

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
August 17, 2026

1. OPENING OF MEETING

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.

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, Alderwoman Claudia Gazal, Alderperson Tina Oberlin, Alderman Mark Cipiti, Alderman Nate Albert, and Alderman Joe Kubal.

Also present were: City Administrator Blaine Wing, Assistant City Administrator/HR Director Ashley Monroe, City Engineer Ron Wiedeman, Deputy Police Chief Ryan Dobczyk, Community Development Director Dan Ritter, Finance Director Glenn Gehrke, and City Attorney Mike Stiff.

Mayor Soliman stated that he received a message from Alderman Darrell Jefferson stating that he couldn't attend the meeting. Mayor Soliman stated he was excused.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

There were no items.

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 asked if any of the Council members wished to have any items removed from the consent agenda for further discussion. No items were removed.

Mayor Soliman proceeded to read the consent agenda items:

6A. Approve the Minutes from the Regular City Council Meeting Held on August 3, 2026.

6B. Approve the Minutes of the Work Session Meeting Held on August 10, 2026.

6C. Approve a Resolution Approving an Agreement for 2026 Crack Control Treatment Contract by and between the City of Crest Hill, Will County, Illinois and Patriot Pavement Maintenance for an amount of \$28,500.00.
Resolution #1445

- 6D. Approval of Pay Request #43 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$573,525.64.
- 6E. Approve a Resolution Approving an Amendment to the Construction Agreement by and between the City of Crest Hill, Will County, Illinois and John Russ R Company for the Installation of a Maintenance Access Rd. Adjacent to the E. J. & E Property from the City's Property Located at Oakland/Caton Farm Rd. to the Existing Diversion Structure. **Resolution #1446**
- 6F. Approval of an Emergency Replacement of the Booster Pump for Well #4 from Water Well Solutions in the Amount of \$27,355.00.

Aldersperson Oberlin noted that the minutes from the August 10, 2026, Work Session omitted a statement she made during the executive session portion of that meeting. Specifically, after the City Attorney excused himself and stated his reason for doing so, Aldersperson Oberlin had followed with a statement to the effect of "that goes ditto for me," indicating she was departing the executive session for the same reason. Aldersperson Oberlin requested that this be reflected in the minutes. City Clerk Christine Vershay-Hall indicated she would review the recording to determine the correct order of events and update the minutes accordingly.

Mayor Soliman asked for a motion to approve the consent agenda items.

Alderswoman Gazal made a motion to Approve the Consent Agenda. Seconded by Aldersperson Oberlin. Roll Call: Ayes: Dyke, Deserio, Gazal, Oberlin, Cipiti, Albert, Kubal. Nays: None. Absent: Jefferson. MOTION CARRIED.

Aldersperson Oberlin also identified a discrepancy in the engineering documents associated with Item 6E. Two pages within the packet cited two different figures — \$40,686 and \$40,869 — for the revised contract total. Aldersperson Oberlin stated that when she manually added the original award amount and the change order, she arrived at \$40,869. City Engineer Ron Wiedeman confirmed that \$40,869 was the correct total, and that the page reflecting \$40,686 contained a typographical error.

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

- 6C: Resolution 1445
- 6E: Resolution 1446

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

- 7A. MAYOR'S REPORT:
There were no items to report.

7B. CITY CLERK'S REPORT:

City Clerk Christine Vershay-Hall made three announcements:

1. Citywide Garage Sale: The City's annual garage sale begins Thursday, August 20, 2026. Residents wishing to participate are required to obtain a \$5.00 permit from the Clerk's Office and register by Tuesday, August 18, 2026, to be included on the published list of addresses.
2. Community Shred Event: The City of Crest Hill, in partnership with Lockport Township Government, will host a free community shred event on Saturday, October 24, from 9:00 a.m. to 11:00 a.m. in the front parking lot of City Hall. Participants are asked to limit their materials to four boxes.
3. Consolidated Election Petitions: Beginning August 25, 2026, residents could begin circulating or picking up petitions for the April 6, 2027, Consolidated Election. The offices on the ballot would be Alderperson for Wards 1, 2, 3, and 4, each for a four-year term. Petitions would be available at the Clerk's Office Monday through Friday from 8:00 a.m. to 4:30 p.m.

