff and Officials for their assistance and participation. She also wanted to specifically thank Building Commissioner Don Seeman, Adam, and Jake from the Building Department. She noted that over two hundred people attended, and the Czech Republic had already contacted her about next year's event.

CITY COUNCIL COMMENTS: Alderwoman Gazal took a moment to express gratitude and highlight the commendable efforts of the Building Department staff during the Lidice ceremony.

Alderperson Oberlin took a personal moment to publicly convey a heavenly happy birthday to her mother.

Alderman Albert seized the opportunity to warmly welcome Silver Cross Urgent Care to Crest Hill. He emphasized the facility's promotional efforts.

PUBLIC COMMENT: There were no public comments.

Attorney Stiff informed the Council that there was a need for an executive session on 5ILCS 120/2(c)(11).

(#17) Motion by Alderperson Oberlin seconded by Alderman Albert, to go into executive session on 5ILCS 120/2(c)(11).

On roll call, the vote was:

AYES: Ald. Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal.

NAYES: None.

ABSENT: None.

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

Executive Session 7:50 p.m.

(#18) Motion by Alderperson Oberlin seconded by Alderwoman Gazal, to reconvene from the executive session on 5ILCS 120/2(c)(11).

On roll call, the vote was:

AYES: Ald. Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke.

NAYES: None.

ABSENT: None.

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

Reconvened 8:46 p.m.

There being no further business before the Council, and no action needed from an executive session, a motion for adjournment was in order.

(#19) Motion by Alderman Dyke seconded by Alderman Jefferson, to adjourn the June 16, 2025, Council meeting.

On roll call, the vote was:

AYES: Ald. Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson.

NAYES: None.

ABSENT: None.


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

The meeting was adjourned at 8:47p.m.

Approved this 7 day of JULY, 2025.
As presented ✓
As amended _____



CHRISTINE VERSHAY-HALL, CITY CLERK



RAYMOND R. SOLIMAN, MAYOR