

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
October 6, 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. Mayor Soliman asked for everyone to remain standing after the Pledge of Allegiance.

Roll call indicated the following present: Mayor Raymond Soliman, City Clerk Christine Vershay-Hall, City Treasurer Jamie Malloy, Alderman Scott Dyke, Alderman Darrell Jefferson, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert (7:03PM), Alderman Joe Kubal.

Also present were: City Administrator Blaine Wing, Police Chief Ed Clark, Finance Director Glenn Gehrke, City Engineer Ron Wiedeman, Community & Economic Development Daniel Ritter, City Attorney Mike Stiff.

Absent were: Alderman Angelo Deserio, Interim Public Works Director Julius Hansen, Community Development Consultant Ron Mentzer, Interim Human Resource Manager Dave Strahl, Building Commissioner Don Seeman.

Mayor Soliman excused Alderman Deserio from tonight's meeting.

APPROVAL OF MINUTES: Mayor Soliman presented the minutes from the Regular Meeting Held on September 15, 2025, per the memo dated October 6, 2025.

(#1) Motion by Alderman Jefferson seconded by Alderwoman Gazal, to Approve the Minutes from the Regular Meeting Held on September 15, 2025, per the memo dated October 6, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Deserio, Albert.

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

Mayor Soliman presented the Minutes from the Work Session Meeting Held on September 22, 2025, per the memo dated October 6, 2025.

(#2) Motion by Alderwoman Gazal seconded by Alderman Jefferson, to Approve the Minutes from the Work Session Meeting Held on September 22, 2025, per the memo dated October 6, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Dyke, Albert.

ABSENT: Ald. Deserio.

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

CITY ATTORNEY: City Attorney Mike Stiff reported that he had no agenda items for the meeting but was available to answer any questions.

CITY ADMINISTRATOR: City Administrator Blaine Wing requested Approval to Establish a Flexible Spending Account Effective Date of January 1, 2026, for Employees per the memo dated October 6, 2025.

Administrator Wing noted that the Council had discussed this topic several times previously and highlighted key points from his memo starting on page 15. He explained that Section 125 plans, commonly called flexible spending accounts, offer benefits for both employers and employees.

For employers, Administrator Wing noted there would be savings in FICA and other taxes, and it would help with recruitment and retention of employees. He mentioned that several employees had asked about having a Section 125 plan for dependent care or medical expenses since he had been with the City.

On the employee side, Administrator Wing explained there would be tax savings as it lowers their overall expenditures by allowing them to set aside money for dependent care and medical expenses pre-tax, which increases their take-home pay. The overall administrative cost would be approximately \$3,000.00 annually through the health insurance cooperative.

Alderman Jefferson asked whether this was for collectively bargained employees or all employees. Administrator Wing clarified it was specifically for non-union employees, though typically when they go into union negotiations, if unions are on the City's health benefits, it is something they would like to eventually offer.

Alderpersn Oberlin asked about the "use it or lose it" provision, expressing concern that employees need to be well-informed about this aspect. She also inquired about where unused funds would go. Administrator Wing confirmed that employees would need to be made aware of this provision and explained that unused funds would go into a general account to help offset future costs. He noted the IRS typically extends an extra 30 days, and they would continually inform employees as deadlines approach. The dependent care and elderly care options would be the first two offered.

(#3) Motion by Alderman Albert seconded by Alderpersn Oberlin, for Approval to Establish a Flexible Spending Account Effective Date of January 1, 2026, for Employees per the memo dated October 6, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSTAIN: Ald. Jefferson.

ABSENT: Ald. Deserio.

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

Administrator Wing then announced plans for professional headshots of all Council members and a group photo to be used in the upcoming newsletter and website. He proposed scheduling this for the November 3rd Council meeting, with individual photos taken between 5:00 PM and 7:00 PM in 10-minute increments. The cost estimate from a local Crest Hill photographer was \$2,600.00 total. After some discussion about the cost, Council members appeared to agree to the November 3rd date.