7C. CITY TREASURER'S REPORT:

City Treasurer Jamie Malloy read two items for approval.

- A. Approval of the List of Bills Issued through August 31, 2026, in the Amount of \$1,788,703.46.

Mayor Soliman asked for a motion to approve the list of bills.

Alderwoman Gazal made a motion to approve the List of Bills issued through August 31, 2026, in the amount of \$1,788,703.46. Seconded by Alderman Deserio. Roll Call: Ayes: Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Gazal. Nays: None. Absent: Jefferson. MOTION CARRIED.

Alderman Deserio sought clarification on the date range, noting that the report was described as running through August 31 while the meeting was being held on August 17. Finance Director Glenn Gehrke clarified that the report was generated to run through the end of the month as a standard practice, but that the last check date on the report was August 18, 2026 — the following day. No checks were actually dated August 31.

Alderman Albert raised a question regarding a line item for Rocket Pro Wrestling. Deputy Police Chief Ryan Dobczyk explained that this was in connection with the upcoming Neighbors Night Out event, at which an outdoor wrestling show would be a new featured activity.

- B. Approval of the Regular and Overtime Payroll from July 27, 2026, through August 9, 2026, in the Amount of \$316,318.68.

Mayor Soliman asked for a motion to approve the Payroll for July 27, 2026, through August 9, 2026.

Alderman Dyke made a motion to approve Payroll for July 27, 2026, through August 9, 2026, in the amount of \$316,318.68. Seconded by Alderwoman Gazal. Roll Call: Ayes: Deserio, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke. Nays: None. Absent: Jefferson. MOTION CARRIED.

7D. CITY ATTORNEY:

There were no items to report.

7E. CITY ADMINISTRATOR:

City Administrator Blaine Wing provided a brief update on the aftermath of the severe storm that struck the City on August 11, 2026. The storm caused widespread power outages affecting approximately 5,500 homes and businesses, and impacted many neighboring communities as well. Power was fully restored throughout the City by Friday, August 15, 2026. City Administrator Wing acknowledged and thanked City staff across all departments — particularly the Public Works Director (who was excused from the meeting given he had been working 10- to 12-hour days for more than a week), county staff, elected officials, and ComEd for their response and cooperation. He summarized the written update provided by the Director of Public Works, Gary Richardson:

Crews had addressed debris removal across multiple areas of the City and were continuing focused operations in Ward 1 and portions of Ward 3. City Administrator Wing anticipated that Citywide storm debris cleanup would be completed by the end of that week, with Public Works resuming normal operations beginning Monday, August 24, 2026. Street sweepers would then be deployed to collect any remaining debris. He also noted that both the east and west wastewater treatment facilities were fully back online and operational, and that power had been restored to all City wells. Staff were additionally working with communications channels and HOAs regarding future preparedness options.

Alderwoman Gazal extended thanks to City Administrator Wing and all staff for their diligence and the regular updates provided throughout the event.

Alderman Dyke then raised two questions. First, he noted that at the July 6 Council meeting, a training policy for elected officials attending the Illinois Municipal League (IML) conference had been approved, but that staff who also attend such conferences were not included. He suggested that a similar policy or approval framework should apply to staff and asked that the matter be brought to a vote at the next Council meeting. City Administrator Wing acknowledged that the existing elected officials' policy had effectively been the standard staff had followed—if not a stricter one under the personnel manual — but agreed to bring the matter forward if that was Council's direction. Second, Alderman Dyke asked when a work session discussion

on Council compensation would be scheduled. City Administrator Wing confirmed that the topic would be on the agenda for the upcoming work session, noting that his administrative intern had compiled comparative data that was ready for review. Alderman Dyke also requested that attention be given to weed overgrowth on the sidewalk along Oakland Avenue between the Public Works building and the railroad tracks on the east side. City Administrator Wing agreed to follow up with Public Works.

7F. PUBLIC WORKS DEPARTMENT:

The Director of Public Works was not present, as City Administrator Wing had excused him given his extended hours during the storm response. Mayor Soliman took the opportunity to extend his personal thanks to Public Works and all City departments for their swift and sustained response to the storm. He noted that 5,500 homes and businesses had been without power at the outset, that the response involved significant overtime, and that work was still ongoing. He asked residents to continue to be patient while remaining debris was cleared.

7G. CITY ENGINEER:

1. Award a Resolution of Authorization for the 2027 OSLAD Grant Program

City Engineer Ron Wiedeman presented a resolution of authorization required to advance a grant application under the 2027 Open Space Lands Acquisition and Development (OSLAD) grant program for the Crest Hill Commons project. He noted that the resolution sets out the terms, conditions, and regulations the City must agree to comply with should the grant be awarded, and that the specifics were detailed in his memo included in the Council packet.

Alderperson Oberlin raised a concern regarding the project schedule, specifically noting that items 4 and 5 in the memo listed the bid phase as “Winter 2027” and the construction phase as “Spring 2027,” which she found confusing — as it appeared construction would precede or coincide with the bid process. City Engineer Wiedeman clarified that “Winter 2027” in this context referred to early 2027 — January, February, or March — with construction to follow in the spring. He acknowledged that this phrasing was ambiguous and agreed, at City Administrator Wing’s suggestion, to update the schedule to include specific months for clarity.

Mayor Soliman asked for a motion to approve a resolution of authorization for the 2027 OSLAD grant program.

Alderperson Oberlin made a motion to approve a resolution of authorization for the 2027 OSLAD Grant Program. Alderman Albert seconded. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert,

Kubal, Dyke, Deserio. Nays: None. Absent: Jefferson.
MOTION CARRIED. Resolution #1447

Alderman Cipiti asked City Engineer Wiedeman whether the road construction on Theodore Street between Weber Road and IL Route 53 was a City contract or an IDOT project, as there were barrels everywhere. City Engineer Wiedeman confirmed it was an IDOT contract involving patching, grinding, and pavement marking, and noted that the City had a separate project the following year that required coordination with IDOT's work.

7H. FINANCE:

There were no items to report.

7I. POLICE DEPARTMENT:

1. Approval of a Special Event Police Services Agreement with the Crest Hill Lions Club for September 6, 2026.

Deputy Chief Ryan Dobczyk presented the Special Event Police Services Agreement with the Crest Hill Lions Club for their annual Lions Luau, to be held at St. Joe's Park on September 6, 2026.

Two corrections to the submitted documents were identified during discussion. Alderperson Tina Oberlin noted that the certificate of liability insurance listed the certificate holder as the "City of Crest Hill Police Department" and asked whether it should simply read "City of Crest Hill." City Attorney Mike Stiff agreed it would be more appropriate to reference the City broadly rather than a single department, and City Administrator Wing indicated this would be confirmed with the City's insurance carrier. Additionally, a discrepancy in event hours was noted by Alderman Albert: the contract listed the hours as 6:00 p.m. to 10:00 p.m., while the accompanying memo stated 7:00 p.m. to 10:00 p.m. The hours in the contract (6:00 p.m. to 10:00 p.m.) were confirmed as the correct times.

Mayor Soliman asked for a motion to approve a special event police services agreement with the Crest Hill Lions Club for September 6, 2026.

Alderperson Oberlin made a motion to approve a special event police services agreement with the Crest Hill Lions Club for September 6, 2026, with noted corrections. Alderman Deserio seconded. Roll Call: Ayes: Cipiti, Kubal, Dyke, Deserio, Gazal, Oberlin. Nays: None. Abstain: Albert. Absent: Jefferson.
MOTION CARRIED.

At the request of Alderwoman Gazal, Deputy Chief Dobczyk announced that the City's annual "Neighbors Night Out" event would be held on September 2, 2026, from 5:00 p.m. to 8:00 p.m. The event would feature returning activities as well as new attractions. Public is invited to come out for the event. Additional details would be posted on the City's website and social media channels.

Alderman Dyke raised a resident concern regarding Chaney Avenue, where residents had observed speeding vehicles using the street to circumvent railroad crossings when trains were blocking intersections. Semi-trucks were also observed using Chaney Avenue to avoid the railroad tracks when trains are present. It was suggested that additional signage similar to the truck restriction sign near Pasadena and Oakland might be warranted, as well as possible police details during train crossings. Deputy Chief Dobczyk acknowledged the concern and indicated he would look into it.

7J. COMMUNITY DEVELOPMENT:

1. Approval of Additional Temporary Development Sign Permits – The Seasons of Crest Hill

Community Development Director Dan Ritter presented a request for approval of temporary development sign permits for The Seasons of Crest Hill, a proposed development on approximately 16 acres. Director Ritter noted that this type of request is somewhat unique compared to typical sign permit applications, given the scale of the development and its setback from roadways. He explained that the review of such permits is in the process of being transferred from the Clerk's Office to the Community Development Department as part of ongoing sign code updates.

Andy Kiener, Senior Director of New Development for Fiduciary Real Estate Development, addressed the Council. He described the signage as four banners, each measuring 4 feet by 30 feet, to be placed facing Weber Road and Renwick Road — and not facing any residential properties. The signs would not be illuminated. The initial messaging would be a "coming soon" brand awareness campaign, to be updated as leasing efforts begin to a "now leasing" format. Mr. Kiener committed to maintaining the signs in good condition and replacing them if they faded.

Mayor Soliman expressed support for the signage as a benefit both to the development group's marketing efforts and to the City's interest in informing residents about the project.

Mayor Soliman asked for a motion to approve the additional temporary development sign permits for The Seasons of Crest Hill.

Alderwoman Gazal made a motion to approve the additional temporary development sign permits for The Seasons of Crest Hill. Seconded by Alderperson Oberlin. Roll Call: Ayes: Albert, Kubal, Dyke, Deserio, Gazal, Oberlin, Cipiti. Nays: None. Absent: Jefferson. MOTION CARRIED.

Director Ritter noted in follow-up that the project was nearing its start date, with bonds, the plat, and contractor registration matters substantially resolved.

Alderwoman Gazal asked if Swig had obtained a permit for the flag signs displayed on Larkin Avenue. Director Ritter indicated he was not certain and deferred to the Clerk's Office. City Clerk Vershay-Hall agreed to look into the matter and report back to the full Council. Director Ritter added that if no permit had been obtained, his department would follow up to ensure compliance.

Additionally, Alderwoman Gazal flagged the deteriorated condition of the City of Crest Hill welcome signs and the Women's Civic Organization sign at the entrance to the City near Burger King, noting that the signage had faded to the point of being illegible. Director Ritter acknowledged that he and City Engineer Wiedeman had previously discussed the signs and needed to determine whether they would be kept in place, relocated, or removed — particularly given upcoming IDOT construction in the area. It was agreed that removing the signs temporarily would likely be the prudent course while those decisions are finalized.

Director Ritter also provided the following business development updates: Swig had opened and was in a soft opening phase as of Friday, August 14, 2026. A formal grand opening and ribbon cutting was planned for September 4, 2026, with the time still to be determined.

Acapulco Restaurant and Bakery had signage up in the same commercial center as Swig and was in the process of completing interior work.

Oasis Mexican Restaurant and Bar proposed for 2357 Plainfield Road (a former bar location), had begun submitting permits. Substantial interior renovations were anticipated, placing the opening further out.

Muscle Methods had previously scheduled a grand opening that was canceled; they planned to reschedule.

8. UNFINISHED BUSINESS:

There were no items to report.

9. NEW BUSINESS:

There were no items to report.

10. COMMITTEE/LIAISON REPORTS:

Alderwoman Gazal announced that Winterfest 2026 would be held on December 12, 2026. Staff and elected officials were invited to submit ideas, suggestions, or

comments by email no later than October 1, 2026, so that they could be incorporated into planning.

11. CITY COUNCIL COMMENTS:

Alderman Albert announced the Crest Hill Lions Club Lions Luau on Sunday, September 6 at St. Joe's Park in Joliet. The event would run from Noon to 10:00 p.m. and feature live entertainment throughout the day, including the Joliet American Legion Band at Noon, Group Therapy at 1:00 p.m., Blue Freedom Band at 5:00 p.m., and The Somethings at 8:00 p.m.. The event would also include a car show, vendor fair, bingo, food, drinks, and kids' games. Alderman Albert acknowledged several sponsors of the event, including Fab Works of Crest Hill, Rockdale Automotive, D'Arcy, and State Representative Natalie Manley and more.

Alderman Oberlin reminded the public that children would be returning to school and urged motorists to take extra precautions, obey posted speed limits, avoid cell phone use near schools, and have a safe school year for the children.

Alderman Dyke extended his thanks to police, public works, and all staff who responded to the August 11, 2026, storm, characterizing it as one of the most significant storms the City had experienced in several years.

12. PUBLIC COMMENT:

Resident Linda Dyke, 1700 Kelly, addressed the City Council regarding property maintenance concerns in Ward 1. She expressed frustration over the prevalence of unkempt yards, overgrown hedges nine to ten feet high obscuring sightlines at street corners (specifically citing Stern and Center Street), trees blocking stop signs, and vehicles parked on lawns. She suggested that code enforcement efforts be more proactive, including police logging violations during routine patrol. She also commented on the inconsistency in enforcement compared to years past, and raised the concern that residents who have outstanding code violations perhaps should not be eligible to participate in holiday decorating competitions. Ms. Dyke noted that ongoing decline in neighborhood appearance was contributing to residents choosing to leave the City.

13. EXECUTIVE SESSION:

1. 5ILCS 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.
2. 5ILCS 120/2 (c)/(5): The purchase or lease of real property for the use of the public body, including meetings held for the purpose of discussing whether a particular parcel should be acquired.

Mayor Soliman asked for a motion to go into executive session on 5ILCS 120/2(c)(1) and 5ILCS 120/2 (c)/(5).

Aldersperson Oberlin made a motion to go into executive session on 5ILCS 120/2 (c)(1) and 5ILCS 120/2 (c)/(5) at 7:42 p.m. Seconded by Alderwoman Gazal. Roll Call: Ayes: Kubal, Dyke, Deserio, Gazal, Oberlin, Cipiti, Albert. Naves: None. Absent: Jefferson. MOTION CARRIED.

City Attorney Mike Stiff noted that two attorneys were present — Attorney Melissa Wolf for the first item and himself for the second — and asked Council's preference as to the order of discussion.

Aldersperson Oberlin made a motion to reconvene from the executive session on 5ILCS 120/2 (c)(1) and 5ILCS 120/2 (c)/(5) at 8:51 p.m. Seconded by Alderman Albert. Roll Call: Ayes: Dyke, Deserio, Gazal, Oberlin, Cipiti, Albert, Kubal. Naves: None. Absent: Jefferson. MOTION CARRIED.

14. ADJOURNMENT:

There being no further business before the Council, a motion for adjournment was in order.

Alderman Dyke made a motion to adjourn at 8:52 p.m. Seconded by Alderman Cipiti. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Naves: None. Absent: Jefferson. MOTION CARRIED.

Approved this 8 day of SEPTEMBER, 2026,
As presented ✓
As amended


CHRISTINE VERSHAY-HALL, CITY CLERK


RAYMOND R. SOLIMAN, MAYOR