

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
November 3, 2025

1. OPENING OF MEETING

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:04 p.m. in the Council Chambers, 20600 City Center Boulevard, Crest Hill, Will County, Illinois.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited in unison.

3. ROLL CALL

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

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

4A. Lockport Township High School Update

Angela, the Lockport Township High School District 205 Director of Development and Foundation, provided an annual update on the high school, which approximately 90% of Crest Hill residents attend. She began by expressing gratitude to the Council for their service and presented them with t-shirts and thank-you cards. On the cards, she included a quote by Coretta Scott King: "The greatness of a community is most accurately measured by the compassionate actions of its members." Angela elaborated on various initiatives and achievements at the school, beginning with a food drive scheduled for the coming Sunday aimed at addressing food insecurity among students. She highlighted a startling statistic: 33% of the students, or 1 in 3, come from low-income households, emphasizing the importance of the initiative.

Angela proudly announced that 423 students were honored as AP Scholars by the College Board, with additional accolades for two students who reached the status of National Merit Scholar Finalists, ranking them in the top 1.2% of students across the United States. The school boasts an extensive offering of 52 Advanced Placement classes, accommodating 2,639 students, and collaborates with Joliet Junior College to provide thirty-two dual credit courses. Notably, Lockport Township High School has been recognized as having the largest participation in dual credit programs among twenty-six area high schools working with Joliet Junior College.

In the upcoming academic year, the East Campus plans to implement an eighth class period, which will allow students greater flexibility to explore various subjects, including advanced placement, arts, and other fields of interest, aligning with their potential career paths. The school not only prepares students academically but also offers career readiness programs in areas like welding, auto mechanics, and internships. Angela, herself a member of the community by working at the high school and being a frequent visitor to Crest Hill, stressed the importance of this preparation, whether it is guiding students towards college or directly into a skilled trade.

Angela also shared that the high school's football team advanced to the second round of playoffs against Homewood Flossmoor. She extended an invitation to Council members to join the "Walk and Talks" held by Superintendent Dr. McBride on Wednesday mornings, which offer an opportunity to tour the school's facilities. Recent renovations to the Central Campus include roof repairs and planned window replacements, showcasing the ongoing improvements.

Mayor Soliman added personal notes of commendation by mentioning that he and his wife, as Gold Club members, attended a recent dinner and play at the school, expressing high praise for the students' performances.

Further validating the school's academic excellence, Alderwoman Gazal mentioned her daughter's participation in AP classes and the benefits she anticipates from the additional class period as her daughter pursues medical studies. Angela concluded her detailed presentation by welcoming any questions and expressing her happiness to be part of such a proactive and compassionate community.

5. PUBLIC COMMENT FOR AGENDA ITEMS ONLY

No one approached the podium to make public comments on the agenda items.

6. CONSENT AGENDA:

Mayor Soliman explained that this was the City's first meeting using a consent agenda process after 65 years of a different approach. He noted there might be "growing pains" but asked for patience and cooperation. He explained that any Council member could request to remove items from the consent agenda for separate discussion.

Alderperson Oberlin requested to remove item 6H (Approval of the WCGL Holiday Reception 2025) from the consent agenda.

Alderman Jefferson requested to remove item 6I (Approve an Ordinance Authorizing the Sale and/or Disposal of Certain Personal Property) from the consent agenda.

Alderwoman Gazal requested to remove item 6M (Approval of the List of Bills) from the consent agenda.

Mayor Soliman proceeded to read the consent agenda items:

- 6A. Approve the Minutes from the Regular Meeting Held on October 20, 2025
- 6B. Approve the Change Order Proposal with USG Water Solutions for the Well 8 Filter in the Amount of \$4,068.00
- 6C. Approve the Change Order Proposal with USG Water Solutions for the Well 10 Filter in the Amount of \$8,136.00
- 6D. Approve a Resolution Approving a Revision to the Construction Agreement for the 2024 Sanitary Sewer Televising and Cleaning Contract by and between the City of Crest Hill, Will County, Illinois and Hoerr Construction, Inc for a New Construction Cost of \$168,053.00. **Resolution #1352**
- 6E. Approve a Resolution Approving a Construction Testing Agreement for East Receiving Station Reservoir Improvement by and between the City of Crest Hill, Will County, Illinois, and Rubino Engineering, Inc. for an Amount of \$12,841.50. **Resolution #1353**
- 6F. Approve a Resolution Approving a Construction Engineering Agreement for East Receiving Station Reservoir Improvement by and between the City of Crest Hill, Will County, Illinois, and Strand Associates, Inc. for an Amount of \$179,500.00. **Resolution #1354**
- 6G. Approve a Resolution Approving a Construction Agreement for Chemical Feed System Upgrades by and between the City of Crest Hill, Will County, Illinois, and Strand Associates for an Amount of \$33,900.00. **Resolution #1355**
- 6H. Approval of the WCGL Holiday Reception 2025
(REMOVED for discussion)
- 6I. Approve an Ordinance Authorizing the Sale and /or Disposal of Certain Personal Property that is No Longer Necessary or Useful for the City's Public Purposes (REMOVED for discussion)
- 6J. Approve an Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance with Respect to Certain Real Property Located at 2400 Waterford Drive in Crest Hill, Illinois (Application of Ruben and Clara Miranda)
- 6K. Approval to Purchase Fortinet Firewall Licenses in the Amount of \$70,100.82
- 6L. Approve an Ordinance Approving Multiple Variations to the Crest Hill Zoning Ordinance and Crest Hill Code of Ordinances with Respect to Certain Real Property Located at 16825 Churnovic Lane, Crest Hill, Will County, Illinois - Application of Amazon.com, Inc. **Ordinance #2036**

- 6M. Approval of the List of Bills Issued through November 4, 2025, in the Amount of \$1,859,638.02 (*REMOVED for Discussion*)
- 6N. Regular and Overtime Payroll from October 6, 2025, to October 19, 2025, in the Amount of \$276,655.69

Mayor Soliman asked for a motion to approve the consent agenda items excluding items **6H**, **6I**, and **6M**.

Alderman Albert made a motion to approve the Consent Agenda. Seconded by Alderperson Oberlin. Roll Call: Ayes: Dyke, Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal. Nays: None. MOTION CARRIED.

City Clerk Christine Vershay-Hall provided the resolution and ordinance numbers:

- 6D: Resolution #1352
- 6E: Resolution 1353
- 6F: Resolution 1354
- 6G: Resolution 1355
- 6L: Ordinance 2036

Mayor Soliman commented that they would now discuss the items that were removed from the Consent Agenda to discuss separately.

- 6H. Approval of the WCGL Holiday Reception 2025. This was requested to be removed by Alderperson Oberlin for further discussion.

Alderperson Oberlin explained she had removed this item because there were details missing from the proposal. She noted that the deadline to sign up was Thursday, December 4th, which needed to be stated, and that in the past, the full-time City Administrator was also invited to attend, with the City covering those costs.

Mayor Soliman asked for a motion to approve the WCGL Holiday Reception 2025 with the added deadline and invite to the City Administrator.

Alderperson Oberlin made a motion for the approval of the WCGL Holiday Reception 2025 with an added deadline and invitation to the City Administrator. Seconded by Alderman Cipiti. Roll Call: Ayes: Deserio, Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke. Nays: None. MOTION CARRIED.

- 6I. Approve an Ordinance Authorizing the Sale and/or Disposal of Certain Personal Property that is No Longer Necessary or Useful for the City's Public Purposes. This was requested to be removed from the consent agenda by Alderman Jefferson.

Alderman Jefferson requested clarification on this item, stating he recalled discussion about switching from Glock firearms to a newer version, but did not remember discussion about selling or disposing of them.

Police Chief Ed Clark explained that this was part of the previous discussion, where they would recoup money to help with the purchase of new firearms. He noted that funds from a general seizure from a task force, along with the sale of the old weapons, helped minimize the cost to the City. He added that the department had already disposed of shotguns through the surplus process.

Alderwoman Gazal asked how the weapons would be sold. Chief Clark explained that they would receive credit from Ray O'Herron Company which only sells to police officers.

Mayor Soliman asked for a motion to Approve an Ordinance Authorizing the Sale and/or Disposal of Certain Personal Property that is no longer necessary or useful for the City's public purposes.

Alderwoman Gazal made a motion to approve an ordinance authorizing the sale and/or disposal of certain personal property that is no longer necessary or useful for the City's public purposes. Seconded by Alderman Jefferson. Roll Call: Ayes: Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal. Nays: None. MOTION CARRIED. **Ordinance #2034**

- 6M. Approval of the List of Bills Issued through November 4, 2025, in the Amount of \$1,859,638.02. This was requested to be removed from the consent agenda by Alderwoman Gazal.

Alderwoman Gazal raised two concerns about the list of bills:

1. A tree purchase for \$2,920.00 - She explained that she had previously arranged with "The Fields" for a donated tree for the Christmas lighting ceremony. She was concerned that the City purchased a tree without Council discussion, especially when a donation had been arranged.
2. Sponsorship money handling - She expressed concern about leftover sponsorship money for events being redirected to the general fund rather than being kept for specific committees, which she indicated was a change from previous practice.

City Administrator Blaine Wing explained that the donated tree from The Fields was planted as planned, but at 6-6.5 feet tall, it was too small for the planned lighting ceremony, as the lighting switch is over six feet tall. He noted that the City had \$15,000.00 remaining in the tree fund (separate from the 50/50 program), and under his spending authority of up to \$20,000.00, he authorized the purchase of a larger tree from a vendor in West Chicago after confirming local sources didn't have appropriately sized trees.

Regarding the sponsorship funds, Finance Director Glenn Gehrke explained that donations go into the general fund and are tracked by activity code. He

noted that last year's Winterfest received \$13,000.00 in donations but spent just under \$7,000.00, with the remainder staying in the general fund. He explained this was standard accounting practice rather than creating restricted funds for each event.

Alderwoman Gazal disagreed with this approach, stating that donations to specific events should remain dedicated to those events and carry over to future years. She suggested the Council needed to investigate this practice as it differed from her understanding of how event funds had been handled in the past.

Mayor Soliman suggested these concerns be addressed at a future work session with input from the auditors.

Mayor Soliman asked for a motion to approve the list of bills issued through November 4, 2025, in the amount of \$1,859,638.02.

Alderman Albert made a motion to approve the list of bills issued through November 4, 2025, in the amount of \$1,859,638.02. Seconded by Alderman Deserio. Roll Call: Ayes: Jefferson, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Nays: Gazal. MOTION CARRIED.

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

A1. CITY ATTORNEY:

Approve Updates Made to Ordinance 2032 Amending Title 3 of the City of Crest Hill Code of Ordinances to Adopt a Municipal Cannabis Retailers' Occupational Tax.

City Attorney Mike Stiff explained the need for updates to Ordinance 2032 regarding the municipal cannabis retailers' occupation tax. He noted that the Department of Revenue had requested specific revisions to the ordinance by December 1st, despite having confirmed the January 1, 2026, effective date.

The changes requested included:

- Updating the definition of cannabis
- Removing language about the effective date being conditional on submission by October 1st.
 - Adding language directing the Clerk to send a certified copy of the ordinance.
 - Adding more specific language about the Department of Revenue collecting and enforcing the tax.

Attorney Stiff recommended passing a new ordinance with these changes rather than amending the existing one.

Mayor Soliman asked for a motion to approve the updates made to Ordinance 2032.

Alderman Albert made a motion to approve updates made to Ordinance 2032 amending title 3 of the City of Crest Hill Code of Ordinance to Adopt a Municipal Cannabis Retailers' Occupational Tax. Seconded by Alderperson Oberlin. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson. Nays: None. MOTION CARRIED. **Ordinance #2037**

B1. CITY ADMINISTRATOR:

Approval to Create the Communications Committee.

City Administrator Blaine Wing proposed creating a communications committee with two Council members providing feedback on websites, newsletters, press releases, and other communications items. He noted that deadlines were approaching for the website and upcoming newsletter, and that having Council feedback would be beneficial.

Mayor Soliman asked for a motion to create a Communications Committee with Alderman Nate Albert and Alderperson Tina Oberlin as committee members.

Alderman Deserio made a motion to create a Communications Committee with Alderman Nate Albert and Alderperson Tina Oberlin as committee members. Seconded by Alderwoman Gazal. Roll Call: Ayes: Cipiti, Kubal, Dyke, Deserio, Gazal. Nays: Jefferson. Abstain: Albert, Oberlin. MOTION CARRIED.

In response to questions from Council members, Administrator Blaine Wing provided updates on several projects:

- Route 66 signage: Alderman Dyke asked for some signage. Director Dan Ritter indicated staff are working on options to present before the end of the year, noting that next year is the 100-year anniversary of Route 66.
- Streaming work sessions on YouTube: Alderman Cipiti asked for an update on streamlining the work sessions on YouTube. Administrator Wing commented that one of the four cameras failed during a recent power outage, so he is working with vendors on replacement or updates to enable live streaming.
- Alderwoman Gazal asked for an update on the windows at the Clerk's Office and the Building Department: Administrator Wing commented that the City has one quote and is seeking another replacement, noting that making holes in the existing windows voided the warranty.
- Alderman Jefferson asked for an update on the microphone equipment: Administrator Wing stated that he met with two vendors for quotes on updating microphones for officials, staff, and the public. He is also addressing ADA compliance issues by adding four hearing devices. He

estimated 4-6 weeks for ordering components with completion by end of year or early next year.

C1. PUBLIC WORKS DEPARTMENT:

There were no agenda items.

D1. CITY ENGINEER:

City Engineer Ron Wiedeman provided updates on four active projects, all scheduled to be completed or winterized by Thanksgiving:

- Oakland Avenue: The new water main has been installed, and all services have been completed. The contractor is currently in the process of cleaning up the site and patching the road. The aprons, primarily on the west side of Oakland, will remain stone for the winter season due to the limited time available to finish them before adverse weather conditions set in.
- Inner Circle: The water main for this project is now in place. Services will begin within the next couple of weeks, and the plan is to patch the area in preparation for resurfacing, which will take place in the spring.
- Hillcrest: This project is anticipated to be entirely completed this year.
- Theodore: Work is set to commence tomorrow, starting at Broadway and moving west along Theodore before addressing Broadway itself. This phase of the project is expected to conclude approximately three weeks from now. Additionally, there is a retaining wall on Theodore, with one section completed already. The second section may be finished this year, contingent on the pace of progress by Sheridan in their current work phase.

City Engineer Ron Wiedeman emphasized that these projects are part of a larger effort to address infrastructure needs and improve local amenities. The timeline is designed to ensure minimal disruption to residents, aiming to wrap up or stabilize each project before the harsher winter weather arrives.

E1. COMMUNITY DEVELOPMENT:

Approve a Resolution Approving and Authorizing the Execution of a “Third Amendment to the Contract for Purchase of Real Estate” dated July 15, 2024, by and between the City of Crest Hill and Quik Trip Corporation for the Purchase of Property Located at 1610 Plainfield Road, Crest Hill, Illinois.

Economic & Community Development Director Dan Ritter presented two items during the City Council meeting. The first item concerned an amendment to the property purchase agreement for QuikTrip Corporation. This involved the "Third Amendment to the Contract for Purchase of Real Estate," originally dated July 15, 2024. The amendment was for the purchase of property located at 1610 Plainfield Road, Crest Hill, Illinois.

Representing QuikTrip Corporation at the meeting was Ali, their real estate project manager.

Ali affirmed QuikTrip's strong commitment to the project despite some delays and highlighted the ongoing efforts in consulting with IDOT to ensure the project's progression. He mentioned that while feedback from IDOT can be slow, QuikTrip remains proactive in its communication, emphasizing that he consistently follows up to maintain momentum on the project. The Council acknowledged these challenges but expressed optimism about moving forward.

Alderman Cipiti explained that he would be voting against this, and he was maintaining his stance against the development at this specific location.

Mayor Soliman asked for a motion.

Alderman Jefferson made a motion to approve a resolution approving and authorizing the execution of a "Third Amendment to the Contract for Purchase of Real Estate" dated July 15, 2024, by and between the City of Crest Hill and QuikTrip Corporation for the Purchase of Property Located at 1610 Plainfield Road, Crest Hill, Illinois. Seconded by Alderman Deserio. Roll Call: Ayes: Albert, Kubal, Dyke, Deserio, Jefferson, Gazal, Oberlin. Nays: Cipiti. MOTION CARRIED. **Resolution #1356**

E2. COMMUNITY DEVELOPMENT:

Approval of a Resolution Approving a Façade Grant Request from JH Hospitality Group for Property Located at 20631 Renwick Road.

Economic & Community Development Director Dan Ritter requested a motion to approve a resolution approving a façade grant request from JH Hospitality Group for property located at 20631 Renwick Road, not to exceed an amount of \$2,631.90, which is 50% of the lowest bid for the Feathered Fork Restaurant signage.

Mayor Soliman asked for a motion.

Alderwoman Gazal made a motion to approve a resolution approving a façade grant request from JH Hospitality Group for property located at 20631 Renwick Road. Seconded by Alderman Albert. Roll Call: Ayes: Kubal, Dyke, Deserio, Jeffreson, Gazal, Oberlin, Cipiti, Albert. Nays: None. MOTION CARRIED. **Resolution #1357**

Director Ritter thanked Alderman Dyke and Alderperson Oberlin for attending the Will County CED Economic Development training with him.

Director Ritter also announced that Crest Hill is an official member of the Joliet Regional Chamber of Commerce.

Director Ritter gave updates on our website:

- Our website now has available sites/properties back up on the website. If you are looking for or talking to developers or someone is looking for property, they can utilize our website.
- Our incentive information has been updated with the business and development section of the web page. He mentioned he wants the website to be more user friendly for our developers, especially when creating the new website.

Alderwoman Gazal asked for an update on the Shell Gas Station on Route 53 and Caton Farm Road. Director Ritter commented that it was going to be open on November 10th or 11th. There were still a couple of things they had to do, one being with the Fire Marshall.

Alderman Cipiti asked what is going on with the new discount store at the old Walgreens store on Plainfield Road? Director Ritter commented that there are things that need resolved with the Building Department. Alderman Cipiti asked if something could be done with all the litter and shopping carts around the building. Director Ritter commented that they are working with them and could be put on a temporary occupancy while they finish some of the stuff they need done regarding cleaning up to code and property maintenance issues and they do have stuff on the outside and inside needing done.

F1. POLICE DEPARTMENT:

Police Chief Ed Clark had no agenda items but noted that he was aware of the speed car battery issue.

G1. MAYOR'S REPORT:

Mayor Soliman had nothing to report.

H1. CITY CLERK'S REPORT:

City Clerk Christine Vershay-Hall reported on the successful shredding event held on October 25th in partnership with Lockport Township government. She thanked Alderperson Oberlin, Mayor Soliman and his wife Vicky, Alderwoman Gazal, and Lockport Township Supervisor Alex Zapien for their participation. She noted that last year they shredded approximately 3,000 pounds in 3 hours, while this year they shredded 5,000 pounds in just 2 hours.

II. CITY TREASURER'S REPORT:

City Treasurer Jamie Malloy had nothing to report.

8. UNFINISHED BUSINESS:

There was no unfinished business.

9. NEW BUSINESS:

There was no new business.

10. COMMITTEE/LIAISON REPORTS:
Alderswoman Gazal reminded everyone about the upcoming Winter Fest on December 6, 2025, mentioning that there would be fun and exciting things happening at the event.
11. CITY COUNCIL COMMENTS:
Aldersperson Oberlin acknowledged the upcoming Veterans Day holiday and thanked all veterans for their service, as well as the families who supported them.

Alderman Dyke agreed, adding that people should thank veterans year-round, not just on Veterans Day.
12. PUBLIC COMMENT:
No one approached the podium for public comment.
13. EXECUTIVE SESSION:
No executive session was needed.
14. ADJOURNMENT:
There being no further business before the Council, and no action needed from an executive session, a motion for adjournment was in order.

Alderman Dyke made a motion to adjourn at 8:14 P.M. Seconded by Alderman Jefferson. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson. Nays: None. MOTION CARRIED.

Approved this 17 day of NOVEMBER, 2025.
As presented ✓
As amended _____


CHRISTINE VERSHAY HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR