

MINUTES OF THE WORK SESSION
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
November 24, 2025

The November 24, 2025, the City Council work session was called to order by Mayor Raymond R. Soliman at 7:00 p.m. in the Council Chambers, 20600 City Center Blvd. Crest Hill, Will County, Illinois.

The following Council members were 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, City Engineer Ron Wiedeman, Community & Economic Development Director Daniel Ritter, City Attorney Mike Stiff.

MAYOR

There were no agenda items.

CLERK

There were no agenda items.

TREASURER

There were no agenda items.

CITY ADMINISTRATOR

City Administrator Blaine Wing reminded Council about petitions for the possible referendum to abolish the Civil Service Commission. Approximately 90-100 signatures had been collected, with a total of 340 needed by the December 15th deadline for placement on the March 17, 2026, ballot. He emphasized the importance of obtaining the remaining 240 signatures in a timely manner.

ECONOMIC DEVELOPMENT DEPARTMENT

1. Discuss and Provide Direction on the Ryan Dr. & Weber Rd. Traffic Signal Relocation and Investigating Alternative Options to Improve Safety at the Intersection of McGilvary Dr. & Weber Rd.

Community & Economic Development Director Dan Ritter presented an update on the previously proposed traffic signal relocation from Ryan Drive to McGilvary Drive. He explained that the original cost estimate of \$750,000 had increased to approximately \$1.5 million based on current designs. The plan would require significant changes including restricting access at Ryan Drive and closing one access point on McGilvary Drive.

Director Ritter cited several concerns with the relocation plan:

- The substantial cost increase
 - Negative impacts on commercial properties near Ryan Drive, as businesses prefer proximity to traffic signals.
 - The potential for increased traffic through residential areas, especially on Ontario Street
 - Feedback from the Seasons at Crest Hill development, which prefers the signal to remain at Ryan Drive

Alderwoman Gazal, who had initially advocated for the relocation for many years, explained that after seeing all the impacts, she now agreed that moving the signal would create new problems. She noted her constituents, particularly elderly residents, were concerned about increased traffic through residential streets like Ontario, Michigan, and Huron.

Several Council members expressed concerns about pedestrian safety along Weber Road and other major thoroughfares in Crest Hill. City Engineer Ron Wiedeman suggested potential alternatives to improve the McGilvary/Weber intersection including adjusting signal timing, modifying the median, or implementing restricted turn hours.

The Council reached consensus to pause the signal relocation project and instead explore alternative safety improvements at the McGilvary/Weber intersection. Staff will develop these alternatives while also waiting for traffic studies from the Seasons at Crest Hill development.

Alderman Albert commented that it is disappointing to him that the County will not allow Crest Hill to have a light at both intersections. He also stated that this is the only intersection from Route 30 to I-55 that does not have a light on Weber Road. He then commented that he is in favor of pausing this, so they do not lose Ryan Drive, but he is 100% in favor of trying to get an additional light at McGilvary at some point and encourage the County to do so.

Engineer Wiedeman commented that we could beat the quarter mile rule, but we do not meet traffic warrants at this intersection.

Alderman Jefferson asked when the last traffic study was done, and Engineer Wiedeman stated it was a year ago.

Mayor Soliman conducted a straw poll indicating approval to keep the Ryan Drive signal in place while exploring alternative safety options for McGilvary Drive.

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

NAYES: None.

ABSTAIN: Ald. Jefferson.

ABSENT: None.

2. 2227 Parkrose Street (Stanley Gustafson Park) - Plat of Subdivision, Special Use, City Code and Zoning Ordinance Variations

Community & Economic Development Director Dan Ritter presented the City's application for a final plat of subdivision, special use permit for an existing public park and playground, and multiple variations at Stanley Gustafson Park. The park currently shares a lot with a City well site, and this subdivision would create two separate lots. This is the first step toward transferring ownership of the park to the Park District, which would allow them to reinvest in the property and pursue grants.

Director Ritter noted that the Planning Commission unanimously approved the requests, and a young resident had expressed excitement about potential park improvements during the public hearing. Alderman Cipiti suggested adding a reverter clause to the future transfer agreement to ensure the property returns to the City if it ever ceases to be operated as a park. City Attorney Stiff confirmed this could be included in the transfer agreement.

Mayor Soliman asked if anyone in the audience would like to speak for or against the special use for the existing public park and playground, case number SU-25-4-11-1, or the multiple variations, case number V-25-4-11-1. Let the record reflect that no one from the audience approached the podium.

Mayor Soliman conducted a straw poll approval to place the ordinance approving the final plat of subdivision, special use permit, and variations with the suggestion from Alderman Cipiti to include a reverter clause in the future transfer agreement.

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

NAYES: None.

ABSENT: None.

ENGINEERING DEPARTMENT

1. A Resolution for a Professional Services Agreement for Design Engineering Services for the Theodore Retaining Wall Replacement between Knapp and Barthelone by and between the City of Crest Hill, Will County, Illinois, and Christopher B. Burke Engineering Ltd in the amount of \$39,690.00

City Engineer Ron Wiedeman presented a proposal for design engineering services to replace the final deteriorating retaining wall along Theodore Street. This wall is located near the former City Hall and is currently crumbling, with debris falling onto the sidewalk. The proposal from Christopher B. Burke Engineering, who has designed the other wall replacements along this corridor, would provide design and cost estimates for future budgeting. Engineer Wiedeman noted that easements would need to be obtained as the wall is on private property, though maintenance responsibility belongs to the City.

