

MINUTES OF THE REGULAR MEETING
CITY COUNCIL OF CREST HILL
WILL COUNTY, ILLINOIS
November 17, 2025

1. OPENING OF MEETING

The regular meeting of the City of Crest Hill was called to order by Mayor Raymond R. Soliman at 7:00 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 (via Phone), 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, Consultant Ron Mentzer, City Attorney Mike Stiff.

Mayor Soliman stated that he received a text message from Alderman Deserio saying he was sick but would like to join the Council meeting remotely. Mayor Soliman asked if there were any objections and there were none.

Alderman Deserio joined the meeting remotely at 7:03 p.m., after Council established that he could clearly hear and be heard by all members.

4. CITIZEN/SPECIAL REQUEST/PUBLIC HEARINGS

There were no agenda 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. Hearing none, Mayor Soliman proceeded with reading the consent agenda items:

A. Approve the Minutes from the Work Session Meeting Held on October 27, 2025.

B. Approve the Minutes from the Regular Meeting Held on November 3, 2025.

- C. Approve the Minutes from the Special Work Session Meeting Held on November 4, 2025.
- D. Approval of Pay Request #34 from Vissering Construction Inc. with Direction to Send it to the IEPA for Approval and Disbursement for a Total Amount of \$771,414.25.
- E. Approval to Purchase a 2026 Hybrid Ford Utility Interceptor for the Police Department in the Amount of \$49,043.00.
- F. Approve a Resolution Approving a Template Right-of-Way Use Agreement for Fiber Optic Network. **Resolution #1358**
- G. Approve an Ordinance Amending Title 13 (Water and Sewer), to Add Chapter 13.19 (Cross Connections and Backflow Protection), Sections 13.19.010-13.19.170 the Crest Hill City Code. **Ordinance #2038**
- H. Approval of a Change Order with USG Water for Well 4 in an Amount of \$6,780.00.
- I. Approval of Final Payment to Williams Brothers for the East Water Reclamation Facility Phosphorus Removal Upgrade Contract 2-2021 in the Amount of \$100,988.53.
- J. Approval of the Tier 1 SCADA Project Upgrades for Wells 1, 4,7,8, 9/12, 10 and 11 Awarded to MJ Electric not to Exceed an Amount of \$45,000.00.
- K. Approve the Listen Technologies IR Assistive Listening System (ALS) with ACP CreativIT in the amount of \$10,400.
- L. Authorize the purchase of Urban SDK Licenses for the comprehensive collection of Speed, Volume data, and Workflows for all City-owned streets within the corporate limits of Crest Hill for three (3) years for \$16,290 annually.
- M. Approval of the List of Bills Issued through November 30, 2025, in the Amount of \$593,185.55.
- N. Regular and Overtime Payroll from October 20, 2025, to November 2, 2025, in the Amount of \$271,779.19.

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

Alderperson Oberlin made a motion to approve the Consent Agenda. Seconded by Alderwoman Gazal. 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:

- 6F: Resolution 1358
- 6G: Ordinance 2038

7. REPORTS & COMMUNICATIONS FROM DEPARTMENTS & ELECTED OFFICIALS

A. CITY ATTORNEY:

City Attorney Mike Stiff reported that he had no agenda items but was available for questions.

Alderwoman Gazal inquired about the petitioner referendum process, specifically about collecting signatures. Attorney Stiff clarified that the safest approach would be to have citizen groups collect petition signatures, though Council members could also collect signatures if they remained neutral on the issue and did not use City resources. Attorney Stiff emphasized that the City should not finance this effort beyond the research already conducted.

Attorney Stiff further explained that while December 15th is the deadline for filing with election officials, the City was hoping to have signatures collected by December 5th to allow time for a Council resolution supporting the referendum to go before a judge. If the current timeline proves too tight, the effort could be postponed to the November election instead of the upcoming March election.

Alderwoman Gazal expressed concern about the limited time available, especially with Thanksgiving approaching. Administrator Wing explained that staff cannot collect signatures - this must be done by resident groups or Council members working with neighbors. The required number of signatures is 340.