Alderman Oberlin then wished Administrator Wing a happy 50th birthday, noting there would be cake afterwards for everyone.

Alderman Gazal wished Administrator Wing a happy birthday, as well.

Alderman Gazal requested that IML expenses and scrap trucks in Crest Hill be added to the next work session agenda. Administrator Wing clarified this meant scrap metal and other materials collection.

PUBLIC WORKS DEPARTMENT: On behalf of the Interim Public Works Director, Julius Hansen, Mayor Soliman requested Approval of Pay Request #32 from Vissering Construction, Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,379,799.03 per the memo dated October 6, 2025.

(#4) Motion by Alderman Albert seconded by Alderman Oberlin, to Approve Pay Request #32 from Vissering Construction, Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$1,379,799.03 per the memo dated October 6, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Deserio.

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

CITY ENGINEER: City Engineer Ron Wiedeman requested to Approve a Resolution Approving an Engineering Design Agreement for Caton Farm Road Over CN Railroad (formally EJ&E) by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd. For an Amount of \$79,650.00 per the memo dated October 6, 2025.

(#5) Motion by Alderman Gazal seconded by Alderman Albert, to Approve a Resolution Approving an Engineering Design Agreement for Caton Farm Road Over CN Railroad (formally EJ&E) by and between the City of Crest Hill, Will County, Illinois and Christopher B. Burke Engineering, Ltd. For an Amount of \$79,650.00 per the memo dated October 6, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Deserio.

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

Resolution #1347

Alderman Albert asked Engineer Wiedeman about work done to the bridge since it was built in 1986. Engineer Wiedeman responded that he had only seen minor patching.

Alderwoman Gazal reported a broken street sign on McGilvery and Weber, noting that one of the metal bands holding the sign was completely gone. Engineer Wiedeman said he would notify Public Works Department.

COMMUNITY DEVELOPMENT: Community & Economic Development Director Daniel Ritter requested to Approve an Ordinance Amending Section 5.08.180 (Premises; Hours of Business) Chapter 5.08 (Alcoholic Beverages) of Title 5 (Business Licenses and Regulations) of the City of Crest Hill Code of Ordinances per the memo dated October 6, 2025.

Director Ritter explained this ordinance addresses two items related to liquor licenses: changing the overall restaurant Class H closing time to allow restaurants to stay open and serve liquor until midnight and changing Sunday hours to allow earlier serving from 6:00 AM instead of 10:00 AM.

Director Ritter stated the goal was to provide flexibility to both existing businesses and those the City is trying to attract. He found these times to be more standard with surrounding communities, and the types of businesses Crest Hill wants to attract. The hope was that this would help attract new businesses and encourage people to dine, eat, drink, watch sports, and go golfing in Crest Hill.

Alderman Oberlin noted a typographical error on page 69, item 5, where "house" should be "hours." City Administrator Wing confirmed this was a scrivener's error.

(#6) Motion by Alderman Albert seconded by Alderman Oberlin, to Approve an Ordinance Amending Section 5.08.180 (Premises; Hours of Business) Chapter 5.08 (Alcoholic Beverages) of Title 5 (Business Licenses and Regulations) of the City of Crest Hill Code of Ordinances per the memo dated October 6, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Deserio.

There being seven (7) affirmative votes, the MOTION CARRIED.
Ordinance #2033

Director Ritter provided a brief update on QuikTrip, stating there was no real update as they were still waiting on IDOT to finish their review. They had reached out to IDOT who responded but did not give a specific timeframe.

Director Ritter also announced that Will County Center for Economic Development would be holding elected officials training on October 29th (Wednesday) in Frankfort from 7:30 AM to 11:30 AM. The free training would walk through base-level economic development tools that different communities have. He offered to send information to all Council members.

Mayor Soliman stated that they would work to get a letter out by the end of the week to all liquor license holders informing them of the changes, which would be effective immediately. Director Ritter noted the park district was eager to receive the ordinance and some businesses might need it to adjust their gaming hours with the state.

Alderman Gazal mentioned that Dan Serna from Soprano's was looking to open on Wednesday. Director Ritter said he would reach out to him.

POLICE DEPARTMENT: Police Chief Ed Clark reported no agenda items but reminded everyone that trick-or-treat hours would be from 4:00 PM to 7:00 PM, with police being very visible and handing out items to children.

Chief Clark thanked McDonald's for hosting their second "Coffee with a Cop" event the previous week. Despite being quickly organized, many people attended and connected with officers. McDonald's was very gracious in hosting. When asked if the Hamburglar was there, Chief Clark joked that they did eat donuts there, from Dunkin'.

Mayor Soliman commended the Crest Hill Police Association golf outing held on September 29th, specifically recognizing Deputy Chief Dave Reavis and his wife Shelly for their work. It was a great event that raised money for needy people, held on a beautiful weather day on a tough course. He acknowledged help from the entire Police Department with prizes and logistics.

Alderman Gazal thanked Chief Clark for moving the speed car and asked for total citations for Knapp Street by Willow Falls since they had reached out about the issue. Chief Clark explained that typically when they put the sign out, it serves as a warning to residents, and then they do enforcement after the sign is removed. He would email the citation numbers.

Alderman Gazal also asked about considering other local businesses for future "Coffee with a Cop" events, suggesting places like Cafe de Casa that could use the promotion. Chief Clark said absolutely and was also considering hosting it at City Hall to bring multiple companies together at once.

Alderman Dyke asked if patrol could be increased on Hosmer Avenue by Inner Circle when kids get off school and people get off work, as residents had contacted him about speeding on that long stretch with no stop sign. Chief Clark said absolutely.

MAYOR'S REPORT: Mayor Soliman presented the request from Superintendent Andy Siegfried for road closures for the Chaney-Monge Halloween Parade, which they had been doing for about 30 years. The parade will be held Friday, October 31st at 1:00 PM for kindergarten through eighth grade students. They would need assistance from Public Works and Police for traffic control and road closures. Weather permitting, it usually lasts about thirty minutes.

(#7) Motion by Alderman Dyke seconded by Alderman Oberlin, to Approve the Road Closure for Chaney-Monge Halloween Parade per the memo dated October 6, 2025.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Deserio.

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

Mayor Soliman then shared updates on several recent celebrations and ribbon cuttings:

On September 18th, the CFX Boxing Gym held its grand opening in the Hillcrest Shopping Center, attached to the fitness center. The City of Crest Hill and Joliet Regional Chamber of Commerce representatives attended the event. The Mayor noted this was the first boxing gym in Crest Hill and would help keep younger children interested in boxing off the streets.

On September 20th, Window World on Caton Farm Road celebrated its 15th anniversary. Treasurer Jamie Malloy and City Clerk Christine Vershay-Hall attended. The Mayor recalled being at their opening fifteen years ago when they occupied only one-eighth of the building; now they have the entire building. They hosted a family-oriented event with petting zoos, pony rides, and food.

Later that afternoon, they attended the ribbon cutting for Mr. Auto Care at 2424 Plainfield Road, in the same strip mall as Urban Kitchen. Owner Chris Maykuth maintained one of the cleanest automotive floors the Mayor had ever seen - "you could literally eat off the floor." The Mayor described him as a young, ambitious, thoughtful, and considerate individual.

On October 5th, the Lockport Township Fire Protection District held their annual open house with over five hundred attendees. They had helicopter demonstrations, free food all day, and activities for children to explore fire engines and ambulances. Mayor Soliman noted October is Fire Prevention Month and recommended residents have escape plans ready for emergencies. He commented it was the largest crowd he had ever seen at their open house.

CITY CLERK: City Clerk Christine Vershay-Hall announced that the City would be holding a free community shred event in partnership with Lockport Township government on Saturday, October 25, 2025, from 9:00 AM to 11:00 AM in the front parking lot of City Hall, with a limit of four boxes per resident.