Mayor Soliman conducted a straw poll.

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

NAYES: None.
ABSENT: None.

The straw poll indicated unanimous approval to place the resolution on the December 1st Council meeting agenda.

2. A Resolution for a Professional Services Agreement for a Four-Year Water System Generator Replacement Program-Design Services by and Between the City of Crest Hill, Will County, Illinois and Strand and Associates, Inc. in the amount of \$202,000.00

City Engineer Ron Wiedeman presented a two-part contract with Strand Engineering to (1) prepare procurement documents for seven new generators and (2) design their installation at City wells. He explained that six existing generators at wells 1, 7, 9, 10, 11, and 12 are old and inefficient, requiring constant repairs, while wells 4 and 8 have no generators at all. The design would ensure consistent generator models across all locations for easier maintenance.

Engineer Wiedeman noted that the procurement contract would schedule delivery of two generators per year, with an estimated construction cost of approximately \$250,000 per well. This replacement program was previously included in the City's capital plan and rate study, with completion targeted by 2030.

Mayor Soliman conducted a straw poll.

AYES: Ald. Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson, Gazal.
NAYES: None.
ABSENT: None.

The straw poll indicated unanimous approval to place the resolution on the December 1st Council meeting agenda.

3. Resolution Approving an Agreement for the Installation of a Maintenance Access Road Adjacent to the E.J. E Railroad Property from the City Property Located at Oakland/Caton Farm Rd to the City's Existing Diversion Structure by and Between the City of Crest Hill, Will County, Illinois and John R Russ and Company Inc. for an Amount of \$28,001.00

Engineer Ron Wiedeman presented a proposal to construct a temporary service road to access the City's diversion structure, which will be repaired as part of the receiving station contract for Grand Prairie. The area, which contains the City's main drain, has become overgrown with trees and is currently inaccessible if repairs are needed. The City recently approved \$19,000 for tree removal in the area.

Engineer Wiedeman received two competitive proposals for the road construction and recommended John Russ and Company. The proposed road would run from the diversion structure to city property at Oakland and Caton Farm, where the new receiving station will be located. John Russ will also grade a section of the City's parcel to improve access. Engineer Wiedeman emphasized that Public Works would need to maintain the access road regularly after construction.

Mayor Soliman conducted a straw poll.

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

NAYES: None.

ABSENT: None.

The straw poll indicated unanimous approval to place the resolution on the December 1st Council meeting agenda.

4. Resolution Approving a Professional Service Agreement for the WY2025 Water Audits and non-Revenue Water Reduction Consultation by and between the City of Crest Hill, Will County, Illinois, and Engineering Enterprises, Inc. for an Amount of \$29,000.00

City Engineer Ron Wiedeman presented a professional services agreement with Engineering Enterprises Inc. (EEI) to prepare the City's required water audit for 2025. He explained this annual audit is required by the IEPA as part of the City's water allocation and helps determine water loss percentages. The previous audit covered 2001-2024, bringing the City up to date, and this contract would cover the 2025 audit due at the end of January.

Mayor Soliman conducted a straw poll.

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

NAYES: None.

ABSENT: None.

The straw poll indicated unanimous approval to place the resolution on the December 1 Council meeting agenda.

5. A Resolution Approving the Adaption of a Complete Streets Policy

City Engineer Ron Wiedeman presented a resolution to adopt a Complete Streets Policy, which would require consideration of all transportation modes (vehicles, bicycles, pedestrians) when designing road projects. He explained that having this policy in place is necessary to qualify for federal transportation grants, including a potential grant through SEMAK to fund improvements at Division and Weber Road.

The discussion expanded to address broader concerns about pedestrian safety throughout Crest Hill, particularly along major thoroughfares like Weber Road and Route 30. Several Council members noted there was an increase in pedestrians and cyclists along these roads with no safe walking paths. Director Ritter added that improving walkability would be a focus in the upcoming comprehensive plan, and that adopting this policy would help the City secure grants for pedestrian infrastructure.

Mayor Soliman conducted a straw poll.

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

NAYES: None.

ABSENT: None.

The straw poll indicated unanimous approval to place the resolution on the December 1 Council meeting agenda.

POLICE DEPARTMENT

There were no agenda items.

PUBLIC WORKS DEPARTMENT

1. Wonderware and Dell Support Renewals

City Administrator Blaine Wing presented a proposal to renew support contracts for the Wonderware software and Dell hardware that operate the City's SCADA system at the East Sewer Treatment Plant. He explained that failing to renew would increase future costs from \$24,000.00 to approximately \$60,000.00. The renewal had been delayed for about four months while staff determined whether the City needed one or two licenses for its treatment plants, concluding that two licenses were required.

Mayor Soliman conducted a straw poll.

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

NAYES: None.

ABSENT: None.

The straw poll indicated unanimous approval to place the item on the December 1st Council meeting agenda.

PUBLIC COMMENTS

No members of the public came forward to address the Council.

There being no further business before the Council, and no action needed from the executive sessions, the meeting is adjourned.

The meeting adjourned at 8:18 p.m.

Approved this _____ day of _____, 2025.
As presented _____
As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR

DRAFT