Alderman Oberlin questioned why we normally have the executive session item on our agenda in case it is needed, and it is not on this agenda. Administrator Wing commented that unless there is a specific executive session there is not a way to call an executive session. The Attorney General's office has advised against stating 'if needed' unless you state what is needed prior to going into executive session. As a body, you are no longer able to put that on your agenda as a placeholder. Attorney Stiff stated that he would investigate this and advise the Council once he learns more on this topic.

B. CITY ADMINISTRATOR:

- C. Approval to Purchase 3 Copiers for the Police, Finance, and Clerk Departments in the Amount of \$19,950.47.

City Administrator Blaine Wing presented a request to purchase three copiers for the Police Department, Administration, and Clerk/Finance areas. Administrator Wing explained that the current lease is expiring, and one of the owned copiers was experiencing difficulties. He presented a detailed analysis showing it would be approximately \$18,000 cheaper to purchase the machines outright rather than lease them over a five-year period.

The request was for \$19,950.74 for the three machines, with maintenance to be handled separately.

Mayor Soliman asked for a motion.

Alderman Albert made a motion for Approval to Purchase 3 Copiers for the Police, Finance, and Clerk Departments in the Amount of \$19,950.47. Seconded by Alderman Oberlin. Roll Call: Ayes: Jefferson, Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio. Nays: None. MOTION CARRIED.

Administrator Wing also requested a straw poll from Council members to confirm their availability for Public Works Director candidate interviews on Tuesday, December 2nd, starting at 6:30 PM.

All Council members except Alderman Albert (who abstained) indicated they are available for that date and time.

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

NAYES: None.

ABSTAIN: Ald. Albert.

ABSENT: None.

D. PUBLIC WORKS DEPARTMENT:
There were no agenda items.

E. CITY ENGINEER:
City Engineer Ron Wiedeman provided updates on four ongoing projects:

1. **Hillcrest:** Water main completed along the west edge behind the strip mall. Services will be hooked up in the next couple of weeks, with patching completed, and the remaining south side work to be finished in spring.
2. **Inner Circle:** Final water main connection at Theodore completed that day. Road patching will be done in the next couple of weeks, with final concrete work and resurfacing to be completed in spring.
3. **Oakland Avenue:** The water main is operational with all, but five houses connected to the new main. The remaining connections require redrilling services from the back to the front of the homes, likely to be

completed in winter or early spring. The street will be patched for winter, with aprons, curbs, gutter, and street finishing to be done in spring.

4. **Theodore and Broadway lining project:** Final connections to water services on Theodore were made that day, with testing and pressurization scheduled for that week. Street patching and removal of traffic control on Theodore would begin the week after Thanksgiving, with work on Broadway from Theodore to Ludwig to follow.

In response to Alderman Albert's question about resident responses to the unknown water service line materials letters, City Administrator Wing reported that approximately twenty residents had responded so far, with some confirming they have copper pipes.

F. COMMUNITY DEVELOPMENT:

- G. Review of Concept Planned Unit Development (PUD) Plans for Proposed Seasons at Crest Hill Apartment Home Community.

Community & Economic Development Director Dan Ritter and Consultant Ron Mentzer presented a concept planned unit development (PUD) for the proposed Seasons at Crest Hill Apartment Home Community during the Crest Hill City Council meeting. Consultant Mentzer explained that the City's PUD process involves four steps, and the meeting marked step two, which involves presenting the concept plan for Council review and direction. The development is aimed at addressing a critical gap in Crest Hill's housing market for modern, amenity-rich rental options that can compete with surrounding communities.

Tony DeRosa, Chief Development Officer from Fiduciary Real Estate Development, delivered a comprehensive presentation on the proposed luxury apartment community. Tony DeRosa reported that the project would consist of 260 market-rate apartment homes spread across fourteen 2-story buildings. A notable feature would be the 5,400 square-foot clubhouse with an adjacent pool complex, enhancing the community's appeal. The complex would offer both attached and detached garages, catering to residents' needs for secure parking options.

Tony DeRosa highlighted that the project would use high-quality finishes, including fiber cement siding and brick accents, to ensure durability and aesthetic appeal. The proposed rents for the units would range from \$1,500 to \$2,700, targeting demographics such as young professionals, empty-nesters, and those in service industries.

According to Tony DeRosa, the project is vital as Crest Hill has not witnessed new apartment development in decades. The project aims

to fill a significant housing gap and support the local economy by attracting new residents, increasing consumer spending, and generating approximately \$900,000 annually in tax revenue, a substantial increase from the \$35,000 tax bill on the undeveloped property.

Furthermore, Tony DeRosa addressed concerns about the project's impact on schools. He estimated that only 10 to 14 school-aged children would reside for every 100 hundred units, which translates to just 26-36 students across all 260 units. This minimal increase would be absorbed by the local educational institutions, given the additional revenue from impact fees estimated to be around \$2,100,000.00.

The Council members queried various aspects of the planned development, particularly focusing on stormwater management. Tony DeRosa explained that the project would utilize existing infrastructure designed to support commercial properties with greater impervious surface areas than the proposal. This infrastructure is part of a regional stormwater management master plan, ensuring effective drainage. Council members also raised questions regarding road maintenance responsibilities, compliance with street width regulations per city codes, and the construction quality planned for the development.

The development team clarified that roadway maintenance within the community would be governed by existing agreements relevant to the Crest Hill Business Center and Equimax Plat of Subdivision. They also emphasized sustainability and resident well-being features planned for the community, such as energy-efficient appliances, use of native landscaping to reduce irrigation needs, and the inclusion of EV charging stations to support the adoption of electric vehicles.

Throughout the session, the Council expressed the necessity for a high-caliber development with substantial tax generation potential, highlighting the positive economic impact and strategic benefit as a housing addition to the City.

Following a well-considered presentation and thorough discussion, Mayor Soliman conducted a straw poll.

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

NAYES: None.

ABSENT: None.

Mayor Soliman votes yes, as well.

The result was unanimous support from all Council members for the concept plan, allowing it to advance to the next phase of the PUD process, which involves public hearings and further detailed planning.

H. POLICE DEPARTMENT:

Police Chief Ed Clark reported that the department had completed their annual in-service training requirements, including use of force, control tactics, taser training, and high-risk traffic stops. All officers were properly trained and in compliance.

Alderman Dyke thanked Chief Clark for deciding to go with the Hybrid for the new Police car.

I. MAYOR'S REPORT:

Mayor Soliman had nothing to report.

J. CITY CLERK'S REPORT:

City Clerk Christine Vershay-Hall had nothing to report but wished everyone a Happy and Safe Thanksgiving.

K. CITY TREASURER'S REPORT:

City Treasurer Jamie Malloy had nothing to report but wished everyone a Happy Thanksgiving.

8. UNFINISHED BUSINESS:

There was no unfinished business.

9. NEW BUSINESS:

There was no new business.

10. COMMITTEE/LIAISON REPORTS:

Alderdwoman Gazal reminded everyone that the Winterfest would be held at City Hall on December 6th, featuring parades, food, activities, lighting, and s'mores.

She also announced that the 2025 holiday decorating contest forms were available online, with judging to take place between December 10th and 13th, and winners to be announced on December 15th.

11. CITY COUNCIL COMMENTS:

Council members individually wished residents a Happy Thanksgiving and encouraged them to spend time with family.

Alderdwoman Oberlin cautioned citizens about deep-frying turkeys and advising people to keep turkeys far from houses.

Alderdwoman Gazal congratulated Paddy's on their 10-year anniversary.

12. PUBLIC COMMENT:

No one approached the podium for public comment.

13. 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 8:34 P.M. Seconded by Alderman Jefferson. Roll Call: Ayes: Gazal, Oberlin, Cipiti, Albert, Kubal, Dyke, Deserio, Jefferson. Nays: None. MOTION CARRIED.

Approved this ____ day of _____, 2025.

As presented _____

As amended _____

CHRISTINE VERSHAY-HALL, CITY CLERK

RAYMOND R. SOLIMAN, MAYOR