CITY TREASURER: City Treasurer Jamie Malloy requested Approval of Sales Tax Incentive Rebate Calendar Year 2024 Payment to Food4Less for \$39,653.22 per the memo dated October 6, 2025.

(#8) Motion by Alderman Albert seconded by Alderman Dyke, for Approval of Sales Tax Incentive Rebate Calendar Year 2024 Payment to Food4Less for \$39,653.22 per the memo dated October 6, 2025.

On roll call, the vote was:

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

NAYES: None

ABSENT: Ald. Deserio.

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

City Treasurer Jamie Malloy requested to Approve the List of Bills Issued Through October 7, 2025, in the Amount of \$1,174,960.57 per the memo dated October 6, 2025.

Alderwoman Gazal commented for the record that she never makes a motion for the list of bills.

(#9) Motion by Alderman Dyke seconded by Alderman Jefferson, to Approve the list of bills issued through September 16, 2025, in the amount of \$1,016,129.50 for Council approval per the memo dated September 15, 2025.

On roll call, the vote was:

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

NAYES: None

ABSTAIN: Ald. Gazal.

ABSENT: Ald. Deserio.

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

City Treasurer Jamie Malloy presented the Regular and Overtime Payroll from September 7, 2025, through September 21, 2025, in the amount of \$273,770.54 per the memo dated October 6, 2025.

City Treasurer Jamie Malloy presented the Additional Payroll for the Police Retention Program Funded with a Grant from the State of Illinois in the Amount of \$77,500.00 per the memo dated October 6, 2025.

Alderwoman Gazal questioned the line item for the pizza on the list of bills that was in the amount of \$316.19 and for the record she stated that the Finance Director explained that this was for the volunteers at the Neighbors Night Out Event. She also asked for the record if this will be moved to its own line item and was told that it would be taken care of.

UNFINISHED BUSINESS: There was no unfinished business.

NEW BUSINESS: Engineer Wiedeman mentioned that Administrator Wing had sent an email about a new website for construction projects. He asked Council members to review it this week and provide feedback to make it active, as it would help give residents more information on projects. Alderman Jefferson commented that he had looked at it and thought it was a good upgrade, especially if residents could access it.

COMMITTEE/LIAISON REPORTS: There were no committee/liaison reports.

CITY COUNCIL COMMENTS: Alderman Albert echoed the Mayor's comments about the Crest Hill Police Association golf outing, noting they have sold out the last several years and congratulating everyone involved.

Alderman Oberlin wished Alderman Deserio and his wife a happy 30th wedding anniversary.

Alderwoman Gazal reminded everyone that October is Breast Cancer Awareness Month and encouraged all women and men to get checked, sharing that she had lost her mother to breast cancer.

Alderman Dyke congratulated his son on his latest promotion with the Sheriff's Department to a new position he would be holding next week, commending all his hard work and effort to climb the ladder of accomplishment.

Mayor Soliman shared that the City of Crest Hill had lost their second-to-last living World War II veteran, Chester Bozek, age 97, who lived in Carillon Lakes. He was very active and independent until about the last month. Mr. Bozek served in the United States Navy in World War II and was redrafted to serve in the Army during the Korean War. Many had seen him at Memorial Day ceremonies over the last 5-6 years. The Mayor offered condolences to the Bozek family and noted that Richard Pemble of Willow Falls is the only remaining World War II veteran he is aware of in Crest Hill.

PUBLIC COMMENT:

No one approached the podium to address the Council.

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

(#10) Motion by Alderman Dyke seconded by Alderman Albert, to adjourn the October 6, 2025, Council meeting.

On roll call, the vote was:

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

NAYES: None.

ABSENT: Ald. Deserio.

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

The meeting was adjourned at 7:40 p.m.

Approved this 20 day of OCTOBER, 2025.

As presented J

As amended _____


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR