



## **City of Joliet**

### **Pre-Council Meeting**

### **Meeting Agenda**

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILMAN JUAN MORENO (10/1/2025 - 12/31/2025)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty

Interim Corporation Counsel - Todd Lenzie

City Clerk - Lauren O'Hara

---

**Monday, November 3, 2025**

**5:30 PM**

**City Hall, Council Chambers**

---

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

#### **ROLL CALL:**

#### **PRESENTATION:**

Q2 & Q3 2025 Water Conservation Incentive Program Winners, and Intro for Q4 2025 Program - Presented by Allison Swisher, Director of Public Utilities

**Attachments:** [Approver Report](#)

#### **MAYOR:**

#### **APPROVAL OF AGENDA:**

#### **CITIZENS TO BE HEARD ON AGENDA ITEMS:**

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

## APPOINTMENTS:

## COUNCIL COMMITTEE REPORTS:

Land Use & Economic Development

Public Assets

Public Service

## CONSENT AGENDA:

Approval of Minutes:

**Attachments:** [Pre-Council Meeting Minutes - October 6, 2025.pdf](#)  
[Council Meeting Minutes - October 7, 2025.pdf](#)  
[Approver Report](#)

Invoices to be Paid

**Attachments:** [Invoices 11.04.25.pdf](#)  
[Approver Report](#)

Approval of Change Order No. 3 for the Bridge Street (Nicholson Street - Center Street) Roadway Improvement Project - MFT Section No. 24-00562-00-FP to PT Ferro Construction Co., a Deduction in the Amount of (\$11,139.97), and Payment Request No. 4 & Final in the Amount of \$33,566.80

[579-25](#)

**Attachments:** [Approver Report](#)

Approval of Purchase One (1) Ford F250 Service Truck from Rod Baker Ford in the Amount of \$66,063.70

[580-25](#)

**Attachments:** [Approver Report](#)

Approval of Purchase Order No. 1 for the 2025 Bulk Roadway Sign Materials to High Star Traffic in the Amount of \$42,128.75

[581-25](#)

**Attachments:** [Approver Report](#)

Approval of Change Order No. 1 for the 2025 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the Amount of \$20,000.00 and Payment Request No. 1 & Final in the Amount of \$150,000.00

[582-25](#)

**Attachments:** [Approver Report](#)

Approval of Purchase of Replacement Waste Pumps for the Aux Sable Wastewater Treatment Plant from Boerger LLC in the Amount of \$60,000.00

[583-25](#)

**Attachments:** [Boerger Q31018246 Aux Sable WWTP - Joliet IL b/jv Approver Report](#)

Approval of a Contract with MMA Rx Solutions (Prescription Drug Rebate Management)

[584-25](#)

**Attachments:** [Approver Report](#)

## AGENDA ITEM:

Approval of Change Order No. 2 for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction Inc., a Deduction in the Amount of (\$2,704.50), and Payment Request No. 3 & Final in the Amount of \$188,191.67

[586-25](#)

**Attachments:** [Approver Report](#)

Approval of Change Order No. 2 for the Spring Creek Phase 1 Water Main Improvements Project to Austin Tyler Construction Inc. for a Deduction in the Amount of (\$1,145,302.94) and Pay Estimate No. 9 and Final in the Amount of \$1,302,885.60

[587-25](#)

**Attachments:** [Approver Report](#)

2025 Property Tax Levy Discussion

[588-25](#)

**Attachments:** [Approver Report](#)

## LICENSES AND PERMIT APPLICATIONS:

## PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

Public Hearing Regarding an Ordinance Designating an Area as [\*\*590-25\*\*](#)  
the Joliet River Edge Redevelopment Zone

**Attachments:** [Approver Report](#)

Public Hearing for a Resolution Approving an Annexation [\*\*591-25\*\*](#)  
Agreement for 8.1 Acres Located East of Thoroughbred Lane,  
South of Old Renwick Road

Resolution Approving an Annexation Agreement for 8.1 Acres  
Located East of Thoroughbred Lane, South of Old Renwick Road  
(A-3-25)

**Attachments:** [Resolution](#)

[Annexation Agreement final draft A-3-25.pdf](#)  
[Plat of Annexation DeLeon Sub.pdf](#)  
[Preliminary PUD Plat DeLeon Sub.pdf](#)  
[Preliminary Site Plan DeLeon Sub.pdf](#)  
[Preliminary Landscape Plan DeLeon Sub.pdf](#)  
[Plan Commission Staff Report Packet A-2-25 PUD-3-25.pdf](#)  
[Plan Commission Minutes 08-21-25.pdf](#)  
[Approver Report](#)

## ORDINANCES AND RESOLUTIONS:

### ORDINANCES:

Ordinance Designating an Area as the Joliet River Edge Redevelopment Zone

[593-25](#)

**Attachments:** [Joliet RERZ Designation ORD .docx](#)

[Proposed RERZ Boundary.pdf](#)

[RERZ Legal Description.docx](#)

[Joliet RERZ Application.docx](#)

[Approver Report](#)

Ordinances Associated with DeLeon Subdivision:

[594-25](#)

Ordinance Approving the Annexation of 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road (A-3-25)

Ordinance Approving the Classification of 8.1 Acres East of Thoroughbred Lane, South of Old Renwick Road, to R-1B (Single-Family Residential) Zoning (A-3-25)

Ordinance Approving the Preliminary Planned Unit Development of DeLeon Subdivision (PUD-6-25)

**Attachments:** [Ordinance - Annexation DeLeon.docx](#)

[Plat of Annexation A-3-25.pdf](#)

[Ordinance - Zoning Classification DeLeon.docx](#)

[Ordinance - Preliminary PUD DeLeon.docx](#)

[Preliminary PUD Plat DeLeon Subdivision.pdf](#)

[Preliminary Site Plan DeLeon Subdivision.pdf](#)

[Preliminary Landscape Plan DeLeon Subdivision.pdf](#)

[Plan Commission Staff Report Packet A-2-25 PUD-3-25.pdf](#)

[Plan Commission Minutes 08-21-25.pdf](#)

[Approver Report](#)

Ordinance Vacating 0.028 Acres of a Public Drainage Easement at 1715 Terry Drive

[595-25](#)

**Attachments:** [Plat of Vacation.pdf](#)

[Legal Description.pdf](#)

[Ordinance - Easement Vacation Terry Drive.pdf](#)

[Public Works Approval Letter.pdf](#)

[Approver Report](#)

Ordinance Approving the Fourth Amendment to Development Agreement for Senior Suites of Joliet, LLC Building at 215 N. Ottawa Street

[596-25](#)

**Attachments:** [Senior Suites Ordinance.docx](#)  
[Senior Suites Fourth Amendment Agreement.docx](#)  
[Senior Suites Summary ExhibitA.docx](#)  
[Approver Report](#)

## **RESOLUTIONS:**

Resolution Authorizing Execution of a Lease Agreement Between the City of Joliet and La Sociedad, Inc., DBA Casa Catrina Mexican Heritage Cuisine

[598-25](#)

**Attachments:** [Resolution](#)  
[Casa Catrina Lease Agreement.docx](#)  
[Casa Catrina Attachments.pdf](#)  
[Approver Report](#)

Resolution Approving a Memorandum of Understanding between the Regional Transportation Authority and the City of Joliet for Transit Oriented Development Zoning Regulations

[599-25](#)

**Attachments:** [Resolution](#)  
[Joliet Zoning Code MOU.pdf](#)  
[Approver Report](#)

## **CITY MANAGER:**

## **PUBLIC COMMENTS:**

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

**CLOSED SESSION to discuss the following subjects:**

**PERSONNEL:** The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

**COLLECTIVE BARGAINING:** Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

**LAND ACQUISITION or CONVEYANCE:** The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

**PENDING or THREATENED LITIGATION:** A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

**ADJOURNMENT:**

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at [www.joliet.gov](http://www.joliet.gov). Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

**File #:**

**Agenda Date:** 11/4/2025

---



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

---

**File ID:**

Type: Presentation

**Status:** Agenda Ready

**In Control:** City Council Meeting

**File Created:** 10/22/2025

**Department:** Public Utilities

**Final Action:**

**Title:**

**Agenda Date:** 11/04/2025

---

**Entered by:** agrooms@joliet.gov

---



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

**File #:**

**Agenda Date:** 11/4/2025

---

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

Monday, October 6, 2025

5:30 PM

City Hall, Council Chambers

### Pre-Council Meeting

**MAYOR TERRY D'ARCY**

**MAYOR PRO-TEM COUNCILMAN JUAN MORENO (10/1/2025 - 12/31/2025)**

**COUNCILMAN CESAR CARDENAS**

**COUNCILMAN JOE CLEMENT**

**COUNCILMAN LARRY E. HUG**

**COUNCILWOMAN SUZANNA IBARRA**

**COUNCILMAN PAT MUDRON**

**COUNCILWOMAN JAN HALLUMS QUILLMAN**

**COUNCILWOMAN SHERRI REARDON**

***City Manager - Beth Beatty***

***Interim Corporation Counsel - Todd Lenzie***

***City Clerk - Lauren O'Hara***

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

## ROLL CALL:

**Present:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: City Manager Beth Beatty and Interim Corporation Counsel Todd Lenzie.

## PRESENTATION:

### **Economic Development Update Presentation - by Paulina Martinez, Economic Development Director**

Attachments: [Approver Report](#)

Paulina Martinez and Emily McGuire provided an overview of updates for Economic Development within the City of Joliet.

Councilman Hug asked for updates on upcoming projects.

## MAYOR:

## APPROVAL OF AGENDA:

## CITIZENS TO BE HEARD ON AGENDA ITEMS:

None

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

## APPOINTMENTS:

## COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Public Safety

Public Service

## CONSENT AGENDA:

### **Invoices to be Paid**

Attachments: [Invoices 10.07.2025.pdf](#)  
[Approver Report](#)

**Approval of Purchase of One (1) New Caterpillar 930-14 Full Size End Loader from Altorpher Industries Inc. in the Amount of \$240,342.12**

[528-25](#)

Attachments: [Approver Report](#)

**Approval of Purchase of One (1) New Caterpillar 420-07 XE Backhoe from Altorpher Industries Inc. in the Amount of \$170,006.00**

[529-25](#)

Attachments: [Approver Report](#)

**Approval of Payment for the Cost Share Balance of the Design Agreement for the Construction of a Downtown Flood Control Levee to the Department of the Army in the Amount of \$105,000.00**

[530-25](#)

Attachments: [City of Joliet - Fund request letter - Design Phase.pdf](#)  
[Approver Report](#)

**Approval of Change Order No. 1 for Ottawa Street Parking Deck Parking Access & Revenue Control System to Flashparking Inc. in the Amount of \$74,138.00**

[531-25](#)

Attachments: [Approver Report](#)

**Approval of Change Order No. 2 for the 2025 Pavement Marking Program - MFT Section No. 25-00571-00-ST on Behalf of Superior Road Striping, Inc. in the Amount of \$18,525.14 and Payment Request No. 5 and Final in the Amount of \$64,098.20**

[532-25](#)

Attachments: [Approver Report](#)

**Approval of Change Order No. 2 for the 2023 Sanitary Sewer Cleaning and Inspection Program on behalf of National Power Rodding Corp., for a Deduction in the Amount of (\$20,138.33), and Final Payment No. 9 in the Amount of \$58,942.44**

[533-25](#)

Attachments: [Approver Report](#)

**Approval of Change Order No. 2 for the Fairmont Water and Sewer Extension on Behalf of Steve Spiess Construction Inc., for a Deduction in the Amount of (\$162,631.66), and Final Payment No. 5 in the Amount of \$175,316.05**

[534-25](#)

Attachments: [Approver Report](#)

**Approval of Change Order No. 2 for the Combined Sewer**

[535-25](#)

**Overflow Long Term Control Plan Phase IV - Eastside and Westside Combined Sewer Overflow Regulators on Behalf of D Construction, Inc., for a Deduction in the Amount of (\$488,698.15), and Final Payment No. 7 in the Amount of \$847,079.32**

Attachments: [Approver Report](#)

**Approval of the Purchase and Installation of Flooring for the Joliet Police Department from The Flooring Guys, Inc. in the Amount of \$199,170.00**

[536-25](#)

Attachments: [Flooring JPD.pdf](#)  
[Approver Report](#)

Councilman Hug clarified this is for the whole Police Department - the whole building.

**Award of Contract to Avolve Software for ProjectDox SaaS Renewal in the Amount of \$41,400.00**

[537-25](#)

Attachments: [ProjectDoxQuote\\_Joliet SaaS Renewal.pdf](#)  
[ProjectDox at a Glance.pdf](#)  
[Approver Report](#)

**Award of Contract to Heartland Business Systems for 2025/2026 Document Scanning Services in the Amount of \$100,000.00**

[538-25](#)

Attachments: [Heartland Back Scan per Item Quote 2025.pdf](#)  
[Approver Report](#)

**Award of Contract to Heartland Business Systems for the Implementation of Cisco Identity Services Engine (ISE) and Three Years of ISE Subscription and Support in the Amount of \$165,341.57**

[539-25](#)

Attachments: [ISE.pdf](#)  
[Approver Report](#)

Councilman Hug clarified that this is internal security only.

**Award of Contract to VertiGIS North America for VertiGIS Studio Enterprise Edition for a Three Year ELA Agreement in the Amount of \$109,440.00**

[540-25](#)

Attachments: [VertiGIS SMC ELA\\_City of Joliet\\_20250826.pdf](#)  
[Approver Report](#)

**Award of Contract to RTA for the Purchase of Fleet360 Fleet Management Software and Implementation Services in the**

[541-25](#)

**Amount of \$75,776.72**

Attachments: [RTA Agreement Master 2025.docx](#)  
[RTA Quote.pdf](#)  
[Approver Report](#)

## AGENDA ITEM:

**Approval of Change Order No. 1 for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction Inc. in the Amount of \$12,614.00 and Payment Request No. 2 in the Amount of \$176,377.84**

[543-25](#)

Attachments: [Approver Report](#)

## LICENSES AND PERMIT APPLICATIONS:

**Approval of an Application for a Drive Thru Permit for a Dunkin' Restaurant at 107 S. Briggs Street**

[545-25](#)

Attachments: [107 Briggs Dunkin Drive Thru Permit Application.docx](#)  
[107 Briggs Dunkin Drive Thru Permit Request Letter.pdf](#)  
[107 Briggs Dunkin Drive Thru Exhibit..pdf](#)  
[Approver Report](#)

Councilwoman Ibarra is very excited for this to be coming in.

Councilman Hug asked to clarify that 7Brew had no back ups so that should not be a concern.

## PUBLIC HEARINGS:

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

## ORDINANCES AND RESOLUTIONS:

### ORDINANCES:

**Ordinances Associated with City's Edge South Subdivision:**

[547-25](#)

**Ordinance Approving the Vacation of 5-foot Landscape Easements and a 15-foot Public Utility and Drainage Easement on Lots 3, 4, and 5 in City's Edge Subdivision**

**(V-3-25)**

**Ordinance Approving the Preliminary Plat of City's Edge South Subdivision, a Minor Subdivision (P-2-25)**

**Ordinance Approving the Recording Plat of City's Edge South Subdivision, a Minor Subdivision (RP-5-25)**

Attachments: [Ordinance - Easement Vacation Citys Edge South.docx](#)

[Plat of Vacation City's Edge South.pdf](#)

[Ordinance - Preliminary Plat Citys Edge South.docx](#)

[Preliminary Plat of City's Edge South Sub.pdf](#)

[Ordinance - Recording Plat Citys Edge South.docx](#)

[Recording Plat of City's Edge South Sub.pdf](#)

[Plan Commission Staff Report Packet P-2-25 V-3-25.pdf](#)

[Plan Commission Minutes 05-15-25.pdf](#)

[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

**Ordinances Associated with Ketone Business Center Unit 4 Subdivision:**

[548-25](#)

**Ordinance Approving the Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision (P-3-25)**

**Ordinance Approving the Recording Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision (RP-8-25)**

Attachments: [Ordinance - Preliminary Plat Ketone Unit 4.docx](#)

[Preliminary Plat Ketone Unit 4.pdf](#)

[Ordinance - Recording Plat Ketone Unit 4.docx](#)

[Recording Plat Ketone Unit 4.pdf](#)

[Plan Commission Staff Report Packet P-3-25.pdf](#)

[Plan Commission Minutes 07-17-25.pdf](#)

[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

**RESOLUTIONS:**

**Resolution Appropriating Supplemental Motor Fuel Tax Funds for the 2025 Pavement Marking Program - MFT Section No. 25-00571-00-ST**

[550-25](#)

Attachments: [Resolution](#)  
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

**Resolution Declaring Property of the City of Joliet as Surplus  
(Tri-County Auto Theft Taskforce)**

[551-25](#)

Attachments: [Surplus Resolution.docx](#)  
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

**Resolution Authorizing the Execution of a Memorandum of  
Understanding Between the City of Joliet and the Grundy  
County Emergency Telephone System Board**

[552-25](#)

Attachments: [Resolution](#)  
[MOU Grundy County ETSB.pdf](#)  
[Approver Report](#)

The City Manager gave a brief overview of this Council Memo.

**Resolution Authorizing CDBG Funding for 2025-2026  
Residential Snow Removal Program in an Amount not to  
Exceed \$44,000.00**

[553-25](#)

Attachments: [Resolution](#)  
[AAP FINAL - Separated.pdf](#)  
[Approver Report](#)

Councilman Clement asked if this has gone out to bid.

Jackie Lozado clarified it will go out at the end of the week.

Councilwoman Reardon asked if registration has begun and suggested in the future to do a lottery not first in.

Jackie clarified it has opened and been closed.

Councilman Moreno asked how many applicants get covered.

Jackie said funding will cover 330 households.

Councilwoman Quillman spoke on getting ideas for more funding in the future.

Mayor D'Arcy suggested completing and helping all 350 submissions.

**Resolution Authorizing CDBG Funding and Subrecipient  
Agreement with Fighting Chance, NFP as a recipient of  
CDBG Administration Funds in an Amount not to Exceed  
\$15,000.00**

[554-25](#)

Attachments:

[Resolution](#)  
[FC CDBG Agreement PY25.docx](#)  
[AAP FINAL - Separated.pdf](#)  
[Approver Report](#)

**Resolution Authorizing CDBG Funding and Subrecipient  
Agreement with The Recovery Community Center of Joliet,  
NFP as a recipient of CDBG Administration Funds in an  
Amount not to Exceed \$15,000.00**

[555-25](#)

Attachments:

[Resolution](#)  
[RCCJ CDBG Agreement PY25.docx](#)  
[AAP FINAL - Separated.pdf](#)  
[Approver Report](#)

**Resolution Authorizing CDBG Funding and Subrecipient  
Agreement with Illinois Rock and Roll Museum on Route 66,  
NFP as a recipient of CDBG Administration Funds in an  
Amount not to Exceed \$25,000.00**

[556-25](#)

Attachments:

[Resolution](#)  
[IR&RM CDBG Agreement PY25.docx](#)  
[AAP FINAL - Separated.pdf](#)  
[Approver Report](#)

**CITY MANAGER:****PUBLIC COMMENTS:**

City Manager addressed those who may be here to speak on Bicentennial Park.

Michael Obizynski - spoke on his attendance of the Tree Advisory Board, thanked the Council members for their assistance in cleaning his neighborhood, and spoke in support of Economic Developments information presented, spoke in support of the Senior Snow Removal program as well, and congratulated the City on the City Square.

Cathy Garthus - spoke about Laraway Road crossing issues, and against a Data Center going up in Joliet and to preserve farmland instead.

Samantha Bartolo - spoke about how proud she is of our First Responders, and spoke on concerns regarding ICE raids.

James Alston - spoke about his subdivision, Clearview, and asking for curbs and gutters to be put in, not all was completed after the return from Covid.

Councilwoman Ibarra asked this to be looked into.

Nicole Leroy - spoke regarding concerns about changes being done to Bicentennial Park - they would like more information and transparency.

Mary Gannon - spoke about concerns regarding Bicentennial Park and Bluff Street.

Bertina Anderson - spoke regarding Bicentennial Park and it's importance to the community.

Sadiq Poonwala- representative of the Dunkin Donuts on the agenda, spoke addressing concerns of traffic concerns - they do not foresee any issues.

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

## **CLOSED SESSION to discuss the following subjects:**

**PERSONNEL:** The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

**COLLECTIVE BARGAINING:** Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

**LAND ACQUISITION or CONVEYANCE:** The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

**PENDING or THREATENED LITIGATION:** A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas to enter into closed session to discuss personnel, collective bargaining, land acquisition or conveyance, pending or threatened litigation after which the meeting will be adjourned.

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at [www.joliet.gov](http://www.joliet.gov). Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

**Tuesday, October 7, 2025**

**6:30 PM**

**City Hall, Council Chambers**

### **City Council Meeting**

**MAYOR TERRY D'ARCY**

**MAYOR PRO-TEM COUNCILMAN JUAN MORENO (10/1/2025 - 12/31/2025)**

**COUNCILMAN CESAR CARDENAS**

**COUNCILMAN JOE CLEMENT**

**COUNCILMAN LARRY E. HUG**

**COUNCILWOMAN SUZANNA IBARRA**

**COUNCILMAN PAT MUDRON**

**COUNCILWOMAN JAN HALLUMS QUILLMAN**

**COUNCILWOMAN SHERRI REARDON**

***City Manager - Beth Beatty***

***Interim Corporation Counsel - Todd Lenzie***

***City Clerk - Lauren O'Hara***

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

**INVOCATION:**

Pastor Herbert Brooks, Jr., St. John's Missionary Baptist Church, 104 E. Zarley Blvd., Joliet

**PLEDGE TO THE FLAG:****ROLL CALL:**

**Present:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: City Manager Beth Beatty and Interim Corporation Counsel Todd Lenzie.

**PRESENTATION:****MAYOR:****Proclamation for Nonviolent City**

Attachments: [Proclamation for Nonviolent City .pdf](#)  
[Approver Report](#)

Councilwoman Ibarra read a Proclamation declaring the City of Joliet a Nonviolent City.

Chair of Nonviolent Committee - spoke in gratitude of the City Manager, Mayor and Council for this proclamation.

**APPROVAL OF AGENDA:**

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to approve the agenda as written.

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**CITIZENS TO BE HEARD ON AGENDA ITEMS:**

None.

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

**APPOINTMENTS:****COUNCIL COMMITTEE REPORTS:**

Communication, Technology & Information Systems

Councilwoman Reardon gave a brief overview of the Communication, Technology & Information Systems Committee meeting held October 1, 2025 in Council Chambers.

Link: [https://joliet.granicus.com/player/clip/6047?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/6047?view_id=6&redirect=true)

Public Safety

Councilman Clement gave a brief overview of the Public Safety Committee meeting held October 7, 2025 in Council Chambers.

Link: [https://joliet.granicus.com/player/clip/6067?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/6067?view_id=6&redirect=true)

Public Service

Councilman Hug gave a brief overview of the Public Service Committee meeting held October 6, 2025 in Council Chambers.

Link: [https://joliet.granicus.com/player/clip/6057?view\\_id=6&redirect=true](https://joliet.granicus.com/player/clip/6057?view_id=6&redirect=true)

**CONSENT AGENDA:****Invoices to be Paid**

Attachments: [Invoices 10.07.2025.pdf](#)  
[Approver Report](#)

**Approval of Purchase of One (1) New Caterpillar 930-14 Full Size End Loader from Altorpher Industries Inc. in the Amount of \$240,342.12**

[528-25](#)

Attachments: [Approver Report](#)

**Approval of Purchase of One (1) New Caterpillar 420-07 XE Backhoe from Altorpher Industries Inc. in the Amount of \$170,006.00**

[529-25](#)

Attachments: [Approver Report](#)

**Approval of Payment for the Cost Share Balance of the Design Agreement for the Construction of a Downtown Flood Control Levee to the Department of the Army in the Amount of \$105,000.00**

[530-25](#)

Attachments: [City of Joliet - Fund request letter - Design Phase.pdf](#)  
[Approver Report](#)

**Approval of Change Order No. 1 for Ottawa Street Parking**

[531-25](#)

**Deck Parking Access & Revenue Control System to Flashparking Inc. in the Amount of \$74,138.00**

Attachments: [Approver Report](#)

**Approval of Change Order No. 2 for the 2025 Pavement Marking Program - MFT Section No. 25-00571-00-ST on Behalf of Superior Road Striping, Inc. in the Amount of \$18,525.14 and Payment Request No. 5 and Final in the Amount of \$64,098.20**

[532-25](#)

Attachments: [Approver Report](#)

**Approval of Change Order No. 2 for the 2023 Sanitary Sewer Cleaning and Inspection Program on behalf of National Power Rodding Corp., for a Deduction in the Amount of (\$20,138.33), and Final Payment No. 9 in the Amount of \$58,942.44**

[533-25](#)

Attachments: [Approver Report](#)

**Approval of Change Order No. 2 for the Fairmont Water and Sewer Extension on Behalf of Steve Spiess Construction Inc., for a Deduction in the Amount of (\$162,631.66), and Final Payment No. 5 in the Amount of \$175,316.05**

[534-25](#)

Attachments: [Approver Report](#)

**Approval of Change Order No. 2 for the Combined Sewer Overflow Long Term Control Plan Phase IV - Eastside and Westside Combined Sewer Overflow Regulators on Behalf of D Construction, Inc., for a Deduction in the Amount of (\$488,698.15), and Final Payment No. 7 in the Amount of \$847,079.32**

[535-25](#)

Attachments: [Approver Report](#)

**Approval of the Purchase and Installation of Flooring for the Joliet Police Department from The Flooring Guys, Inc. in the Amount of \$199,170.00**

[536-25](#)

Attachments: [Flooring JPD.pdf](#)  
[Approver Report](#)

**Award of Contract to Avolve Software for ProjectDox SaaS Renewal in the Amount of \$41,400.00**

[537-25](#)

Attachments: [ProjectDoxQuote\\_Joliet SaaS Renewal.pdf](#)  
[ProjectDox at a Glance.pdf](#)  
[Approver Report](#)

**Award of Contract to Heartland Business Systems for 2025/2026 Document Scanning Services in the Amount of \$100,000.00**

[538-25](#)

Attachments: [Heartland Back Scan per Item Quote 2025.pdf](#)  
[Approver Report](#)

**Award of Contract to Heartland Business Systems for the Implementation of Cisco Identity Services Engine (ISE) and Three Years of ISE Subscription and Support in the Amount of \$165,341.57**

[539-25](#)

Attachments: [ISE.pdf](#)  
[Approver Report](#)

**Award of Contract to VertiGIS North America for VertiGIS Studio Enterprise Edition for a Three Year ELA Agreement in the Amount of \$109,440.00**

[540-25](#)

Attachments: [VertiGIS SMC ELA\\_City of Joliet\\_20250826.pdf](#)  
[Approver Report](#)

**Award of Contract to RTA for the Purchase of Fleet360 Fleet Management Software and Implementation Services in the Amount of \$75,776.72**

[541-25](#)

Attachments: [RTA Agreement Master 2025.docx](#)  
[RTA Quote.pdf](#)  
[Approver Report](#)

### **Consent Agenda Items Approved**

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Suzanna Ibarra, to approve all said Consent Agenda items.

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

### **AGENDA ITEM:**

**Approval of Change Order No. 1 for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction**

[543-25](#)

**Inc. in the Amount of \$12,614.00 and Payment Request No. 2  
in the Amount of \$176,377.84**

Attachments: [Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Jan Hallums Quillman, to approve COUNCIL MEMO #543-25: Approval of Change Order No. 1 for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction Inc. in the Amount of \$12,614.00 and Payment Request No. 2 in the Amount of \$176,377.84.

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Abstain:** Councilman Juan Moreno

**LICENSES AND PERMIT APPLICATIONS:****Approval of an Application for a Drive Thru Permit for a  
Dunkin' Restaurant at 107 S. Briggs Street**[545-25](#)

Attachments: [107 Briggs Dunkin Drive Thru Permit Application.docx](#)  
[107 Briggs Dunkin Drive Thru Permit Request Letter.pdf](#)  
[107 Briggs Dunkin Drive Thru Exhibit..pdf](#)  
[Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to approve COUNCIL MEMO #545-25: Approval of an Application for a Drive Thru Permit for a Dunkin' Restaurant at 107 S. Briggs Street.

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**PUBLIC HEARINGS:**

All evidence and testimony will be presented under oath. The petitioner will be allowed to present first. After the petitioner is completed, interested parties will be allowed to present evidence and/or cross examine the petitioner. As this hearing is legislative in nature and not administrative, an interested party shall be defined as someone who either owns property within 600 feet of the proposed development site, or a member or official representative of an affected governmental body; the remainder of those who wish to be heard shall be classified as public speakers. Interested parties will present second. Once the interested parties have completed, public speakers will be heard. These individuals are public speakers, so the applicable public speaking rules shall be in effect: Speakers should try to address all comments to the council as a whole and not to any individual member, repetitive comments are discouraged, total comment time for any one person is 4 minutes, no speaker shall engage in a debate or make direct threats or personal attacks or be uncivil or abusive, disruptive behavior by the members of the public will not be tolerated, and the presiding officer may limit irrelevant, immaterial, or inappropriate comments or statements.

## ORDINANCES AND RESOLUTIONS:

### ORDINANCES:

#### **Ordinances Associated with City's Edge South Subdivision:**

**547-25**

#### **Ordinance Approving the Vacation of 5-foot Landscape Easements and a 15-foot Public Utility and Drainage Easement on Lots 3, 4, and 5 in City's Edge Subdivision (V-3-25)**

#### **Ordinance Approving the Preliminary Plat of City's Edge South Subdivision, a Minor Subdivision (P-2-25)**

#### **Ordinance Approving the Recording Plat of City's Edge South Subdivision, a Minor Subdivision (RP-5-25)**

Attachments:

[Ordinance - Easement Vacation Citys Edge South.docx](#)  
[Plat of Vacation City's Edge South.pdf](#)  
[Ordinance - Preliminary Plat Citys Edge South.docx](#)  
[Preliminary Plat of City's Edge South Sub.pdf](#)  
[Ordinance - Recording Plat Citys Edge South.docx](#)  
[Recording Plat of City's Edge South Sub.pdf](#)  
[Plan Commission Staff Report Packet P-2-25 V-3-25.pdf](#)  
[Plan Commission Minutes 05-15-25.pdf](#)  
[Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Larry E. Hug, to approve COUNCIL MEMO #547-25: Ordinances Associated with City's Edge South Subdivision:

Ordinance Approving the Vacation of 5-foot Landscape Easements and a 15-foot Public Utility and Drainage Easement on Lots 3, 4, and 5 in City's Edge Subdivision (V-3-25) (Ordinance 18790)

Ordinance Approving the Preliminary Plat of City's Edge South Subdivision, a Minor Subdivision (P-2-25)(Ordinance 18791)

Ordinance Approving the Recording Plat of City's Edge South Subdivision, a Minor Subdivision (RP-5-25). (Ordinance 18792)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Ordinances Associated with Ketone Business Center Unit 4 Subdivision:**

[548-25](#)

**Ordinance Approving the Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision (P-3-25)**

**Ordinance Approving the Recording Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision (RP-8-25)**

Attachments: [Ordinance - Preliminary Plat Ketone Unit 4.docx](#)  
[Preliminary Plat Ketone Unit 4.pdf](#)  
[Ordinance - Recording Plat Ketone Unit 4.docx](#)  
[Recording Plat Ketone Unit 4.pdf](#)  
[Plan Commission Staff Report Packet P-3-25.pdf](#)  
[Plan Commission Minutes 07-17-25.pdf](#)  
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to approve COUNCIL MEMO #548-25: Ordinances Associated with Ketone Business Center Unit 4 Subdivision:

Ordinance Approving the Preliminary Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision (P-3-25) (Ordinance 18793)

Ordinance Approving the Recording Plat of Ketone Business Center Unit 4 Subdivision, a Minor Subdivision (RP-8-25). (Ordinance 18794)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**RESOLUTIONS:**

**Resolution Appropriating Supplemental Motor Fuel Tax**

[550-25](#)

**Funds for the 2025 Pavement Marking Program - MFT  
Section No. 25-00571-00-ST**

Attachments: [Resolution](#)  
[Approver Report](#)

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Jan Hallums Quillman, to approve COUNCIL MEMO #550-25: Resolution Appropriating Supplemental Motor Fuel Tax Funds for the 2025 Pavement Marking Program - MFT Section No. 25-00571-00-ST. (Resolution 8204)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Resolution Declaring Property of the City of Joliet as Surplus  
(Tri-County Auto Theft Taskforce)**

[551-25](#)

Attachments: [Surplus Resolution.docx](#)  
[Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Joe Clement, to approve COUNCIL MEMO #551-25: Resolution Declaring Property of the City of Joliet as Surplus (Tri-County Auto Theft Taskforce). (Resolution 8205)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Resolution Authorizing the Execution of a Memorandum of  
Understanding Between the City of Joliet and the Grundy  
County Emergency Telephone System Board**

[552-25](#)

Attachments: [Resolution](#)  
[MOU Grundy County ETSB.pdf](#)  
[Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Joe Clement, to approve COUNCIL MEMO #552-25: Resolution Authorizing the Execution of a Memorandum of Understanding Between the City of Joliet and the Grundy County Emergency Telephone System Board. (Resolution 8206)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Resolution Authorizing CDBG Funding for 2025-2026 Residential Snow Removal Program in an Amount not to Exceed \$44,000.00**

[553-25](#)

Attachments: [Resolution](#)  
[AAP FINAL - Separated.pdf](#)  
[Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilman Joe Clement, to approve COUNCIL MEMO #553-25: Resolution Authorizing CDBG Funding for 2025-2026 Residential Snow Removal Program in an Amount not to Exceed \$44,000.00. (Resolution 8207)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Resolution Authorizing CDBG Funding and Subrecipient Agreement with Fighting Chance, NFP as a recipient of CDBG Administration Funds in an Amount not to Exceed \$15,000.00**

[554-25](#)

Attachments: [Resolution](#)  
[FC CDBG Agreement PY25.docx](#)  
[AAP FINAL - Separated.pdf](#)  
[Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Mayor Terry D'Arcy, to approve COUNCIL MEMO #554-25: Resolution Authorizing CDBG Funding and Subrecipient Agreement with Fighting Chance, NFP as a recipient of CDBG Administration Funds in an Amount not to Exceed \$15,000.00. (Resolution 8208)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Resolution Authorizing CDBG Funding and Subrecipient Agreement with The Recovery Community Center of Joliet, NFP as a recipient of CDBG Administration Funds in an Amount not to Exceed \$15,000.00**

**555-25**

Attachments: [Resolution](#)  
[RCCJ CDBG Agreement PY25.docx](#)  
[AAP FINAL - Separated.pdf](#)  
[Approver Report](#)

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Juan Moreno, to approve COUNCIL MEMO #555-25: Resolution Authorizing CDBG Funding and Subrecipient Agreement with The Recovery Community Center of Joliet, NFP as a recipient of CDBG Administration Funds in an Amount not to Exceed \$15,000.00. (Resolution 8209)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**Resolution Authorizing CDBG Funding and Subrecipient Agreement with Illinois Rock and Roll Museum on Route 66, NFP as a recipient of CDBG Administration Funds in an Amount not to Exceed \$25,000.00**

**556-25**

Attachments: [Resolution](#)  
[IR&RM CDBG Agreement PY25.docx](#)  
[AAP FINAL - Separated.pdf](#)  
[Approver Report](#)

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Juan Moreno, to approve COUNCIL MEMO #556-25: Resolution Authorizing CDBG Funding and Subrecipient Agreement with Illinois Rock and Roll Museum on Route 66, NFP as a recipient of CDBG Administration Funds in an Amount not to Exceed \$25,000.00. (Resolution 8210)

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**CITY MANAGER:**

The City Manager gave updates on the City Square Sculpture, spoke on Fire Prevention

Week (this week), and Battalion Chief Dan Berta's recognition as Firefighter of the Year.

**PUBLIC COMMENTS:**

Tamara Martinez - spoke on residents concerns with Bicentennial Park's future

Nicole Leroy - spoke about concerns regarding the future of Bicentennial Park

Jamie Novotry - spoke regarding his experience at Bicentennial Park, and concerns for the future

Olive Lorenz - spoke about her love of Bicentennial Park and what she has learned in her time there

Tricia Maas - Trustee of the Village of Elwood - spoke regarding NorthPoint concerns from previous agreements, cul-de-sac decisions around Millsdale, and Data Center concerns regarding water source depletions

Dorothy Eppenstein - Trustee for Village of Elwood - spoke on concerns regarding multiple accidents on 53/Dollar Tree Lane

Paige Granda - spoke about her experience at Bicentennial Park and how much she enjoys her time there

Teddy Lucas - spoke about his time with Bicentennial Park and how great his experience is there

Rayne Fox - Joliet West Student - spoke regarding Bicentennial Park programs and how it has helped her

Serena Magosky - spoke on the importance of Bicentennial Park to the City and it's community

Kathleen Clark - spoke regarding Bicentennial Park and how important it is

Fred Kuanapa - spoke regarding Bicentennial Park and the impact it has made on him and his family

Abigail Harris - spoke about her love of Bicentennial Park

Mary Ann Corley - spoke about concerns of the potential Data Center and would like more information given to the residents in District 5 and all around.

Michael Obizynski - spoke in support all the previous speakers at this meeting and the importance of Bicentennial Park

Carrie Lee - spoke regarding Bicentennial Park and it's importance to her family and the community

Father of Paige Granada - spoke regarding the importance of Bicentennial Park

Lucy Martinez - spoke regarding the importance of Bicentennial Park and its programs

Carol Harris - Abigail's mother - spoke on the positive impact Bicentennial Park made on her family

Judy Smith - spoke on the positive impact Bicentennial Park in her life

Sarah Bradshaw - spoke about Bicentennial Park and its positive impact on her and her family's lives

Spoke on behalf of her daughter - and the impact Bicentennial Park has had on her and those who are involved

Gricelda Chavez - spoke about developments impact on communities and that we make sure the impact is not negative to our residents.

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council do not generally respond to public comments. The City Clerk has a copy of the public speaking procedures; please note, speakers who engage in conduct injurious to the harmony of the Council shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

## **MAYOR AND COUNCIL COMMENTS:**

Councilman Clement - thanked everyone who spoke at the meeting, thanked Brent Fraser and team for the mums around the City, special prayer for Jim G. with Duke's Landscaping regarding a medical situation, congratulate BC Dan Berta on his accomplishments and recognition.

Councilman Hug - acknowledged those who came to speak on Bicentennial Park, and spoke of his support of Bicentennial Park's programs.

Councilwoman Ibarra - acknowledged everyone who came for Bicentennial Park, and made comments regarding the potential Data Center and that she recommended a community meeting which will happen soon, wished her mom Happy Birthday

Councilwoman Quillman - spoke about her experiences at Bicentennial Park, and her love of the park, mentioned Breast Cancer Awareness month and recommends women get mammograms, and that more information will come regarding the Data Center

Councilwoman Reardon - acknowledged and thanked all those who came in to speak about Bicentennial Park, congratulations to BC Dan Berta on Fireman of the Year

Mayor D'Arcy - thanked all those who came out to speak tonight, congratulated BC Dan Berta on Firefighter of the Year, thanked those who came out for the CPAC workshop, mentioned Imagine a Day Without Water day on October 16, mentioned his attendance at the Joliet Chamber Athena Award Luncheon honoring winner Dr. Karla Guseman, his introduction of the new University of St. Francis president, and his attendance at the Philanthropy Recognition Awards Brunch.

**ADJOURNMENT:**

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Larry E. Hug, to adjourn.

The motion carried by the following vote:

**Aye:** Mayor Terry D'Arcy, Councilman Cesar Cardenas, Councilman Joe Clement, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Juan Moreno, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at [www.joliet.gov](http://www.joliet.gov). Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

---

**File ID:**

Type: Consent Agenda

**Status:** Agenda Ready

**In Control:** City Council Meeting

**File Created:** 12/11/2024

**Department:** City Clerk/Business  
Services

**Final Action:**

**Title:**

**Agenda Date:** 11/04/2025

**Attachments:** Pre-Council Meeting Minutes - October 6, 2025.pdf,  
Council Meeting Minutes - October 7, 2025.pdf

**Entered by:** pames@joliet.gov

---



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

**File #:**

**Agenda Date:** 11/4/2025

---

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
17355 A.N.T. PEST CONTROL INC											
16194		11/04/2025	251104	397986	172.00		172.00	11/04/2025	INV	PD	SERVIC
CHECK DATE:	11/04/2025										
16320		11/04/2025	251104	397986	175.00		175.00	11/04/2025	INV	PD	SERVIC
CHECK DATE:	11/04/2025										
17145		11/04/2025	251104	397986	772.00		772.00	11/04/2025	INV	PD	PROFES
CHECK DATE:	11/04/2025										
18982 AC PAVEMENT STRIPING CO											
2798-0224-PAY 1	25000861	11/04/2025	251104	397987	140,273.55		140,273.55	11/04/2025	INV	PD	2024 B
CHECK DATE:	11/04/2025										
18274 ADVANCED APPRAISALS ASSOCIATES INC											
251012		11/04/2025	251104	397988	750.00		750.00	11/04/2025	INV	PD	EASEME
CHECK DATE:	11/04/2025										
251013		11/04/2025	251104	397988	625.00		625.00	11/04/2025	INV	PD	EASEME
CHECK DATE:	11/04/2025										
251014		11/04/2025	251104	397988	750.00		750.00	11/04/2025	INV	PD	EASEME
CHECK DATE:	11/04/2025										
56 AIR ONE EQUIPMENT, INC											
227162		11/04/2025	251104	397989	600.00		600.00	11/04/2025	INV	PD	BOOTS
CHECK DATE:	11/04/2025										
227229		11/04/2025	251104	397989	165.00		165.00	11/04/2025	INV	PD	BREATH
CHECK DATE:	11/04/2025										
11203 AIRGAS WEST JOLIET											
9166038253	25000927	11/04/2025	251104	397990	195.42		195.42	11/04/2025	INV	PD	AUTOMO
CHECK DATE:	11/04/2025										
14157 AIRYS INC											
51754	25000653	11/04/2025	251104	10000549	206,479.89		206,479.89	11/04/2025	INV	PD	Highla
CHECK DATE:	11/06/2025										
51755	25000652	11/04/2025	251104	10000549	431,435.47		431,435.47	11/04/2025	INV	PD	Hickor

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/06/2025											
11858 AL WARREN OIL COMPANY INC					637,915.36						
W1785365	25000101	11/04/2025	251104	397991	20,672.00	20,672.00	20,672.00	11/04/2025	INV	PD	FUEL,
CHECK DATE: 11/04/2025											
W1789669	25000101	11/04/2025	251104	397991	20,672.00	20,672.00	20,672.00	11/04/2025	INV	PD	FUEL,
CHECK DATE: 11/04/2025											
W1789670	25000101	11/04/2025	251104	397991	20,674.58	20,674.58	20,674.58	11/04/2025	INV	PD	FUEL,
CHECK DATE: 11/04/2025											
15495 ALL AMERICAN CLEANING & JANITORIAL INC					62,018.58						
1025G		11/04/2025	251104	397992	915.00	915.00	915.00	11/04/2025	INV	PD	CLEANI
CHECK DATE: 11/04/2025											
16235 ALLEGRA COAL CITY											
140100		11/04/2025	251104	397993	51.00	51.00	51.00	11/04/2025	INV	PD	BUSINE
CHECK DATE: 11/04/2025											
11433 ALPHA BUILDING MAINTENANCE SVC											
23715 CJ		11/04/2025	251104	397994	865.30	865.30	865.30	11/04/2025	INV	PD	SERVIC
CHECK DATE: 11/04/2025											
16555 ALTORFER INDUSTRIES INC											
P58C0065996	25000935	11/04/2025	251104	397995	768.13	768.13	768.13	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
P58C0066331	25000935	11/04/2025	251104	397995	129.46	129.46	129.46	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
P58C0066525	25000935	11/04/2025	251104	397995	74.10	74.10	74.10	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
P95C0004762	25000935	11/04/2025	251104	397995	417.90	417.90	417.90	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
15576 AMAZON CAPITAL SERVICES					1,389.59						
111H-P1VT-371J		11/04/2025	251104	397996	102.56	102.56	102.56	11/04/2025	INV	PD	SUPPLI
CHECK DATE: 11/04/2025											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
113J-639T-HWWJ CHECK DATE: 11/04/2025		11/04/2025	251104	397996	14.85		14.85	11/04/2025	INV PD	OFFICE	
11NT-N41T-9N6J CHECK DATE: 11/04/2025		11/04/2025	251104	397996	11.58		11.58	11/04/2025	INV PD	OFFICE	
11R7-7DVH-N97Q CHECK DATE: 11/04/2025		11/04/2025	251104	397996	67.90		67.90	11/04/2025	INV PD	CLEANI	
13PC-VLNY-JDQ7 CHECK DATE: 11/04/2025		11/04/2025	251104	397996	279.99		279.99	11/04/2025	INV PD	TOOLS	
13QQ-9TQC-7JK3 CHECK DATE: 11/04/2025		11/04/2025	251104	397996	114.24		114.24	11/04/2025	INV PD	TONER	
146P-GC69-97NP CHECK DATE: 11/04/2025		11/04/2025	251104	397996	51.03		51.03	11/04/2025	INV PD	OFFICE	
14CG-FWMK-C1PX CHECK DATE: 11/04/2025		11/04/2025	251104	397996	218.75		218.75	11/04/2025	INV PD	SUPPLI	
14CG-FWMK-C3JF CHECK DATE: 11/04/2025		11/04/2025	251104	397996	77.96		77.96	11/04/2025	INV PD	BATTER	
14QG-61LV-DRVV CHECK DATE: 11/04/2025		11/04/2025	251104	397996	215.64		215.64	11/04/2025	INV PD	OFFICE	
167Q-NM3G-YMY1 CHECK DATE: 11/04/2025		11/04/2025	251104	397996	43.59		43.59	11/04/2025	INV PD	TONER	
16CP-PRGK-64KY CHECK DATE: 11/04/2025		11/04/2025	251104	397996	9.97		9.97	11/04/2025	INV PD	PARTS	
16N1-LCXR-VVX7 CHECK DATE: 11/04/2025		11/04/2025	251104	397996	1,818.83		1,818.83	11/04/2025	INV PD	CERT T	
17RV-DMYK-9G7Q CHECK DATE: 11/04/2025		11/04/2025	251104	397996	36.97		36.97	11/04/2025	INV PD	PARTS	
1F1Y-JWLW-6LWF CHECK DATE: 11/04/2025		11/04/2025	251104	397996	202.31		202.31	11/04/2025	INV PD	HEADLA	
1F7L-NLMP-P9YL CHECK DATE: 11/04/2025		11/04/2025	251104	397996	168.14		168.14	11/04/2025	INV PD	SEALS	
1FK4-V39N-6X97 CHECK DATE: 11/04/2025		11/04/2025	251104	397996	128.28		128.28	11/04/2025	INV PD	SUPPLI	
1FY1-3KJ4-9LFK CHECK DATE: 11/04/2025		11/04/2025	251104	397996	84.99		84.99	11/04/2025	INV PD	PARTS	
1G33-DNMH-G6PH CHECK DATE: 11/04/2025		11/04/2025	251104	397996	259.82		259.82	11/04/2025	INV PD	SUPPLI	

## VENDOR INVOICE LIST

INVOICE	P.O.	INV_DATE	WARRANT	CHECK #	INVOICE_NET	PAID	AMOUNT	DU_DATE	TYPE	STS	DESCR
1G3Y-7Y93-RXQX		11/04/2025	251104	397996	74.10		74.10	11/04/2025	INV	PD	LAPTOP
CHECK DATE:	11/04/2025										
1GCD-DPM6-6WRM		11/04/2025	251104	397996	113.68		113.68	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
1GD9-XH3M-6TW3		11/04/2025	251104	397996	25.63		25.63	11/04/2025	INV	PD	OFFICE
CHECK DATE:	11/04/2025										
1HTG-QPVM-MNWL		11/04/2025	251104	397996	109.76		109.76	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
1JP7-RCWK-4VH4		11/04/2025	251104	397996	180.48		180.48	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
1JYX-W7PH-CJY1		11/04/2025	251104	397996	117.88		117.88	11/04/2025	INV	PD	OFFICE
CHECK DATE:	11/04/2025										
1LDK-VDND-LN9N		11/04/2025	251104	397996	299.14		299.14	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
1NGT-DKQT-9F3P		11/04/2025	251104	397996	342.66		342.66	11/04/2025	INV	PD	CORDLE
CHECK DATE:	11/04/2025										
1NX9-HPML-4Y1X		11/04/2025	251104	397996	26.62		26.62	11/04/2025	INV	PD	TONER
CHECK DATE:	11/04/2025										
1PYH-R4V1-WVY3		11/04/2025	251104	397996	20.39		20.39	11/04/2025	INV	PD	OFFICE
CHECK DATE:	11/04/2025										
1Q1K-4KF6-N34V		11/04/2025	251104	397996	79.99		79.99	11/04/2025	INV	PD	IPAD C
CHECK DATE:	11/04/2025										
1Q6K-NTNT-KWRX		11/04/2025	251104	397996	75.98		75.98	11/04/2025	INV	PD	TRAUMA
CHECK DATE:	11/04/2025										
1QDT-6CPG-7KXY		11/04/2025	251104	397996	70.16		70.16	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
1RRW-VDXV-9GWL		11/04/2025	251104	397996	42.05		42.05	11/04/2025	INV	PD	PLATES
CHECK DATE:	11/04/2025										
1TY3-76DK-DG6J		11/04/2025	251104	397996	1,017.76		1,017.76	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
1V6T-6CM9-PX6P		11/04/2025	251104	397996	28.97		28.97	11/04/2025	INV	PD	OFFICE
CHECK DATE:	11/04/2025										
1VLH-VPKC-FDLW		11/04/2025	251104	397996	175.55		175.55	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
1VNF-LTLD-731V		11/04/2025	251104	397996	187.20		187.20	11/04/2025	INV	PD	OFFICE
CHECK DATE:	11/04/2025										
1WPV-XY4N-9YX3		11/04/2025	251104	397996	33.99		33.99	11/04/2025	INV	PD	TONER

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/04/2025											
1WPV-XY4N-CQVG		11/04/2025	251104	397996	284.70	284.70		11/04/2025	INV	PD	SUPPLI
CHECK DATE: 11/04/2025											
1XLK-T7RL-FTY7		11/04/2025	251104	397996	25.10	25.10		11/04/2025	INV	PD	OFFICE
CHECK DATE: 11/04/2025											
1XX6-CD11-FDWL		11/04/2025	251104	397996	282.88	282.88		11/04/2025	INV	PD	TRAUMA
CHECK DATE: 11/04/2025											
17855 AMERICAN HOIST & MANLIFT INC					7,522.07						
41770		11/04/2025	251104	10000550	228.00	228.00		11/04/2025	INV	PD	REPAIR
CHECK DATE: 11/06/2025											
41839		11/04/2025	251104	10000550	1,010.46	1,010.46		11/04/2025	INV	PD	REPAIR
CHECK DATE: 11/06/2025											
14040 AMERICAN WELDING & GAS					1,238.46						
0011178176		11/04/2025	251104	10000551	259.06	259.06		11/04/2025	INV	PD	FORKLIF
CHECK DATE: 11/06/2025											
18962 AMRIZE MID-AMERICA INC											
721244396	25000673	11/04/2025	251104	10000552	208.73	208.73		11/04/2025	INV	PD	2025 A
CHECK DATE: 11/06/2025											
721244397	25000673	11/04/2025	251104	10000552	392.23	392.23		11/04/2025	INV	PD	2025 A
CHECK DATE: 11/06/2025											
721330904	25000673	11/04/2025	251104	10000552	428.07	428.07		11/04/2025	INV	PD	2025 A
CHECK DATE: 11/06/2025											
721337356	25000673	11/04/2025	251104	10000552	655.69	655.69		11/04/2025	INV	PD	2025 A
CHECK DATE: 11/06/2025											
721364335	25000673	11/04/2025	251104	10000552	217.31	217.31		11/04/2025	INV	PD	2025 A
CHECK DATE: 11/06/2025											
721370241	25000673	11/04/2025	251104	10000552	189.73	189.73		11/04/2025	INV	PD	2025 A
CHECK DATE: 11/06/2025											
721537125	25000673	11/04/2025	251104	10000552	660.73	660.73		11/04/2025	INV	PD	2025 A
CHECK DATE: 11/06/2025											
721628126	25000673	11/04/2025	251104	10000552	205.08	205.08		11/04/2025	INV	PD	2025 A
CHECK DATE: 11/06/2025											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
721628127		25000673 11/04/2025	251104	10000552	202.93		202.93	11/04/2025	INV PD	2025	A
CHECK DATE:	11/06/2025										
721628128		25000673 11/04/2025	251104	10000552	421.42		421.42	11/04/2025	INV PD	2025	A
CHECK DATE:	11/06/2025										
721824021		25000673 11/04/2025	251104	10000552	208.62		208.62	11/04/2025	INV PD	2025	A
CHECK DATE:	11/06/2025										
721843962		25000673 11/04/2025	251104	10000552	419.70		419.70	11/04/2025	INV PD	2025	A
CHECK DATE:	11/06/2025										
721857639		25000673 11/04/2025	251104	10000552	1,144.41		1,144.41	11/04/2025	INV PD	2025	A
CHECK DATE:	11/06/2025										
721872518		25000673 11/04/2025	251104	10000552	437.74		437.74	11/04/2025	INV PD	2025	A
CHECK DATE:	11/06/2025										
721879192		25000673 11/04/2025	251104	10000552	634.01		634.01	11/04/2025	INV PD	2025	A
CHECK DATE:	11/06/2025										
721886347		25000673 11/04/2025	251104	10000552	632.72		632.72	11/04/2025	INV PD	2025	A
CHECK DATE:	11/06/2025										
721899061		25000673 11/04/2025	251104	10000552	642.27		642.27	11/04/2025	INV PD	2025	A
CHECK DATE:	11/06/2025										
					7,701.39						
15915	AMS MECHANICAL SYSTEMS INC										
808092-01		11/04/2025	251104	397997	415.00		415.00	11/04/2025	INV PD	REPAIR	
CHECK DATE:	11/04/2025										
18389	AMUNDSEN DAVIS, LLC										
836843		11/04/2025	251104	397998	1,140.00		1,140.00	11/04/2025	INV PD	LEGAL	
CHECK DATE:	11/04/2025										
13615	ANCHOR MECHANICAL INC										
NW25-1131		11/04/2025	251104	397999	153.21		153.21	11/04/2025	INV PD	MAINTENANCE	
CHECK DATE:	11/04/2025										
18068	ARBOR TEK LANDSCAPE SERVICES INC										
22176		25000127 11/04/2025	251104	398000	11,017.76		11,017.76	11/04/2025	INV PD	2024-2	
CHECK DATE:	11/04/2025										
3567	ARNIE'S AUTO BODY SUPPLY										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR	SUPPLI
000560033		11/04/2025	251104	398001	90.10		90.10	11/04/2025	INV	PD		
CHECK DATE: 11/04/2025												
11716 A T & T												
815 Z99-0132 883 7												
CHECK DATE: 11/04/2025												
15933 AT&T CORP/ACC BUSINESS												
831-001-5136 814		11/04/2025	251104	398003	379.99		379.99	11/04/2025	INV	PD	TELECO	
CHECK DATE: 11/04/2025												
831-001-5136 824		11/04/2025	251104	398003	524.44		524.44	11/04/2025	INV	PD	TELECO	
CHECK DATE: 11/04/2025												
831-001-5136 850		11/04/2025	251104	398003	735.08		735.08	11/04/2025	INV	PD	TELECO	
CHECK DATE: 11/04/2025												
831-001-5136 867		11/04/2025	251104	398003	524.44		524.44	11/04/2025	INV	PD	TELECO	
CHECK DATE: 11/04/2025												
831-001-5136 870		11/04/2025	251104	398003	1,192.24		1,192.24	11/04/2025	INV	PD	TELECO	
CHECK DATE: 11/04/2025												
831-001-5294 311		11/04/2025	251104	398003	1,013.77		1,013.77	11/04/2025	INV	PD	TELECO	
CHECK DATE: 11/04/2025												
17992 AT&T MOBILITY II LLC												
287313801242		11/04/2025	251104	398004	72.48		72.48	11/04/2025	INV	PD	MOBILE	
CHECK DATE: 11/04/2025												
11591 AUSTIN TYLER CONSTRUCTION INC												
2444-14	25000570	11/04/2025	251104	10000553	1,185,335.19		1,185,335.19	11/04/2025	INV	PD	Chgo S	
CHECK DATE: 11/06/2025												
2504-01	25000651	11/04/2025	251104	10000553	372,938.76		372,938.76	11/04/2025	INV	PD	North	
CHECK DATE: 11/06/2025												
2505-04	25000648	11/04/2025	251104	10000553	442,491.15		442,491.15	11/04/2025	INV	PD	Emeral	
CHECK DATE: 11/06/2025												
2506-04	25000649	11/04/2025	251104	10000553	1,390,242.45		1,390,242.45	11/04/2025	INV	PD	Upper	
CHECK DATE: 11/06/2025												
2507-06	25000650	11/04/2025	251104	10000553	642,001.31		642,001.31	11/04/2025	INV	PD	Broadw	
CHECK DATE: 11/06/2025												

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
2514-02		25000558 11/04/2025	251104	10000553	176,377.84		176,377.84	11/04/2025	INV PD	Rosali	
CHECK DATE: 11/06/2025											
					4,209,386.70						
13824 AZAVAR AUDIT SOLUTIONS INC											
158729		11/04/2025	251104	398005	853.59		853.59	11/04/2025	INV PD	JUNE	2
CHECK DATE: 11/04/2025											
158762		11/04/2025	251104	398005	1,379.78		1,379.78	11/04/2025	INV PD	JULY	2
CHECK DATE: 11/04/2025											
158886		11/04/2025	251104	398005	1,030.72		1,030.72	11/04/2025	INV PD	AUGUST	
CHECK DATE: 11/04/2025											
158934		11/04/2025	251104	398005	947.66		947.66	11/04/2025	INV PD	SEPTEM	
CHECK DATE: 11/04/2025											
					4,211.75						
13336 BACKFLOW SOLUTIONS INC											
10754		11/04/2025	251104	398006	495.00		495.00	11/04/2025	INV PD	ANNUAL	
CHECK DATE: 11/04/2025											
207 BARRETTS HARDWARE & INDUS											
3259934		11/04/2025	251104	398007	-19.56		-19.56	11/04/2025	CRM PD	CREDIT	
CHECK DATE: 11/04/2025											
3260934		11/04/2025	251104	398007	28.89		28.89	11/04/2025	INV PD	SUPPLI	
CHECK DATE: 11/04/2025											
					9.33						
210 BARTON CARROLL'S INC											
BCI-I07238		11/04/2025	251104	398008	400.00		400.00	11/04/2025	INV PD	DRYER	
CHECK DATE: 11/04/2025											
7112 BAXTER & WOODMAN INC											
0276788		25000099 11/04/2025	251104	398009	7,049.00		7,049.00	11/04/2025	INV PD	2025	P
CHECK DATE: 11/04/2025											
17984 BERG-JOHNSON ASSOCIATES INC											
67429-0		11/04/2025	251104	398010	5,723.55		5,723.55	11/04/2025	INV PD	PARTS	
CHECK DATE: 11/04/2025											
67564-0		11/04/2025	251104	398010	1,264.19		1,264.19	11/04/2025	INV PD	PARTS	

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
		CHECK DATE: 11/04/2025									
18131	BLUE LINE PROFESSIONAL CONSULTANTS				6,987.74						
1191		11/04/2025	251104	398011	7,425.00	7,425.00	11/04/2025	INV PD	POLICE		
	CHECK DATE: 11/04/2025										
10116	BOUND TREE MEDICAL										
85954640		11/04/2025	251104	398012	19.90	19.90	11/04/2025	INV PD	AMBULA		
	CHECK DATE: 11/04/2025										
18212	BRADFORD SYSTEMS CORPORATION										
45325-1		11/04/2025	251104	398013	5,650.00	5,650.00	11/04/2025	INV PD	CABINE		
	CHECK DATE: 11/04/2025										
15486	BRANDT EXCAVATING INC										
PAY APP #4	25000638	11/04/2025	251104	10000554	529,541.39	529,541.39	11/04/2025	INV PD	Krings		
	CHECK DATE: 11/06/2025										
7174	BRANIFF COMMUNICATIONS INC										
0036224		11/04/2025	251104	398014	948.60	948.60	11/04/2025	INV PD	REPAIR		
	CHECK DATE: 11/04/2025										
0036337		11/04/2025	251104	398014	6,919.00	6,919.00	11/04/2025	INV PD	TORNAD		
	CHECK DATE: 11/04/2025										
18019	BRINK'S, INC				7,867.60						
13023567		11/04/2025	251104	10000555	699.47	699.47	11/04/2025	INV PD	MONTHL		
	CHECK DATE: 11/06/2025										
7998277		11/04/2025	251104	10000555	102.80	102.80	11/04/2025	INV PD	MONTHL		
	CHECK DATE: 11/06/2025										
18331	BRONCO LANDSCAPING LLC				802.27						
0000177		11/04/2025	251104	398015	150.00	150.00	11/04/2025	INV PD	SERVIC		
	CHECK DATE: 11/04/2025										
0000178		11/04/2025	251104	398015	200.00	200.00	11/04/2025	INV PD	SERVIC		
	CHECK DATE: 11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
0000179 CHECK DATE: 11/04/2025		11/04/2025	251104	398015	150.00		150.00	11/04/2025	INV	PD	SERVIC
0000180 CHECK DATE: 11/04/2025		11/04/2025	251104	398015	150.00		150.00	11/04/2025	INV	PD	SERVIC
0000181 CHECK DATE: 11/04/2025		11/04/2025	251104	398015	100.00		100.00	11/04/2025	INV	PD	SERVIC
0000182 CHECK DATE: 11/04/2025		11/04/2025	251104	398015	100.00		100.00	11/04/2025	INV	PD	SERVIC
15057 BURNS & MCDONNELL ENGINEERING CO INC					850.00						
146020-30 CHECK DATE: 11/06/2025	25000330	11/04/2025	251104	10000556	123,624.94		123,624.94	11/04/2025	INV	PD	PSA A
147443-17 CHECK DATE: 11/06/2025	25000330	11/04/2025	251104	10000556	3,520.00		3,520.00	11/04/2025	INV	PD	PSA A
12160 C&T CONSTRUCTION INC					127,144.94						
2295 CHECK DATE: 11/04/2025		11/04/2025	251104	398016	7,866.00		7,866.00	11/04/2025	INV	PD	REPAIR
2296 CHECK DATE: 11/04/2025		11/04/2025	251104	398016	4,533.00		4,533.00	11/04/2025	INV	PD	REPAIR
2297 CHECK DATE: 11/04/2025		11/04/2025	251104	398016	4,760.00		4,760.00	11/04/2025	INV	PD	REPAIR
2298 CHECK DATE: 11/04/2025		11/04/2025	251104	398016	3,980.00		3,980.00	11/04/2025	INV	PD	REPAIR
2299 CHECK DATE: 11/04/2025		11/04/2025	251104	398016	4,000.00		4,000.00	11/04/2025	INV	PD	REPAIR
11996 CARUS CORPORATION					25,139.00						
SLS 10123515 CHECK DATE: 11/06/2025	25000026	11/04/2025	251104	10000557	2,235.48		2,235.48	11/04/2025	INV	PD	2025 D
SLS 10123516 CHECK DATE: 11/06/2025	25000025	11/04/2025	251104	10000557	7,055.46		7,055.46	11/04/2025	INV	PD	2025 S
SLS 10123685 CHECK DATE: 11/06/2025	25000025	11/04/2025	251104	10000557	2,534.22		2,534.22	11/04/2025	INV	PD	2025 S

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
SLS 10123686		25000026 11/04/2025	251104	10000557	530.40		530.40	11/04/2025	INV PD	2025	D
CHECK DATE:	11/06/2025										
SLS 10123687		25000025 11/04/2025	251104	10000557	2,749.68		2,749.68	11/04/2025	INV PD	2025	S
CHECK DATE:	11/06/2025										
SLS 10123688		25000026 11/04/2025	251104	10000557	670.80		670.80	11/04/2025	INV PD	2025	D
CHECK DATE:	11/06/2025										
SLS 10123689		25000025 11/04/2025	251104	10000557	4,286.40		4,286.40	11/04/2025	INV PD	2025	S
CHECK DATE:	11/06/2025										
SLS 10123690		25000026 11/04/2025	251104	10000557	2,366.52		2,366.52	11/04/2025	INV PD	2025	D
CHECK DATE:	11/06/2025										
SLS 10123787		25000026 11/04/2025	251104	10000557	635.70		635.70	11/04/2025	INV PD	2025	D
CHECK DATE:	11/06/2025										
SLS 10123788		25000026 11/04/2025	251104	10000557	1,430.52		1,430.52	11/04/2025	INV PD	2025	D
CHECK DATE:	11/06/2025										
SLS 10123789		25000025 11/04/2025	251104	10000557	3,549.96		3,549.96	11/04/2025	INV PD	2025	S
CHECK DATE:	11/06/2025										
SLS 10123790		25000026 11/04/2025	251104	10000557	503.10		503.10	11/04/2025	INV PD	2025	D
CHECK DATE:	11/06/2025										
SLS 10123794		25000026 11/04/2025	251104	10000557	725.40		725.40	11/04/2025	INV PD	2025	D
CHECK DATE:	11/06/2025										
					29,273.64						
11714 CASE LOTS INC											
3966		11/04/2025	251104	398017	4,342.50		4,342.50	11/04/2025	INV PD	SUPPLI	
CHECK DATE:	11/04/2025										
7617 CDWG COMPUTER CENTERS											
AG48W9T		11/04/2025	251104	10000558	89.92		89.92	11/04/2025	INV PD	USB DR	
CHECK DATE:	11/06/2025										
AG4AW8K		11/04/2025	251104	10000558	474.30		474.30	11/04/2025	INV PD	TELEVI	
CHECK DATE:	11/06/2025										
AG5T85J		11/04/2025	251104	10000558	152.29		152.29	11/04/2025	INV PD	MICROS	
CHECK DATE:	11/06/2025										
AG5Z74E		11/04/2025	251104	10000558	172.95		172.95	11/04/2025	INV PD	EQUIPM	
CHECK DATE:	11/06/2025										
AG5ZD5D		11/04/2025	251104	10000558	32.21		32.21	11/04/2025	INV PD	EQUIPM	
CHECK DATE:	11/06/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
13985	CENTRAL CLEANERS INC				921.67						
8272	CHECK DATE: 11/04/2025	11/04/2025	251104	398018	40.00	40.00	40.00	11/04/2025	INV	PD	DEPART
8273	CHECK DATE: 11/04/2025	11/04/2025	251104	398018	60.00	60.00	60.00	11/04/2025	INV	PD	DEPART
413	CERTIFIED LABORATORIES				100.00						
9327634	CHECK DATE: 11/04/2025	11/04/2025	251104	398019	195.45	195.45	195.45	11/04/2025	INV	PD	SUPPLI
9346934	CHECK DATE: 11/04/2025	11/04/2025	251104	398019	1,872.12	1,872.12	1,872.12	11/04/2025	INV	PD	SUPPLI
18371	CHEMEX OF NORTHERN ILLINOIS INC				2,067.57						
99036	CHECK DATE: 11/04/2025	11/04/2025	251104	398020	1,462.00	1,462.00	1,462.00	11/04/2025	INV	PD	SUPPLI
15413	CHERRY HILL STUDIO LTD										
2897	CHECK DATE: 11/04/2025	11/04/2025	251104	398021	455.00	455.00	455.00	11/04/2025	INV	PD	PICTUR
13667	CINTAS CORPORATION NO 2 UNIFORMS										
4246110876	25000931 11/04/2025	CHECK DATE: 11/04/2025	251104	398022	187.44	187.44	187.44	11/04/2025	INV	PD	CLOTHI
4246530764	25000931 11/04/2025	CHECK DATE: 11/04/2025	251104	398022	315.21	315.21	315.21	11/04/2025	INV	PD	CLOTHI
4246769048	25000931 11/04/2025	CHECK DATE: 11/04/2025	251104	398022	187.44	187.44	187.44	11/04/2025	INV	PD	CLOTHI
4247274888	25000931 11/04/2025	CHECK DATE: 11/04/2025	251104	398022	315.21	315.21	315.21	11/04/2025	INV	PD	CLOTHI
13383	CINTAS FIRE PROTECTION				1,005.30						
0F94765809	CHECK DATE: 11/04/2025	11/04/2025	251104	398023	1,538.27	1,538.27	1,538.27	11/04/2025	INV	PD	PROF S

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
10220 COMCAST											
253592506		11/04/2025	251104	398024	5,384.95		5,384.95	11/04/2025	INV	PD	COMCAS
CHECK DATE: 11/04/2025											
18890 COMPRESSED AIR ADVISORS ONLINE INC											
1461		11/04/2025	251104	398025	466.00		466.00	11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
1465		11/04/2025	251104	398025	7,771.00		7,771.00	11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
13860 COPS TESTING SERVICE INC											
1867		11/04/2025	251104	398026	500.00		500.00	11/04/2025	INV	PD	PRE-EM
CHECK DATE: 11/04/2025											
1938		11/04/2025	251104	398026	875.00		875.00	11/04/2025	INV	PD	PRE-EM
CHECK DATE: 11/04/2025											
1956		11/04/2025	251104	398026	1,000.00		1,000.00	11/04/2025	INV	PD	EXAMIN
CHECK DATE: 11/04/2025											
1962		11/04/2025	251104	398026	175.00		175.00	11/04/2025	INV	PD	EXAMIN
CHECK DATE: 11/04/2025											
15872 CORE & MAIN LP											
X700947	25000705	11/04/2025	251104	398027	24,000.00		24,000.00	11/04/2025	INV	PD	Purcha
CHECK DATE: 11/04/2025											
X950571	25000555	11/04/2025	251104	398027	1,107.58		1,107.58	11/04/2025	INV	PD	PSA fo
CHECK DATE: 11/04/2025											
15588 COSGROVE CONSTRUCTION INC											
106464	25000896	11/04/2025	251104	398028	24,950.00		24,950.00	11/04/2025	INV	PD	BUILDI
CHECK DATE: 11/04/2025											
106479		11/04/2025	251104	398028	2,050.00		2,050.00	11/04/2025	INV	PD	SERVIC
CHECK DATE: 11/04/2025											
106501	25001001	11/04/2025	251104	398028	61,375.00		61,375.00	11/04/2025	INV	PD	PAINT,
CHECK DATE: 11/04/2025											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
11445	COTG CHICAGO OFFICE TECHNOLOGY GROUP				88,375.00						
IN6158478		25000535 11/04/2025	251104	398029	8,283.67	8,283.67		11/04/2025	INV	PD	MANAGE
CHECK DATE:	11/04/2025										
15527	CREATIVE SERVICES OF NEW ENGLAND										
C25-29691		11/04/2025	251104	398030	558.95	558.95		11/04/2025	INV	PD	CRIME
CHECK DATE:	11/04/2025										
576	CRESCENT ELECTRIC SUPPLY										
S513609881.001		11/04/2025	251104	398031	412.88	412.88		11/04/2025	INV	PD	LED LI
CHECK DATE:	11/04/2025										
S513615296.001		11/04/2025	251104	398031	68.15	68.15		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
17065	CULPEPPERS LAWN WORKS				481.03						
536		11/04/2025	251104	398032	50.00	50.00		11/04/2025	INV	PD	SERVIC
CHECK DATE:	11/04/2025										
538		11/04/2025	251104	398032	980.00	980.00		11/04/2025	INV	PD	SERVIC
CHECK DATE:	11/04/2025										
539		11/04/2025	251104	398032	125.00	125.00		11/04/2025	INV	PD	SERVIC
CHECK DATE:	11/04/2025										
541		11/04/2025	251104	398032	125.00	125.00		11/04/2025	INV	PD	SERVIC
CHECK DATE:	11/04/2025										
542		11/04/2025	251104	398032	100.00	100.00		11/04/2025	INV	PD	SERVIC
CHECK DATE:	11/04/2025										
18726	CUSTOM TRUCK ONE SOURCE INC				1,380.00						
2025002356893		11/04/2025	251104	398033	914.36	914.36		11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
599 D	CONSTRUCTION INC										
2500026.02		25000685 11/04/2025	251104	398034	1,334,197.73	1,334,197.73		11/04/2025	INV	PD	North
CHECK DATE:	11/04/2025										
2699-0623-PAY#7		25000524 11/04/2025	251104	398034	847,079.32	847,079.32		11/04/2025	INV	PD	Swr Ov

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/04/2025											
5134	25000674	11/04/2025	251104	398034	122.20	122.20	11/04/2025	INV PD	STREET		
CHECK DATE: 11/04/2025											
5135	25000675	11/04/2025	251104	398034	601.25	601.25	11/04/2025	INV PD	WATER-		
CHECK DATE: 11/04/2025											
5136	25000674	11/04/2025	251104	398034	609.05	609.05	11/04/2025	INV PD	STREET		
CHECK DATE: 11/04/2025											
5153	25000674	11/04/2025	251104	398034	97.50	97.50	11/04/2025	INV PD	STREET		
CHECK DATE: 11/04/2025											
8534 D&I ELECTRONICS					<b>2,182,707.05</b>						
412258		11/04/2025	251104	398035	450.00	450.00	11/04/2025	INV PD	FIRE A		
CHECK DATE: 11/04/2025											
416373		11/04/2025	251104	398035	2,585.00	2,585.00	11/04/2025	INV PD	FIRE A		
CHECK DATE: 11/04/2025											
416374		11/04/2025	251104	398035	175.00	175.00	11/04/2025	INV PD	FIRE A		
CHECK DATE: 11/04/2025											
13789 DAHME MECHANICAL INDUSTRIES INC					<b>3,210.00</b>						
20250503		11/04/2025	251104	398036	4,500.00	4,500.00	11/04/2025	INV PD	REPAIR		
CHECK DATE: 11/04/2025											
18602 JACOBS ASSOCIATES											
2365960007	25000339	11/04/2025	251104	398037	22,989.65	22,989.65	11/04/2025	INV PD	Des Pl		
CHECK DATE: 11/04/2025											
11949 DRYDON EQUIPMENT INC											
3733418	25000663	11/04/2025	251104	398038	93,480.00	93,480.00	11/04/2025	INV PD	AUX -		
CHECK DATE: 11/04/2025											
18661 GOOCHE LANDSCAPE SERVICES, LLC											
3222		11/04/2025	251104	10000559	500.00	500.00	11/04/2025	INV PD	SERVIC		
CHECK DATE: 11/06/2025											
3223		11/04/2025	251104	10000559	300.00	300.00	11/04/2025	INV PD	SERVIC		
CHECK DATE: 11/06/2025											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
3224		11/04/2025	251104	10000559	8,500.00		8,500.00	11/04/2025	INV PD	SERVIC	
CHECK DATE: 11/06/2025											
9,300.00											
19044 ELITE MEDICAL EXPERTS											
00020253		11/04/2025	251104	398039	4,000.00		4,000.00	11/04/2025	INV PD	MEDICA	
CHECK DATE: 11/04/2025											
4,000.00											
7582 ELLIOTT ELECTRIC INC											
32029		25000241 11/04/2025	251104	398040	5,265.00		5,265.00	11/04/2025	INV PD	2025 E	
CHECK DATE: 11/04/2025											
5,265.00											
32030		25000241 11/04/2025	251104	398040	7,020.00		7,020.00	11/04/2025	INV PD	2025 E	
CHECK DATE: 11/04/2025											
7,020.00											
32031		25000241 11/04/2025	251104	398040	3,645.00		3,645.00	11/04/2025	INV PD	2025 E	
CHECK DATE: 11/04/2025											
3,645.00											
32032		25000241 11/04/2025	251104	398040	8,440.00		8,440.00	11/04/2025	INV PD	2025 E	
CHECK DATE: 11/04/2025											
8,440.00											
32033		25000241 11/04/2025	251104	398040	2,570.00		2,570.00	11/04/2025	INV PD	2025 E	
CHECK DATE: 11/04/2025											
2,570.00											
32034		25000241 11/04/2025	251104	398040	229.49		229.49	11/04/2025	INV PD	SUPPLI	
CHECK DATE: 11/04/2025											
229.49											
32108		25000887 11/04/2025	251104	398040	16,620.00		16,620.00	11/04/2025	INV PD	ELECTR	
CHECK DATE: 11/04/2025											
16,620.00											
5303 EMC EQUIPMENT MANAGEMENT COMPANY											
66070		11/04/2025	251104	398041	639.70		639.70	11/04/2025	INV PD	TOOL R	
CHECK DATE: 11/04/2025											
639.70											
13631 ENVIRONMENTAL CONSULTING & TESTING											
8581		11/04/2025	251104	398042	1,350.00		1,350.00	11/04/2025	INV PD	PROFES	
CHECK DATE: 11/04/2025											
1,350.00											
18434 EPSTEIN BECKER GREEN											
1211998		11/04/2025	251104	398043	3,421.50		3,421.50	11/04/2025	INV PD	LEGAL	
CHECK DATE: 11/04/2025											
3,421.50											
1212847		11/04/2025	251104	398043	285.50		285.50	11/04/2025	INV PD	LEGAL	
CHECK DATE: 11/04/2025											
285.50											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
18702	EXCLUSIVE PUBLIC RELATIONS LLC				3,707.00						
000579-A		11/04/2025	251104	10000560	2,500.00	2,500.00		11/04/2025	INV	PD	AUGUST
CHECK DATE:	11/06/2025										
000581-A		11/04/2025	251104	10000560	2,500.00	2,500.00		11/04/2025	INV	PD	OCTOBE
CHECK DATE:	11/06/2025										
000581-B		11/04/2025	251104	10000560	2,500.00	2,500.00		11/04/2025	INV	PD	SEPTEM
CHECK DATE:	11/06/2025										
12460	FIRE SERVICE, INC.				7,500.00						
57798		11/04/2025	251104	398044	1,200.00	1,200.00		11/04/2025	INV	PD	TRAINI
CHECK DATE:	11/04/2025										
17395	FIRR OAK PROPERTIES										
APRIL 2025		11/04/2025	251104	398045	1,435.90	1,435.90		11/04/2025	INV	PD	BIOSOL
CHECK DATE:	11/04/2025										
16729	FIRSTSPEAR										
INV246185	25000869	11/04/2025	251104	398046	12,613.15	12,613.15		11/04/2025	INV	PD	POLICE
CHECK DATE:	11/04/2025										
829	FISHER SCIENTIFIC										
3693918		11/04/2025	251104	398047	84.64	84.64		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
4044435		11/04/2025	251104	398047	346.00	346.00		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
4623	FLEET SAFETY SUPPLY				430.64						
85785		11/04/2025	251104	398048	586.64	586.64		11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
85802		11/04/2025	251104	398048	180.17	180.17		11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
85812		11/04/2025	251104	398048	545.00	545.00		11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
85871		25000976 11/04/2025	251104	398048	306.81		306.81	11/04/2025	INV PD	AUTOMO	
CHECK DATE:	11/04/2025										
85879		25000976 11/04/2025	251104	398048	189.03		189.03	11/04/2025	INV PD	AUTOMO	
CHECK DATE:	11/04/2025										
13348	FLEXIBLE BENEFIT SERVICE CORP				1,807.65						
FBS-1417025		11/04/2025	251104	398049	406.25		406.25	11/04/2025	INV PD	PARTIC	
CHECK DATE:	11/04/2025										
18043	FLOWPOINT ENVIRONMENTAL SYSTEMS INC										
WE5970		11/04/2025	251104	398050	419.18		419.18	11/04/2025	INV PD	BULK W	
CHECK DATE:	11/04/2025										
3950	FORT DEARBORN LIFE INSURANCE										
09/2025-10/2025		11/04/2025	251104	398051	7,877.70		7,877.70	11/04/2025	INV PD	F10695	
CHECK DATE:	11/04/2025										
10005	FREEDOM FIRST AID & SAFETY										
55405		25000989 11/04/2025	251104	398052	73.65		73.65	11/04/2025	INV PD	FIRST	
CHECK DATE:	11/04/2025										
55534		11/04/2025	251104	398052	94.25		94.25	11/04/2025	INV PD	FIRST	
CHECK DATE:	11/04/2025										
55561		25000925 11/04/2025	251104	398052	163.10		163.10	11/04/2025	INV PD	FIRST	
CHECK DATE:	11/04/2025										
5297	GALLAGHER BASSETT SERVICES INC				331.00						
10/06/2025		11/04/2025	251104	398053	230,338.00		230,338.00	11/04/2025	INV PD	STATEM	
CHECK DATE:	11/04/2025										
11659	GENERAL MACHINE & TOOL CO										
61634		11/04/2025	251104	398054	3,680.00		3,680.00	11/04/2025	INV PD	REPAIR	
CHECK DATE:	11/04/2025										
928	GEOTECH INC										
53534		11/04/2025	251104	398055	6,840.00		6,840.00	11/04/2025	INV PD	SURVEY	
CHECK DATE:	11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
12403 GRAINGER											
9660798399		11/04/2025	251104	10000561	131.49	131.49		11/04/2025	INV	PD	TOOLS
CHECK DATE: 11/06/2025											
9664759900		11/04/2025	251104	10000561	682.64	682.64		11/04/2025	INV	PD	SUPPLI
CHECK DATE: 11/06/2025											
9664919074		11/04/2025	251104	10000561	200.22	200.22		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/06/2025											
9664919082		11/04/2025	251104	10000561	105.48	105.48		11/04/2025	INV	PD	SUPPLI
CHECK DATE: 11/06/2025											
9666046579		11/04/2025	251104	10000561	135.22	135.22		11/04/2025	INV	PD	JANITO
CHECK DATE: 11/06/2025											
9666609129		11/04/2025	251104	10000561	31.59	31.59		11/04/2025	INV	PD	REPLAC
CHECK DATE: 11/06/2025											
9669565278		11/04/2025	251104	10000561	230.20	230.20		11/04/2025	INV	PD	CFL LI
CHECK DATE: 11/06/2025											
9670192906		11/04/2025	251104	10000561	563.06	563.06		11/04/2025	INV	PD	SUPPLI
CHECK DATE: 11/06/2025											
9670399402		11/04/2025	251104	10000561	2,911.31	2,911.31		11/04/2025	INV	PD	PLUMBI
CHECK DATE: 11/06/2025											
9674296851		11/04/2025	251104	10000561	112.00	112.00		11/04/2025	INV	PD	SUPPLI
CHECK DATE: 11/06/2025											
9674704367		11/04/2025	251104	10000561	324.54	324.54		11/04/2025	INV	PD	JANITO
CHECK DATE: 11/06/2025											
9674709325		11/04/2025	251104	10000561	21.22	21.22		11/04/2025	INV	PD	POWER
CHECK DATE: 11/06/2025											
9675106430		11/04/2025	251104	10000561	219.18	219.18		11/04/2025	INV	PD	PLUMBI
CHECK DATE: 11/06/2025											
9675106448		11/04/2025	251104	10000561	316.52	316.52		11/04/2025	INV	PD	CUTOFF
CHECK DATE: 11/06/2025											
9677696834		11/04/2025	251104	10000561	71.25	71.25		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/06/2025											
9681127016		11/04/2025	251104	10000561	70.40	70.40		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/06/2025											
9682959193		11/04/2025	251104	10000561	341.50	341.50		11/04/2025	INV	PD	MAINT
CHECK DATE: 11/06/2025											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
9952	GRAYBAR ELECTRIC CO.				6,467.82						
9350561327		11/04/2025	251104	398056	734.40	734.40		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
14295	GREAT PYRENEES TECHNOLOGY LLC										
2025-0026	25000539	11/04/2025	251104	398057	2,650.00	2,650.00		11/04/2025	INV	PD	CONSUL
CHECK DATE:	11/04/2025										
2025-0028	25000274	11/04/2025	251104	398057	1,642.50	1,642.50		11/04/2025	INV	PD	PSA fo
CHECK DATE:	11/04/2025										
11860	HAWKINS INC				4,292.50						
7223727	25000023	11/04/2025	251104	398058	3,160.00	3,160.00		11/04/2025	INV	PD	2025 M
CHECK DATE:	11/04/2025										
7223728	25000023	11/04/2025	251104	398058	1,659.00	1,659.00		11/04/2025	INV	PD	2025 M
CHECK DATE:	11/04/2025										
7223730	25000023	11/04/2025	251104	398058	1,066.50	1,066.50		11/04/2025	INV	PD	2025 M
CHECK DATE:	11/04/2025										
7223733	25000023	11/04/2025	251104	398058	3,397.00	3,397.00		11/04/2025	INV	PD	2025 M
CHECK DATE:	11/04/2025										
7223735	25000023	11/04/2025	251104	398058	1,303.50	1,303.50		11/04/2025	INV	PD	2025 M
CHECK DATE:	11/04/2025										
18360	HBK ENGINEERING				10,586.00						
126908	25000437	11/04/2025	251104	398059	668.00	668.00		11/04/2025	INV	PD	PSA DO
CHECK DATE:	11/04/2025										
7234	HELSL & JEPPESEN ELECTRICAL INC										
966778	25000534	11/04/2025	251104	398060	40,247.50	40,247.50		11/04/2025	INV	PD	2024 E
CHECK DATE:	11/04/2025										
13279	HILTI INC										
4625065136		11/04/2025	251104	398061	11.85	11.85		11/04/2025	INV	PD	TOOLS
CHECK DATE:	11/04/2025										
4625083568		11/04/2025	251104	398061	285.76	285.76		11/04/2025	INV	PD	TOOLS

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/04/2025					297.61						
17151 IDEXX DISTRIBUTION INC											
3185489801		11/04/2025	251104	398062	3,759.31		3,759.31	11/04/2025	INV PD	SUPPLI	
CHECK DATE: 11/04/2025											
1153 ILL ASSN OF WASTEWATER AGENCIES					6,416.00		6,416.00	11/04/2025	INV PD	MEMBER	
6191		11/04/2025	251104	398063							
CHECK DATE: 11/04/2025											
9142 ILL STATE TOLL HIGHWAY AUTHORITY					521.80		521.80	11/04/2025	INV PD	IPASS	
G123000007422		11/04/2025	251104	398064							
CHECK DATE: 11/04/2025											
G12333337606		11/04/2025	251104	398065	104.66		104.66	11/04/2025	INV PD	OUT OF	
CHECK DATE: 11/04/2025											
13346 INFOSEND INC					626.46						
296929		11/04/2025	251104	398066	3,697.23		3,697.23	11/04/2025	INV PD	WATER	
CHECK DATE: 11/04/2025											
1262 INTERSTATE BATTERIES INC					936.98		936.98	11/04/2025	INV PD	AUTOMO	
50926851	25000922	11/04/2025	251104	398067							
CHECK DATE: 11/04/2025											
C042081159:01	25000922	11/04/2025	251104	398067	2,282.65		2,282.65	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
C042081202:01	25000922	11/04/2025	251104	398067	27.60		27.60	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
C042081208:01	25000922	11/04/2025	251104	398067	30.50		30.50	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
17381 INTERSTATE POWER SYSTEMS INC					3,277.73						
C013070821:01		11/04/2025	251104	398068	94.56		94.56	11/04/2025	INV PD	PARTS	
CHECK DATE: 11/04/2025											
C042080738:01		11/04/2025	251104	398068	948.00		948.00	11/04/2025	INV PD	PARTS	
CHECK DATE: 11/04/2025											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
C042081053:01 CHECK DATE: 11/04/2025		11/04/2025	251104	398068	470.58	470.58		11/04/2025	INV	PD	PARTS
R042053467:01 CHECK DATE: 11/04/2025		11/04/2025	251104	398068	656.94	656.94		11/04/2025	INV	PD	REPAIR
2,170.08											
17457 ITERIS INC											
183942. CHECK DATE: 11/04/2025	25000480	11/04/2025	251104	50872	10,736.00	10,736.00		11/04/2025	INV	PD	PES PH
15291 J J KELLER & ASSOCIATES INC											
9110569032 CHECK DATE: 11/04/2025		11/04/2025	251104	398069	796.00	796.00		11/04/2025	INV	PD	PUBLIC
1339 JCM UNIFORMS											
809956 CHECK DATE: 11/04/2025	25000182	11/04/2025	251104	398070	533.35	533.35		11/04/2025	INV	PD	HONOR
811191 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	1,072.64	1,072.64		11/04/2025	INV	PD	UNIFOR
811776 CHECK DATE: 11/04/2025	25000561	11/04/2025	251104	398070	527.90	527.90		11/04/2025	INV	PD	POLICE
812907 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	3,598.00	3,598.00		11/04/2025	INV	PD	METALS
812968 CHECK DATE: 11/04/2025	25000712	11/04/2025	251104	398070	109.95	109.95		11/04/2025	INV	PD	POLICE
813451 CHECK DATE: 11/04/2025	25000771	11/04/2025	251104	398070	750.00	750.00		11/04/2025	INV	PD	BALLIS
813486.1 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	117.90	117.90		11/04/2025	INV	PD	POLOS
813917 CHECK DATE: 11/04/2025	25000779	11/04/2025	251104	398070	750.00	750.00		11/04/2025	INV	PD	BALLIS
814074 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	609.50	609.50		11/04/2025	INV	PD	EQUIPM
814181 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	51.95	51.95		11/04/2025	INV	PD	ANIMAL
814284 CHECK DATE: 11/04/2025	25000818	11/04/2025	251104	398070	527.90	527.90		11/04/2025	INV	PD	POLICE

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
814466 CHECK DATE: 11/04/2025		25000834 11/04/2025	251104	398070	750.00	750.00		11/04/2025	INV PD		BALLIS
814469 CHECK DATE: 11/04/2025		25000838 11/04/2025	251104	398070	750.00	750.00		11/04/2025	INV PD		BALLIS
814470 CHECK DATE: 11/04/2025		25000837 11/04/2025	251104	398070	750.00	750.00		11/04/2025	INV PD		BALLIS
814476 CHECK DATE: 11/04/2025		25000835 11/04/2025	251104	398070	750.00	750.00		11/04/2025	INV PD		BALLIS
814527 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	130.66	130.66		11/04/2025	INV PD		CHAPLA
814809 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	390.85	390.85		11/04/2025	INV PD	FF UNI	
814842 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	95.00	95.00		11/04/2025	INV PD		BALLIS
814921 CHECK DATE: 11/04/2025		25000875 11/04/2025	251104	398070	140.00	140.00		11/04/2025	INV PD		POLICE
814935 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	911.00	911.00		11/04/2025	INV PD		FORWAR
815047 CHECK DATE: 11/04/2025		25000891 11/04/2025	251104	398070	111.00	111.00		11/04/2025	INV PD		RECORD
815205 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	15.00	15.00		11/04/2025	INV PD		MATTHE
815400 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	740.00	740.00		11/04/2025	INV PD		UNIFOR
815402 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	900.00	900.00		11/04/2025	INV PD		UNIFOR
815443 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	15.00	15.00		11/04/2025	INV PD		DENNIS
815463 CHECK DATE: 11/04/2025		25000902 11/04/2025	251104	398070	38.50	38.50		11/04/2025	INV PD		POLICE
815464 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	15.00	15.00		11/04/2025	INV PD		JON FU
815488 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	12.00	12.00		11/04/2025	INV PD		ASHER
815565 CHECK DATE: 11/04/2025		11/04/2025	251104	398070	22.50	22.50		11/04/2025	INV PD		TOMMY

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
815596		25000912 11/04/2025	251104	398070	249.85		249.85	11/04/2025	INV PD	POLICE	
	CHECK DATE:	11/04/2025									
815731		11/04/2025	251104	398070	19.00		19.00	11/04/2025	INV PD	UNIFOR	
	CHECK DATE:	11/04/2025									
815795		11/04/2025	251104	398070	15.00		15.00	11/04/2025	INV PD	JERRY	
	CHECK DATE:	11/04/2025									
815796		11/04/2025	251104	398070	15.00		15.00	11/04/2025	INV PD	TYLER	
	CHECK DATE:	11/04/2025									
18233 JIMS TRUCK INSPECTION LLC					15,484.45						
212020		25000939 11/04/2025	251104	398071	43.00		43.00	11/04/2025	INV PD	EQUIPM	
	CHECK DATE:	11/04/2025									
212036		25000939 11/04/2025	251104	398071	65.00		65.00	11/04/2025	INV PD	EQUIPM	
	CHECK DATE:	11/04/2025									
13452 JOLIET ASPHALT LLC					108.00						
21-S6181		25000675 11/04/2025	251104	398072	1,418.90		1,418.90	11/04/2025	INV PD	WATER-	
	CHECK DATE:	11/04/2025									
17090 JOLIET ELECTRIC MOTORS LLC											
69799		25000853 11/04/2025	251104	10000562	21,685.00		21,685.00	11/04/2025	INV PD	WSTP -	
	CHECK DATE:	11/06/2025									
1354 JOLIET MACHINE & ENGINEERING											
5938		25000947 11/04/2025	251104	398073	165.88		165.88	11/04/2025	INV PD	AUTOMO	
	CHECK DATE:	11/04/2025									
10764 JOLIET SUSPENSION INC											
143602		25000962 11/04/2025	251104	398074	2,213.84		2,213.84	11/04/2025	INV PD	AUTOMO	
	CHECK DATE:	11/04/2025									
143606		25000962 11/04/2025	251104	398074	192.88		192.88	11/04/2025	INV PD	AUTOMO	
	CHECK DATE:	11/04/2025									
14306 KANKAKEE TRUCK EQUIPMENT INC					2,406.72						
180811		11/04/2025	251104	398075	1,764.96		1,764.96	11/04/2025	INV PD	PARTS	

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/04/2025											
180834	25000986	11/04/2025	251104	398075	1,782.17	1,782.17		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
180835	25000986	11/04/2025	251104	398075	9,651.64	9,651.64		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
180839	25000986	11/04/2025	251104	398075	312.93	312.93		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
180840	25000986	11/04/2025	251104	398075	3,596.63	3,596.63		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
180841	25000986	11/04/2025	251104	398075	2,273.01	2,273.01		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
180844	25000986	11/04/2025	251104	398075	85.57	85.57		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
180867	25000986	11/04/2025	251104	398075	556.15	556.15		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
180869	25000986	11/04/2025	251104	398075	74.33	74.33		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
180877	25000986	11/04/2025	251104	398075	155.43	155.43		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
13925 KENDALL COUNTY					20,252.82						
25-02J		11/04/2025	251104	398076	15,786.00	15,786.00		11/04/2025	INV	PD	CONTRI
CHECK DATE: 11/04/2025											
9312 KIMBALL MIDWEST											
103782644		11/04/2025	251104	398077	993.87	993.87		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
103784855		11/04/2025	251104	398077	556.56	556.56		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
103786376		11/04/2025	251104	398077	448.29	448.29		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
103792630		11/04/2025	251104	398077	102.33	102.33		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
103792859		11/04/2025	251104	398077	352.44	352.44		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
103793018		11/04/2025	251104	398077	623.03	623.03		11/04/2025	INV	PD	PARTS

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/04/2025											
103808973		11/04/2025	251104	398077	592.35		592.35	11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
103809366		11/04/2025	251104	398077	472.39		472.39	11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
103811463		11/04/2025	251104	398077	272.65		272.65	11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
103812235		11/04/2025	251104	398077	109.54		109.54	11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
103823349	25000979	11/04/2025	251104	398077	935.32		935.32	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
103828107	25000979	11/04/2025	251104	398077	89.91		89.91	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
103843109	25000979	11/04/2025	251104	398077	1,011.09		1,011.09	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
103848861	25000979	11/04/2025	251104	398077	1,777.05		1,777.05	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
103854309	25000979	11/04/2025	251104	398077	95.50		95.50	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
103857195	25000979	11/04/2025	251104	398077	2,081.15		2,081.15	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
103862752	25000979	11/04/2025	251104	398077	1,855.18		1,855.18	11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
15482 KNELL O CONNOR DANIELEWICZ					12,368.65						
97615		11/04/2025	251104	398078	133.00		133.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97616		11/04/2025	251104	398078	95.00		95.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97617		11/04/2025	251104	398078	1,116.50		1,116.50	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97618		11/04/2025	251104	398078	807.00		807.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97619		11/04/2025	251104	398078	1,350.00		1,350.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97620		11/04/2025	251104	398078	1,643.82		1,643.82	11/04/2025	INV	PD	LEGAL

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/04/2025											
97621		11/04/2025	251104	398078	126.00		126.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97622		11/04/2025	251104	398078	108.00		108.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97623		11/04/2025	251104	398078	72.00		72.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97624		11/04/2025	251104	398078	266.00		266.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97625		11/04/2025	251104	398078	198.00		198.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97626		11/04/2025	251104	398078	950.00		950.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97627		11/04/2025	251104	398078	76.00		76.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97628		11/04/2025	251104	398078	126.00		126.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97629		11/04/2025	251104	398078	699.00		699.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97630		11/04/2025	251104	398078	324.00		324.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97631		11/04/2025	251104	398078	855.00		855.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97632		11/04/2025	251104	398078	72.00		72.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97633		11/04/2025	251104	398078	126.00		126.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97634		11/04/2025	251104	398078	270.00		270.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97635		11/04/2025	251104	398078	720.00		720.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97636		11/04/2025	251104	398078	304.00		304.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97637		11/04/2025	251104	398078	270.00		270.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											
97638		11/04/2025	251104	398078	1,836.00		1,836.00	11/04/2025	INV	PD	LEGAL
CHECK DATE: 11/04/2025											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
97639 CHECK DATE: 11/04/2025		11/04/2025	251104	398078	480.00		480.00	11/04/2025	INV	PD	LEGAL
97640 CHECK DATE: 11/04/2025		11/04/2025	251104	398078	76.00		76.00	11/04/2025	INV	PD	LEGAL
97641 CHECK DATE: 11/04/2025		11/04/2025	251104	398078	54.00		54.00	11/04/2025	INV	PD	LEGAL
15226 LABSOURCE INC					13,153.32						
006661923 CHECK DATE: 11/04/2025		11/04/2025	251104	398079	3,834.00		3,834.00	11/04/2025	INV	PD	GLOVES
999010 LANDSCAPE FOOTING TI					9,000.00						
VERDIN ROSALBA CHECK DATE: 11/04/2025		11/04/2025	251104	398081	4,500.00		4,500.00	11/04/2025	INV	PD	FOOTIN PAYEE: ROSALBA VERDIN
WALSH PATRICK CHECK DATE: 11/04/2025		11/04/2025	251104	398080	4,500.00		4,500.00	11/04/2025	INV	PD	FOOTIN PAYEE: PATRICK WALSH
999581 LEGAL CLAIMS-PUBLIC UTILITIES					9,000.00						
25 A 51 CHECK DATE: 11/04/2025		11/04/2025	251104	398082	27,831.00		27,831.00	11/04/2025	INV	PD	SEWER PAYEE: MARIA ARTEAGA
999249 LEGAL CLAIMS-SETTLEMENTS					184,995.00						
AVERY KILL LLC CHECK DATE: 11/04/2025		11/04/2025	251104	398083	88,464.00		88,464.00	11/04/2025	INV	PD	SETTLE PAYEE: AVERY KILL, LLC
EDMONSON TAMARA CHECK DATE: 11/04/2025		11/04/2025	251104	398084	96,531.00		96,531.00	11/04/2025	INV	PD	SETTLE PAYEE: TAMARA EDMONSON
3635 LEN COX & SONS EXCAVATING					1,026,006.02						
4821 CHECK DATE: 11/06/2025	25000645	11/04/2025	251104	10000563	286,524.00		286,524.00	11/04/2025	INV	PD	Midlan
4822 CHECK DATE: 11/06/2025	25000646	11/04/2025	251104	10000563	739,482.02		739,482.02	11/04/2025	INV	PD	Reedwo
17949 LENNY'S GAS N WASH ROUTE 6 AND GOUGAR LLC					1,026,006.02						

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
5705 CHECK DATE: 11/04/2025		11/04/2025	251104	398086	1,836.00		1,836.00	11/04/2025	INV PD	CAR WA	
18101 LENOVO (UNITED STATES) INC											
6474178580 CHECK DATE: 11/06/2025		11/04/2025	251104	10000564	2,342.00		2,342.00	11/04/2025	INV PD	LAPTOP	
19037 M & M AFFORDABLE PLUMBING INC											
20992 CHECK DATE: 11/04/2025		11/04/2025	251104	398087	6,316.00		6,316.00	11/04/2025	INV PD	REMODE	
17305 M & M AUTOCRAFTS LLC											
7067 CHECK DATE: 11/04/2025	25000937	11/04/2025	251104	398088	420.00		420.00	11/04/2025	INV PD	AUTOMO	
7068 CHECK DATE: 11/04/2025	25000937	11/04/2025	251104	398088	420.00		420.00	11/04/2025	INV PD	AUTOMO	
18547 M J ELECTRIC LLC					840.00						
25153048800-2 CHECK DATE: 11/04/2025	25000252	11/04/2025	251104	398089	815,852.79		815,852.79	11/04/2025	INV PD	ESTP -	
8894 MARTIN WHALEN OFFICE SOLUTIONS, INC											
IN6137477 CHECK DATE: 11/04/2025		11/04/2025	251104	398090	164.00		164.00	11/04/2025	INV PD	STAPLE	
1679 MC MASTER-CARR SUPPLY CO											
53432136 CHECK DATE: 11/04/2025		11/04/2025	251104	398091	93.21		93.21	11/04/2025	INV PD	SUPPLI	
53525899 CHECK DATE: 11/04/2025		11/04/2025	251104	398091	121.89		121.89	11/04/2025	INV PD	SUPPLI	
53570399 CHECK DATE: 11/04/2025		11/04/2025	251104	398091	54.53		54.53	11/04/2025	INV PD	SUPPLI	
53823341 CHECK DATE: 11/04/2025		11/04/2025	251104	398091	107.78		107.78	11/04/2025	INV PD	PARTS	
53891037 CHECK DATE: 11/04/2025		11/04/2025	251104	398091	146.53		146.53	11/04/2025	INV PD	PARTS	

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
5651	MCCANN INDUSTRIES, INC				523.94						
P88332		11/04/2025	251104	398092	147.50	147.50	147.50	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
W20346		11/04/2025	251104	398092	8,124.85	8,124.85	8,124.85	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
15022	MCCORKLE LITIGATION INC				8,272.35						
892631		11/04/2025	251104	398093	140.40	140.40	140.40	11/04/2025	INV	PD	DEPOSI
CHECK DATE:	11/04/2025										
13281	MEDWORKS-JOLIET										
424940		11/04/2025	251104	398094	115.00	115.00	115.00	11/04/2025	INV	PD	POST A
CHECK DATE:	11/04/2025										
425022		11/04/2025	251104	398094	130.00	130.00	130.00	11/04/2025	INV	PD	EMPLOY
CHECK DATE:	11/04/2025										
425231		11/04/2025	251104	398094	130.00	130.00	130.00	11/04/2025	INV	PD	EMPLOY
CHECK DATE:	11/04/2025										
425516		11/04/2025	251104	398094	130.00	130.00	130.00	11/04/2025	INV	PD	EMPLOY
CHECK DATE:	11/04/2025										
13563	MENARDS-CRESTHILL				505.00						
95305		11/04/2025	251104	398095	659.99	659.99	659.99	11/04/2025	INV	PD	DECK C
CHECK DATE:	11/04/2025										
95362		11/04/2025	251104	398095	143.98	143.98	143.98	11/04/2025	INV	PD	LIGHTI
CHECK DATE:	11/04/2025										
1704	MENARDS-JOLIET				803.97						
10634		11/04/2025	251104	398096	213.61	213.61	213.61	11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
10644		11/04/2025	251104	398096	98.30	98.30	98.30	11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
10803		11/04/2025	251104	398096	406.65	406.65	406.65	11/04/2025	INV	PD	PAINTI
CHECK DATE:	11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
10820		11/04/2025	251104	398096	249.37	249.37		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
10834		11/04/2025	251104	398096	140.39	140.39		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
10839		11/04/2025	251104	398096	61.65	61.65		11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
11160	25000020	11/04/2025	251104	398096	27.96	27.96		11/04/2025	INV	PD	2025 B
CHECK DATE:	11/04/2025										
11181.		11/04/2025	251104	398096	56.24	56.24		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
11195.		11/04/2025	251104	398096	754.56	754.56		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
11267		11/04/2025	251104	398096	144.57	144.57		11/04/2025	INV	PD	SCREWS
CHECK DATE:	11/04/2025										
11412	25000020	11/04/2025	251104	398096	158.88	158.88		11/04/2025	INV	PD	2025 B
CHECK DATE:	11/04/2025										
11413		11/04/2025	251104	398096	213.89	213.89		11/04/2025	INV	PD	UNION
CHECK DATE:	11/04/2025										
11423		11/04/2025	251104	398096	114.27	114.27		11/04/2025	INV	PD	GRAFFI
CHECK DATE:	11/04/2025										
11430.		11/04/2025	251104	398096	162.33	162.33		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
11470		11/04/2025	251104	398096	159.80	159.80		11/04/2025	INV	PD	SHOP M
CHECK DATE:	11/04/2025										
11487	25000991	11/04/2025	251104	398096	35.93	35.93		11/04/2025	INV	PD	Roadwa
CHECK DATE:	11/04/2025										
11509		11/04/2025	251104	398096	98.94	98.94		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
11692	25000020	11/04/2025	251104	398096	202.79	202.79		11/04/2025	INV	PD	2025 B
CHECK DATE:	11/04/2025										
11733		11/04/2025	251104	398096	79.51	79.51		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
11736		11/04/2025	251104	398096	44.30	44.30		11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
11739		11/04/2025	251104	398096	291.06	291.06		11/04/2025	INV	PD	RECIPR
CHECK DATE:	11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
11747		11/04/2025	251104	398096	120.86		120.86	11/04/2025	INV PD	SUPPLI	
	CHECK DATE: 11/04/2025										
11756		11/04/2025	251104	398096	284.90		284.90	11/04/2025	INV PD	SUPPLI	
	CHECK DATE: 11/04/2025										
11828		11/04/2025	251104	398096	169.99		169.99	11/04/2025	INV PD	EXTRA	
	CHECK DATE: 11/04/2025										
11902		11/04/2025	251104	398096	99.99		99.99	11/04/2025	INV PD	TOOLS	
	CHECK DATE: 11/04/2025										
11923		11/04/2025	251104	398096	59.10		59.10	11/04/2025	INV PD	SHOP S	
	CHECK DATE: 11/04/2025										
8706		11/04/2025	251104	398096	12.79		12.79	11/04/2025	INV PD	SUPPLI	
	CHECK DATE: 11/04/2025										
8852		11/04/2025	251104	398096	59.10		59.10	11/04/2025	INV PD	SHOP S	
	CHECK DATE: 11/04/2025										
9165	25000991	11/04/2025	251104	398096	36.63		36.63	11/04/2025	INV PD	Roadwa	
	CHECK DATE: 11/04/2025										
9293		11/04/2025	251104	398096	62.94		62.94	11/04/2025	INV PD	SUPPLI	
	CHECK DATE: 11/04/2025										
					4,621.30						
18505	METAL SUPERMARKETS	VILLA PARK									
1002381	25000969	11/04/2025	251104	398097	1,232.70		1,232.70	11/04/2025	INV PD	AUTOMO	
	CHECK DATE: 11/04/2025										
1713	METROPOLITAN INDUSTRIES										
INV077739		11/04/2025	251104	398098	665.00		665.00	11/04/2025	INV PD	PARTS	
	CHECK DATE: 11/04/2025										
INV077837		11/04/2025	251104	398098	632.00		632.00	11/04/2025	INV PD	PARTS	
	CHECK DATE: 11/04/2025										
17154	MI-BOX MOVING & MOBILE STORAGE INC				1,297.00						
ILJ50700		11/04/2025	251104	398099	209.00		209.00	11/04/2025	INV PD	RANGE	
	CHECK DATE: 11/04/2025										
1736	MIDDLETON OVERHEAD DOORS INC										
1010897	25000992	11/04/2025	251104	398100	1,545.00		1,545.00	11/04/2025	INV PD	Repair	
	CHECK DATE: 11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
1010904 CHECK DATE: 11/04/2025		11/04/2025	251104	398100	9,557.88		9,557.88	11/04/2025	INV	PD	GARAGE
					11,102.88						
18445 MIDWEST PARTS WASHERS											
4912 CHECK DATE: 11/04/2025		11/04/2025	251104	398101	125.00		125.00	11/04/2025	INV	PD	PARTS
4913 CHECK DATE: 11/04/2025		11/04/2025	251104	398101	115.00		115.00	11/04/2025	INV	PD	PARTS
					240.00						
7435 MIDWEST SUPPLY CO											
331608 CHECK DATE: 11/04/2025		11/04/2025	251104	398102	1,633.75		1,633.75	11/04/2025	INV	PD	REPAIR
331661 CHECK DATE: 11/04/2025		11/04/2025	251104	398102	208.09		208.09	11/04/2025	INV	PD	SUPPLI
331745 CHECK DATE: 11/04/2025		11/04/2025	251104	398102	143.70		143.70	11/04/2025	INV	PD	REPAIR
					1,985.54						
1775 MOORE GLASS INC											
I250903 CHECK DATE: 11/04/2025		11/04/2025	251104	398103	483.00		483.00	11/04/2025	INV	PD	PARTS
I250919 CHECK DATE: 11/04/2025	25000949	11/04/2025	251104	398103	40.00		40.00	11/04/2025	INV	PD	AUTOMO
I250932 CHECK DATE: 11/04/2025	25000949	11/04/2025	251104	398103	713.00		713.00	11/04/2025	INV	PD	AUTOMO
					1,236.00						
1336 NAPA GENUINE PARTS											
875536 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	439.80		439.80	11/04/2025	INV	PD	PARTS
875627 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	1,567.99		1,567.99	11/04/2025	INV	PD	TOOLS
875650 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	403.72		403.72	11/04/2025	INV	PD	PARTS
876066 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	55.04		55.04	11/04/2025	INV	PD	PARTS

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
876084 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	69.44		69.44	11/04/2025	INV	PD	PARTS
876287 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	58.08		58.08	11/04/2025	INV	PD	PARTS
876345 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	17.38		17.38	11/04/2025	INV	PD	PARTS
876346 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	1,246.56		1,246.56	11/04/2025	INV	PD	PARTS
876355 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	17.44		17.44	11/04/2025	INV	PD	RADIAT
876360 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	116.16		116.16	11/04/2025	INV	PD	PARTS
876369 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	17.44		17.44	11/04/2025	INV	PD	PARTS
876370 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	21.80		21.80	11/04/2025	INV	PD	PARTS
876437 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	26.50		26.50	11/04/2025	INV	PD	PARTS
876443 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	14.14		14.14	11/04/2025	INV	PD	876443
876528 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	181.48		181.48	11/04/2025	INV	PD	PARTS
876537 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	362.12		362.12	11/04/2025	INV	PD	PARTS
876541 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	8.70		8.70	11/04/2025	INV	PD	PARTS
876543 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	45.62		45.62	11/04/2025	INV	PD	PARTS
876552 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	16.88		16.88	11/04/2025	INV	PD	PARTS
876574 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	50.90		50.90	11/04/2025	INV	PD	PARTS
876675 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	216.89		216.89	11/04/2025	INV	PD	PARTS
876677 CHECK DATE: 11/04/2025		11/04/2025	251104	398104	22.01		22.01	11/04/2025	INV	PD	PARTS

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
877186		11/04/2025	251104	398104	65.88	65.88		11/04/2025	INV	PD	PARTS
	CHECK DATE:	11/04/2025									
877269		25000942	11/04/2025	251104	398104	70.08	70.08	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
877430		25000942	11/04/2025	251104	398104	45.45	45.45	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
877436		25000942	11/04/2025	251104	398104	589.04	589.04	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
877577		25000942	11/04/2025	251104	398104	999.31	999.31	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
877628			11/04/2025	251104	398104	281.56	281.56	11/04/2025	INV	PD	PARTS
	CHECK DATE:	11/04/2025									
877725		25000942	11/04/2025	251104	398104	89.86	89.86	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
877728		25000942	11/04/2025	251104	398104	44.93	44.93	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878114		25000942	11/04/2025	251104	398104	20.36	20.36	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878119		25000942	11/04/2025	251104	398104	69.98	69.98	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878121		25000942	11/04/2025	251104	398104	154.56	154.56	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878128		25000942	11/04/2025	251104	398104	352.26	352.26	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878143			11/04/2025	251104	398104	122.42	122.42	11/04/2025	INV	PD	PARTS
	CHECK DATE:	11/04/2025									
878171		25000942	11/04/2025	251104	398104	103.60	103.60	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878317		25000942	11/04/2025	251104	398104	154.56	154.56	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878456		25000942	11/04/2025	251104	398104	19.61	19.61	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878465		25000942	11/04/2025	251104	398104	208.08	208.08	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878643		25000942	11/04/2025	251104	398104	9.52	9.52	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
878678		25000942	11/04/2025	251104	398104	258.42	258.42	11/04/2025	INV	PD	AUTOMO

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/04/2025											
878831	25000942	11/04/2025	251104	398104	86.08	86.08		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
878911	25000942	11/04/2025	251104	398104	134.91	134.91		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
879007	25000942	11/04/2025	251104	398104	42.76	42.76		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
879022	25000942	11/04/2025	251104	398104	16.23	16.23		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
879078	25000942	11/04/2025	251104	398104	514.08	514.08		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
879139	25000942	11/04/2025	251104	398104	49.61	49.61		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
879140	25000942	11/04/2025	251104	398104	198.44	198.44		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
879168	25000942	11/04/2025	251104	398104	149.64	149.64		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
879186	25000942	11/04/2025	251104	398104	375.37	375.37		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
879192	25000942	11/04/2025	251104	398104	531.25	531.25		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
879194	25000942	11/04/2025	251104	398104	147.44	147.44		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
1858 NATIONAL POWER RODDING CORP					10,881.38						
55910	25000403	11/04/2025	251104	398105	58,942.44	58,942.44		11/04/2025	INV	PD	2023 S
CHECK DATE: 11/04/2025											
17946 NEW ERA SPREADING INC					75,271.86						
844	25000108	11/04/2025	251104	10000565	27,293.62	27,293.62		11/04/2025	INV	PD	2025 B
CHECK DATE: 11/06/2025											
846	25000108	11/04/2025	251104	10000565	47,978.24	47,978.24		11/04/2025	INV	PD	2025 B
CHECK DATE: 11/06/2025											
9703 NORTHERN TOOL & EQUIPMENT CO					75,271.86						

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
04E2C3CB		11/04/2025	251104	10000566	2,727.98		2,727.98	11/04/2025	INV	PD	PARTS/
CHECK DATE:	11/06/2025										
DA006891		11/04/2025	251104	10000566	600.84		600.84	11/04/2025	INV	PD	PARTS/
CHECK DATE:	11/06/2025										
13189 OMEGA PLUMBING INC					3,328.82						
10109342		11/04/2025	251104	398106	193.00		193.00	11/04/2025	INV	PD	REPAIR
CHECK DATE:	11/04/2025										
10109365		11/04/2025	251104	398106	1,279.92		1,279.92	11/04/2025	INV	PD	REPAIR
CHECK DATE:	11/04/2025										
10109412		11/04/2025	251104	398106	478.00		478.00	11/04/2025	INV	PD	REPAIR
CHECK DATE:	11/04/2025										
15020 ONE STEP INC					1,950.92						
N229506		11/04/2025	251104	398107	40.00		40.00	11/04/2025	INV	PD	NOTARY
CHECK DATE:	11/04/2025										
N230168		11/04/2025	251104	398107	40.00		40.00	11/04/2025	INV	PD	NOTARY
CHECK DATE:	11/04/2025										
15687 OREILLY AUTO PARTS					80.00						
6763-104181		11/04/2025	251104	398108	173.24		173.24	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
6763-106927		11/04/2025	251104	398108	511.69		511.69	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
17294 OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.					684.93						
17431		11/04/2025	251104	398109	1,625.00		1,625.00	11/04/2025	INV	PD	LEGAL
CHECK DATE:	11/04/2025										
17432		11/04/2025	251104	398109	7,123.45		7,123.45	11/04/2025	INV	PD	LEGAL
CHECK DATE:	11/04/2025										
1943 OXBO MUFFLER AND BRAKES					8,748.45						
7519		11/04/2025	251104	398110	560.00		560.00	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
7521		11/04/2025	251104	398110	140.00		140.00	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										
7535	25000950	11/04/2025	251104	398110	840.00		840.00	11/04/2025	INV	PD	AUTOMO
CHECK DATE:	11/04/2025										
15974	PACE ANALYTICAL SERVICES, LLC				1,540.00						
257230551	25000019	11/04/2025	251104	398111	180.00		180.00	11/04/2025	INV	PD	2025 R
CHECK DATE:	11/04/2025										
257230552	25000019	11/04/2025	251104	398111	540.00		540.00	11/04/2025	INV	PD	2025 R
CHECK DATE:	11/04/2025										
257230553		11/04/2025	251104	398111	720.00		720.00	11/04/2025	INV	PD	TESTIN
CHECK DATE:	11/04/2025										
8747	PACER SERVICE CENTER				1,440.00						
6999949-Q32025		11/04/2025	251104	398112	276.50		276.50	11/04/2025	INV	PD	SUBSCR
CHECK DATE:	11/04/2025										
13258	PART D ADVISORS INC										
14824		11/04/2025	251104	398113	23,892.83		23,892.83	11/04/2025	INV	PD	HEALTH
CHECK DATE:	11/04/2025										
13978	PARTNERS AND PAWS VET SERVICES LLC										
155503		11/04/2025	251104	398114	527.75		527.75	11/04/2025	INV	PD	K-9 VE
CHECK DATE:	11/04/2025										
155505		11/04/2025	251104	398114	536.09		536.09	11/04/2025	INV	PD	K-9 VE
CHECK DATE:	11/04/2025										
155506		11/04/2025	251104	398114	764.86		764.86	11/04/2025	INV	PD	K-9 VE
CHECK DATE:	11/04/2025										
155989		11/04/2025	251104	398114	171.11		171.11	11/04/2025	INV	PD	K-9 FO
CHECK DATE:	11/04/2025										
11105	PIRTEK				1,999.81						
BO-T00024948		11/04/2025	251104	398115	738.56		738.56	11/04/2025	INV	PD	PARTS
CHECK DATE:	11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
18128 POLYDYNE INC											
1966640		25000029 11/04/2025	251104	10000567	4,042.50		4,042.50	11/04/2025	INV PD	ESTP	-
CHECK DATE: 11/06/2025											
7740 POMP'S TIRE SERVICE INC											
411187631		11/04/2025	251104	398116	729.56		729.56	11/04/2025	INV PD	SUPPLI	
CHECK DATE: 11/04/2025											
411188352		11/04/2025	251104	398116	555.00		555.00	11/04/2025	INV PD	SUPPLI	
CHECK DATE: 11/04/2025											
411189042		11/04/2025	251104	398116	2,070.24		2,070.24	11/04/2025	INV PD	SUPPLI	
CHECK DATE: 11/04/2025											
411190015		25000977 11/04/2025	251104	398116	614.32		614.32	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
411190838		25000977 11/04/2025	251104	398116	517.00		517.00	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
411191679		25000977 11/04/2025	251104	398116	445.16		445.16	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
411191901		25000977 11/04/2025	251104	398116	1,246.90		1,246.90	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
690150986		11/04/2025	251104	398116	107.00		107.00	11/04/2025	INV PD	SUPPLI	
CHECK DATE: 11/04/2025											
690151148		25000977 11/04/2025	251104	398116	1,904.42		1,904.42	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
690151240		25000977 11/04/2025	251104	398116	2,519.84		2,519.84	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
690151242		25000977 11/04/2025	251104	398116	777.60		777.60	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
690151419		25000977 11/04/2025	251104	398116	4,695.52		4,695.52	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
690151447		25000977 11/04/2025	251104	398116	117.69		117.69	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
690151560		25000977 11/04/2025	251104	398116	1,919.42		1,919.42	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
7244220-36		11/04/2025	251104	398116	-450.24		-450.24	11/04/2025	CRM PD	CREDIT	
CHECK DATE: 11/04/2025											
7244220-37		11/04/2025	251104	398116	-31.80		-31.80	11/04/2025	CRM PD	CREDIT	

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
		CHECK DATE: 11/04/2025									
1948 PT FERRO CONSTR CO											
12323		25000675 11/04/2025	251104	10000568	403.00	403.00	11/04/2025	INV PD	WATER-		
		CHECK DATE: 11/06/2025									
12334		25000675 11/04/2025	251104	10000568	806.00	806.00	11/04/2025	INV PD	WATER-		
		CHECK DATE: 11/06/2025									
12345		25000675 11/04/2025	251104	10000568	558.00	558.00	11/04/2025	INV PD	WATER-		
		CHECK DATE: 11/06/2025									
12364		25000674 11/04/2025	251104	10000568	651.00	651.00	11/04/2025	INV PD	STREET		
		CHECK DATE: 11/06/2025									
12373		25000674 11/04/2025	251104	10000568	775.00	775.00	11/04/2025	INV PD	STREET		
		CHECK DATE: 11/06/2025									
12374		25000675 11/04/2025	251104	10000568	1,178.00	1,178.00	11/04/2025	INV PD	WATER-		
		CHECK DATE: 11/06/2025									
12385		25000674 11/04/2025	251104	10000568	806.00	806.00	11/04/2025	INV PD	STREET		
		CHECK DATE: 11/06/2025									
12386		25000675 11/04/2025	251104	10000568	1,116.00	1,116.00	11/04/2025	INV PD	WATER-		
		CHECK DATE: 11/06/2025									
12395		25000674 11/04/2025	251104	10000568	1,209.00	1,209.00	11/04/2025	INV PD	STREET		
		CHECK DATE: 11/06/2025									
12406		25000674 11/04/2025	251104	10000568	1,209.00	1,209.00	11/04/2025	INV PD	STREET		
		CHECK DATE: 11/06/2025									
12415		25000674 11/04/2025	251104	10000568	1,395.00	1,395.00	11/04/2025	INV PD	STREET		
		CHECK DATE: 11/06/2025									
12416		25000675 11/04/2025	251104	10000568	1,178.00	1,178.00	11/04/2025	INV PD	WATER-		
		CHECK DATE: 11/06/2025									
12427		25000674 11/04/2025	251104	10000568	2,015.00	2,015.00	11/04/2025	INV PD	STREET		
		CHECK DATE: 11/06/2025									
48448		25000629 11/04/2025	251104	10000568	5,484.60	5,484.60	11/04/2025	INV PD	Virgin		
		CHECK DATE: 11/06/2025									
48450		25000628 11/04/2025	251104	10000568	912,825.09	912,825.09	11/04/2025	INV PD	Heggie		
		CHECK DATE: 11/06/2025									
2157 RAY O'HERRON CO INC -DANVILLE											
931,608.69											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR		
2437658		11/04/2025	251104	398117	105.00		105.00	11/04/2025	INV	PD	INNER		
	CHECK DATE:	11/04/2025											
2438825		25000915	11/04/2025	251104	398117		1,400.00		1,400.00	11/04/2025	INV	PD	PEPPER
	CHECK DATE:	11/04/2025											
2438840		11/04/2025	251104	398117	845.82		845.82	11/04/2025	INV	PD	JPD	TR	
	CHECK DATE:	11/04/2025											
					2,350.82								
	15192	READY REFRESH											
05J6704609403		25000999	11/04/2025	251104	398118		252.35		252.35	11/04/2025	INV	PD	Office
	CHECK DATE:	11/04/2025											
05J6704808171		25000999	11/04/2025	251104	398118		24.14		24.14	11/04/2025	INV	PD	Office
	CHECK DATE:	11/04/2025											
15J0122703564		25000966	11/04/2025	251104	398118		305.45		305.45	11/04/2025	INV	PD	OFFICE
	CHECK DATE:	11/04/2025											
					581.94								
	15505	REASONABLE TREE EXPERTS											
11891		25000990	11/04/2025	251104	398119		1,950.00		1,950.00	11/04/2025	INV	PD	Tree &
	CHECK DATE:	11/04/2025											
11892		25000990	11/04/2025	251104	398119		1,545.00		1,545.00	11/04/2025	INV	PD	Tree &
	CHECK DATE:	11/04/2025											
11893		25000990	11/04/2025	251104	398119		4,175.00		4,175.00	11/04/2025	INV	PD	Tree &
	CHECK DATE:	11/04/2025											
					7,670.00								
	999168	REFUND-AMBULANCE											
25-E738752		11/04/2025	251104	398120		437.63		437.63	11/04/2025	INV	PD	DOS	04
	CHECK DATE:	11/04/2025											
								PAYEE: BLUE CROSS & BLUE SHIELD OF ILLI					
	999178	REFUND-MISCELLANEOUS											
LOPEZ HUMBERTO		11/04/2025	251104	398121		213.97		213.97	11/04/2025	INV	PD	ESCROW	
	CHECK DATE:	11/04/2025											
								PAYEE: HUMBERTO LOPEZ					
	2207	RENDELS INC											
125934		25000971	11/04/2025	251104	398122		87.70		87.70	11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025											
125954		25000971	11/04/2025	251104	398122		166.52		166.52	11/04/2025	INV	PD	AUTOMO

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
	CHECK DATE: 11/04/2025										
51028	CHECK DATE: 11/04/2025	11/04/2025	251104	398122	77.00	77.00	77.00	11/04/2025	INV PD	INSPEC	
51029	CHECK DATE: 11/04/2025	11/04/2025	251104	398122	77.00	77.00	77.00	11/04/2025	INV PD	INSPEC	
51036	CHECK DATE: 11/04/2025	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	INSPEC	
51100	CHECK DATE: 11/04/2025	11/04/2025	251104	398122	77.00	77.00	77.00	11/04/2025	INV PD	INSPEC	
51104	CHECK DATE: 11/04/2025	11/04/2025	251104	398122	77.00	77.00	77.00	11/04/2025	INV PD	INSPEC	
51105	CHECK DATE: 11/04/2025	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	INSPEC	
51106	25000971	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	AUTOMO	
51108	25000971	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	AUTOMO	
51109	25000971	11/04/2025	251104	398122	77.00	77.00	77.00	11/04/2025	INV PD	AUTOMO	
51112	CHECK DATE: 11/04/2025	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	INSPEC	
51145	25000971	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	AUTOMO	
51148	25000971	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	AUTOMO	
51153	25000971	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	AUTOMO	
51190	25000971	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	AUTOMO	
51316	25000971	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	AUTOMO	
51338	25000971	11/04/2025	251104	398122	77.00	77.00	77.00	11/04/2025	INV PD	AUTOMO	
51351	25000971	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	AUTOMO	
51364	25000971	11/04/2025	251104	398122	51.50	51.50	51.50	11/04/2025	INV PD	AUTOMO	

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
51386 CHECK DATE: 11/04/2025	25000971	11/04/2025	251104	398122	51.50		51.50	11/04/2025	INV	PD	AUTOMO
67588 CHECK DATE: 11/04/2025		11/04/2025	251104	398122	2,229.90		2,229.90	11/04/2025	INV	PD	BODYWO
67674 CHECK DATE: 11/04/2025	25000972	11/04/2025	251104	398122	13,207.58		13,207.58	11/04/2025	INV	PD	AUTOMO
P-138918 CHECK DATE: 11/04/2025		11/04/2025	251104	398122	352.50		352.50	11/04/2025	INV	PD	TOW FE
P-139149 CHECK DATE: 11/04/2025	25000971	11/04/2025	251104	398122	425.00		425.00	11/04/2025	INV	PD	AUTOMO
2214 REX RADIATOR & WELDING					17,600.70						
B142479 CHECK DATE: 11/04/2025		11/04/2025	251104	398123	150.00		150.00	11/04/2025	INV	PD	PARTS
18349 ROCK VALLEY PHYSICAL THERAPY											
INV-00590 CHECK DATE: 11/04/2025	25000030	11/04/2025	251104	398124	19,680.00		19,680.00	11/04/2025	INV	PD	2025 J
2245 ROD BAKER FORD SALES INC											
69230 CHECK DATE: 11/04/2025	25000951	11/04/2025	251104	398125	237.47		237.47	11/04/2025	INV	PD	AUTOMO
69275 CHECK DATE: 11/04/2025	25000951	11/04/2025	251104	398125	188.88		188.88	11/04/2025	INV	PD	AUTOMO
69849 CHECK DATE: 11/04/2025	25000951	11/04/2025	251104	398125	423.14		423.14	11/04/2025	INV	PD	AUTOMO
2261 RON TIRAPELLI FORD, INC.					849.49						
191221 CHECK DATE: 11/04/2025		11/04/2025	251104	398126	100.00		100.00	11/04/2025	INV	PD	SERVIC
666838 CHECK DATE: 11/04/2025		11/04/2025	251104	398126	63.94		63.94	11/04/2025	INV	PD	PARTS
666866 CHECK DATE: 11/04/2025		11/04/2025	251104	398126	693.20		693.20	11/04/2025	INV	PD	PARTS
666896		11/04/2025	251104	398126	614.68		614.68	11/04/2025	INV	PD	PARTS

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
	CHECK DATE: 11/04/2025										
666922		11/04/2025	251104	398126	262.02		262.02	11/04/2025	INV	PD	PARTS
667065	CHECK DATE: 11/04/2025	11/04/2025	251104	398126	165.00		165.00	11/04/2025	INV	PD	PARTS
667107		11/04/2025	251104	398126	137.27		137.27	11/04/2025	INV	PD	PARTS
667116		11/04/2025	251104	398126	121.20		121.20	11/04/2025	INV	PD	PARTS
667128	CHECK DATE: 11/04/2025	11/04/2025	251104	398126	607.08		607.08	11/04/2025	INV	PD	PARTS
667155		11/04/2025	251104	398126	144.12		144.12	11/04/2025	INV	PD	PARTS
667352	25000973	11/04/2025	251104	398126	2,632.74		2,632.74	11/04/2025	INV	PD	AUTOMO
667414		25000973	25000973	398126	409.38		409.38	11/04/2025	INV	PD	AUTOMO
667428		25000973	25000973	398126	164.42		164.42	11/04/2025	INV	PD	AUTOMO
667434		25000973	25000973	398126	540.00		540.00	11/04/2025	INV	PD	AUTOMO
667443		25000973	25000973	398126	704.10		704.10	11/04/2025	INV	PD	AUTOMO
667464		25000973	25000973	398126	470.59		470.59	11/04/2025	INV	PD	AUTOMO
667500		25000973	25000973	398126	143.23		143.23	11/04/2025	INV	PD	AUTOMO
667523		25000973	25000973	398126	27.28		27.28	11/04/2025	INV	PD	AUTOMO
667524		25000973	25000973	398126	27.28		27.28	11/04/2025	INV	PD	AUTOMO
667532		25000973	25000973	398126	50.93		50.93	11/04/2025	INV	PD	AUTOMO
667537		25000973	25000973	398126	629.12		629.12	11/04/2025	INV	PD	AUTOMO
667561		25000973	25000973	398126	88.74		88.74	11/04/2025	INV	PD	AUTOMO
	CHECK DATE: 11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
667624 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	88.74		88.74	11/04/2025	INV PD	AUTOMO	
667640 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	511.56		511.56	11/04/2025	INV PD	AUTOMO	
667654 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	603.79		603.79	11/04/2025	INV PD	AUTOMO	
667663 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	4,532.63		4,532.63	11/04/2025	INV PD	AUTOMO	
667663-01 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	446.60		446.60	11/04/2025	INV PD	AUTOMO	
667663-02 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	448.80		448.80	11/04/2025	INV PD	AUTOMO	
667759 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	80.64		80.64	11/04/2025	INV PD	AUTOMO	
667761 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	219.20		219.20	11/04/2025	INV PD	AUTOMO	
667803 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	76.14		76.14	11/04/2025	INV PD	AUTOMO	
667839 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	422.75		422.75	11/04/2025	INV PD	AUTOMO	
667870 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	162.84		162.84	11/04/2025	INV PD	AUTOMO	
667928 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	442.53		442.53	11/04/2025	INV PD	AUTOMO	
667944 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	68.72		68.72	11/04/2025	INV PD	AUTOMO	
667945 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	2,032.00		2,032.00	11/04/2025	INV PD	AUTOMO	
667975 CHECK DATE: 11/04/2025		25000973 11/04/2025	251104	398126	123.24		123.24	11/04/2025	INV PD	AUTOMO	
14090 RUSH TRUCK CENTERS OF ILLINOIS INC					19,056.50						
3043242708 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	297.98		297.98	11/04/2025	INV PD	PARTS	
3043361572 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	116.81		116.81	11/04/2025	INV PD	PARTS	

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
3043388521 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	250.47	250.47		11/04/2025	INV	PD	PARTS
3043443766 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	594.68	594.68		11/04/2025	INV	PD	PARTS
3043451985 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	2,967.62	2,967.62		11/04/2025	INV	PD	PARTS
3043470523 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	815.43	815.43		11/04/2025	INV	PD	PARTS
3043472062 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	992.15	992.15		11/04/2025	INV	PD	PARTS
3043483543 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	1,667.14	1,667.14		11/04/2025	INV	PD	PARTS
3043484672 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	662.24	662.24		11/04/2025	INV	PD	PARTS
3043509090 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	695.84	695.84		11/04/2025	INV	PD	AUTOMO
3043510645 CHECK DATE: 11/04/2025		11/04/2025	251104	398127	173.19	173.19		11/04/2025	INV	PD	PARTS
3043528708 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	156.24	156.24		11/04/2025	INV	PD	AUTOMO
3043536505 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	598.94	598.94		11/04/2025	INV	PD	AUTOMO
3043537143 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	809.28	809.28		11/04/2025	INV	PD	AUTOMO
3043548811 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	176.79	176.79		11/04/2025	INV	PD	AUTOMO
3043556238 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	173.19	173.19		11/04/2025	INV	PD	AUTOMO
3043560935 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	279.46	279.46		11/04/2025	INV	PD	AUTOMO
3043571970 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	156.24	156.24		11/04/2025	INV	PD	AUTOMO
3043572391 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	5,273.32	5,273.32		11/04/2025	INV	PD	AUTOMO
3043596566 CHECK DATE: 11/04/2025	25000982	11/04/2025	251104	398127	139.83	139.83		11/04/2025	INV	PD	AUTOMO

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
3043603637		25000982 11/04/2025	251104	398127	684.96	684.96		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043624015		25000982 11/04/2025	251104	398127	249.58	249.58		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043624155		25000982 11/04/2025	251104	398127	646.31	646.31		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043627963		25000982 11/04/2025	251104	398127	4,917.41	4,917.41		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043628242		25000982 11/04/2025	251104	398127	173.11	173.11		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043644588		25000982 11/04/2025	251104	398127	893.49	893.49		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043644997		25000982 11/04/2025	251104	398127	71.22	71.22		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043648050		25000982 11/04/2025	251104	398127	65.15	65.15		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043652270		25000982 11/04/2025	251104	398127	349.96	349.96		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043660535		25000982 11/04/2025	251104	398127	87.49	87.49		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043665255		25000982 11/04/2025	251104	398127	2,906.53	2,906.53		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043665638		25000982 11/04/2025	251104	398127	34.62	34.62		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043686226		25000982 11/04/2025	251104	398127	378.38	378.38		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043690777		25000982 11/04/2025	251104	398127	114.92	114.92		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043694971		25000982 11/04/2025	251104	398127	1,045.27	1,045.27		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043703916		25000982 11/04/2025	251104	398127	215.48	215.48		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									
3043718491		25000982 11/04/2025	251104	398127	33.38	33.38		11/04/2025	INV	PD	AUTOMO
	CHECK DATE:	11/04/2025									

29,864.10

10088 SB FRIEDMAN DEVELOPMENT ADVISORS LLC

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
#5.28.25		25000733 11/04/2025	251104	398128	10,075.00		10,075.00	11/04/2025	INV PD	RRC EV	
CHECK DATE:	11/04/2025										
#6.28.25		25000733 11/04/2025	251104	398128	8,408.75		8,408.75	11/04/2025	INV PD	RRC EV	
CHECK DATE:	11/04/2025										
3.28.25		11/04/2025	251104	398128	42,890.00		42,890.00	11/04/2025	INV PD	ROCK R	
CHECK DATE:	11/04/2025										
					61,373.75						
18844	SEAL-RITE ASPHALT MAINTENANCE										
4870		11/04/2025	251104	398129	3,400.00		3,400.00	11/04/2025	INV PD	REPAIR	
CHECK DATE:	11/04/2025										
17602	SEASON AND TIME										
0000300		11/04/2025	251104	398130	250.00		250.00	11/04/2025	INV PD	SERVIC	
CHECK DATE:	11/04/2025										
17380	SECURE-IDLE										
14038		11/04/2025	251104	398131	162.64		162.64	11/04/2025	INV PD	PARTS	
CHECK DATE:	11/04/2025										
12174	SEILER INSTRUMENT AND MANUFACTURING COMPANY INC										
INV59233		25000798 11/04/2025	251104	398132	4,012.83		4,012.83	11/04/2025	INV PD	FOR: T	
CHECK DATE:	11/04/2025										
9461	SENTINEL TECHNOLOGIES INC										
INV47518		11/04/2025	251104	398133	7,608.00		7,608.00	11/04/2025	INV PD	NETSUI	
CHECK DATE:	11/04/2025										
INV47681		11/04/2025	251104	398133	3,090.75		3,090.75	11/04/2025	INV PD	FIREWA	
CHECK DATE:	11/04/2025										
9284	SERDAR CONSTRUCTION				10,698.75						
2229		25000978 11/04/2025	251104	10000569	11,440.00		11,440.00	11/04/2025	INV PD	Dumpst	
CHECK DATE:	11/06/2025										
2360	SERVICE INDUST SUPPLY INC										
145501		11/04/2025	251104	398134	4,200.00		4,200.00	11/04/2025	INV PD	PARTS	
CHECK DATE:	11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
2369 SHARE CORPORATION											
14295		11/04/2025	251104	398135	-11.29		-11.29	11/04/2025	CRM	PD	CREDIT
CHECK DATE:	11/04/2025										
315589		11/04/2025	251104	398135	157.23		157.23	11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
14076 SHAW SUBURBAN MEDIA GROUP											
092510085777		11/04/2025	251104	398136	2,215.27		2,215.27	11/04/2025	INV	PD	ADS PL
CHECK DATE:	11/04/2025										
16855 SHEFFIELD SAFETY & LOSS CONTROL LLC											
20072868	25000655	11/04/2025	251104	398137	11,025.00		11,025.00	11/04/2025	INV	PD	PSA fo
CHECK DATE:	11/04/2025										
20072869	25000655	11/04/2025	251104	398137	13,775.00		13,775.00	11/04/2025	INV	PD	PSA fo
CHECK DATE:	11/04/2025										
2389 SHERWIN-WILLIAMS											
9355-9		11/04/2025	251104	398138	361.44		361.44	11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
9437-5		11/04/2025	251104	398138	71.34		71.34	11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
2392 SHOREWOOD HOME & AUTO											
01-487741		11/04/2025	251104	398139	1,599.00		1,599.00	11/04/2025	INV	PD	TOOLS
CHECK DATE:	11/04/2025										
01-487756	25000952	11/04/2025	251104	398139	1,185.33		1,185.33	11/04/2025	INV	PD	AUTOMO
CHECK DATE:	11/04/2025										
01-491039	25000952	11/04/2025	251104	398139	715.44		715.44	11/04/2025	INV	PD	AUTOMO
CHECK DATE:	11/04/2025										
9747 SIGNARAMA											
INV-3347		11/04/2025	251104	398140	70.53		70.53	11/04/2025	INV	PD	SUPPLI
CHECK DATE:	11/04/2025										
3,499.77											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
17368 SILVER CROSS MEDICAL GROUP - OCC HEALTH											
7671		11/04/2025	251104	398141	4,347.00	4,347.00		11/04/2025	INV	PD	POLICE
CHECK DATE: 11/04/2025											
13915 SMITH PAINTING SERVICES INC											
3057		11/04/2025	251104	398142	2,909.54	2,909.54		11/04/2025	INV	PD	PROFES
CHECK DATE: 11/04/2025											
17033 SNODEPOT											
INV010981		11/04/2025	251104	398143	3,507.00	3,507.00		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
18568 SOUTH OAK DODGE INC											
1707012	25000970	11/04/2025	251104	398144	375.00	375.00		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
1707373	25000970	11/04/2025	251104	398144	1,166.25	1,166.25		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
15379 SPECIALTY ELECTRIC SUPPLY CO											
76030		11/04/2025	251104	398145	65.00	65.00		11/04/2025	INV	PD	PARTS
CHECK DATE: 11/04/2025											
2472 STANDARD EQUIPMENT CO INC											
P06995	25000974	11/04/2025	251104	398146	905.52	905.52		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
P06996-A	25000974	11/04/2025	251104	398146	152.28	152.28		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
P07077	25000974	11/04/2025	251104	398146	557.21	557.21		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
P07089	25000974	11/04/2025	251104	398146	908.86	908.86		11/04/2025	INV	PD	AUTOMO
CHECK DATE: 11/04/2025											
2474 STANDARD TRUCK PARTS INC											
1032324		11/04/2025	251104	398147	357.57	357.57		11/04/2025	INV	PD	PARTS
2,523.87											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
	CHECK DATE: 11/04/2025										
1032361		11/04/2025	251104	398147	702.88		702.88	11/04/2025	INV	PD	PARTS
1032362	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	2,657.90		2,657.90	11/04/2025	INV	PD	PARTS
1032378	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	78.02		78.02	11/04/2025	INV	PD	PARTS
1032388	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	513.64		513.64	11/04/2025	INV	PD	PARTS
1032396	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	478.34		478.34	11/04/2025	INV	PD	PARTS
1032399	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	1,653.90		1,653.90	11/04/2025	INV	PD	PARTS
1032403	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	509.65		509.65	11/04/2025	INV	PD	PARTS
1032420	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	2,524.16		2,524.16	11/04/2025	INV	PD	PARTS
1032421	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	2,693.05		2,693.05	11/04/2025	INV	PD	PARTS
1032423	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	620.00		620.00	11/04/2025	INV	PD	PARTS
1032445	25000975	11/04/2025	251104	398147	124.00		124.00	11/04/2025	INV	PD	AUTOMO
1032447	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	845.56		845.56	11/04/2025	INV	PD	PARTS
1032457	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	112.04		112.04	11/04/2025	INV	PD	PARTS
1032458	25000975	11/04/2025	251104	398147	1,007.26		1,007.26	11/04/2025	INV	PD	AUTOMO
1032459	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	876.05		876.05	11/04/2025	INV	PD	PARTS
1032467	25000975	11/04/2025	251104	398147	697.23		697.23	11/04/2025	INV	PD	AUTOMO
1032479	CHECK DATE: 11/04/2025	11/04/2025	251104	398147	32.18		32.18	11/04/2025	INV	PD	PARTS
1032480	25000975	11/04/2025	251104	398147	125.16		125.16	11/04/2025	INV	PD	AUTOMO
	CHECK DATE: 11/04/2025										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
1032492 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	2,142.10	2,142.10		11/04/2025	INV	PD	AUTOMO
1032504 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	174.61	174.61		11/04/2025	INV	PD	AUTOMO
1032513 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	1,430.14	1,430.14		11/04/2025	INV	PD	AUTOMO
1032538 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	377.97	377.97		11/04/2025	INV	PD	AUTOMO
1032562 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	194.00	194.00		11/04/2025	INV	PD	AUTOMO
1032571 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	944.54	944.54		11/04/2025	INV	PD	AUTOMO
1032583 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	799.44	799.44		11/04/2025	INV	PD	AUTOMO
1032586 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	231.65	231.65		11/04/2025	INV	PD	AUTOMO
1032596 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	243.30	243.30		11/04/2025	INV	PD	AUTOMO
1032601 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	418.82	418.82		11/04/2025	INV	PD	AUTOMO
1032606 CHECK DATE: 11/04/2025		25000975 11/04/2025	251104	398147	931.50	931.50		11/04/2025	INV	PD	AUTOMO
17176 STANTEC CONSULTING SERVICES INC					<b>24,496.66</b>						
2433763 CHECK DATE: 11/04/2025		25000336 11/04/2025	251104	398148	424,963.95	424,963.95		11/04/2025	INV	PD	Altern
2433764 CHECK DATE: 11/04/2025		25000336 11/04/2025	251104	398148	2,442,245.75	2,442,245.75		11/04/2025	INV	PD	Altern
11894 STERICYCLE INC					<b>2,867,209.70</b>						
8012301728 CHECK DATE: 11/04/2025		11/04/2025	251104	398149	938.07	938.07		11/04/2025	INV	PD	MONTHL
2509 STEVE SPIESS CONSTRUCTION INC											
5470		25000724 11/04/2025	251104	10000570	175,316.05	175,316.05		11/04/2025	INV	PD	Fairmo

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
		CHECK DATE: 11/06/2025									
2523 STRAND ASSOC INC											
231019		25000240 11/04/2025	251104	10000571	13,469.52		13,469.52	11/04/2025	INV PD	ESTP	-
		CHECK DATE: 11/06/2025									
4027 SUBURBAN LABORATORIES, INC											
GA5004713		25000017 11/04/2025	251104	398150	453.00		453.00	11/04/2025	INV PD	2025	-
		CHECK DATE: 11/04/2025									
GA5004714		25000022 11/04/2025	251104	398150	60.00		60.00	11/04/2025	INV PD	2025	D
		CHECK DATE: 11/04/2025									
GA5004926		25000016 11/04/2025	251104	398150	591.00		591.00	11/04/2025	INV PD	2025	B
		CHECK DATE: 11/04/2025									
GA5004927		25000021 11/04/2025	251104	398150	1,023.00		1,023.00	11/04/2025	INV PD	2025	N
		CHECK DATE: 11/04/2025									
17461 SUMMIT LAWCARE INC											
215876		25000742 11/04/2025	251104	398151	832.00		832.00	11/04/2025	INV PD	2025	G
		CHECK DATE: 11/04/2025									
215877		25000741 11/04/2025	251104	398151	832.00		832.00	11/04/2025	INV PD	2025	G
		CHECK DATE: 11/04/2025									
215878		25000740 11/04/2025	251104	398151	832.00		832.00	11/04/2025	INV PD	2025	G
		CHECK DATE: 11/04/2025									
9857 SUNBELT PUMP & POWER RENTALS											
173126737-0003		11/04/2025	251104	10000572	57.00		57.00	11/04/2025	INV PD	FUEL	C
		CHECK DATE: 11/06/2025									
174480224-0001		11/04/2025	251104	10000572	790.00		790.00	11/04/2025	INV PD	RENTAL	
		CHECK DATE: 11/06/2025									
17345 T-MOBILE USA INC											
205556534 OCT 2025		11/04/2025	251104	398152	66.00		66.00	11/04/2025	INV PD	POLE	C
		CHECK DATE: 11/04/2025									
L2510087059		11/04/2025	251104	398152	50.00		50.00	11/04/2025	INV PD	SEARCH	
		CHECK DATE: 11/04/2025									

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
15578	TEKLAB INC				116.00						
334758		25000027 11/04/2025		251104	10000573	209.42	209.42	11/04/2025	INV PD	2025	I
	CHECK DATE:	11/06/2025									
334761		25000027 11/04/2025		251104	10000573	209.42	209.42	11/04/2025	INV PD	2025	I
	CHECK DATE:	11/06/2025									
334770		25000027 11/04/2025		251104	10000573	209.42	209.42	11/04/2025	INV PD	2025	I
	CHECK DATE:	11/06/2025									
335227		25000027 11/04/2025		251104	10000573	214.99	214.99	11/04/2025	INV PD	2025	I
	CHECK DATE:	11/06/2025									
335329		25000027 11/04/2025		251104	10000573	209.42	209.42	11/04/2025	INV PD	2025	I
	CHECK DATE:	11/06/2025									
2577	TERMINAL SUPPLY CO				1,052.67						
60582-00		25000953 11/04/2025		251104	398153	953.89	953.89	11/04/2025	INV PD	AUTOMO	
	CHECK DATE:	11/04/2025									
62211-00		25000953 11/04/2025		251104	398153	777.91	777.91	11/04/2025	INV PD	AUTOMO	
	CHECK DATE:	11/04/2025									
18842	THREE RIVERS TRANSPORT LLC				1,731.80						
1075				251104	398154	500.00	500.00	11/04/2025	INV PD	SAMPLE	
	CHECK DATE:	11/04/2025	11/04/2025								
1076				251104	398154	500.00	500.00	11/04/2025	INV PD	SAMPLE	
	CHECK DATE:	11/04/2025	11/04/2025								
13589	TIFCO INDUSTRIES INC				1,000.00						
72126170		25000964 11/04/2025		251104	398155	1,796.40	1,796.40	11/04/2025	INV PD	AUTOMO	
	CHECK DATE:	11/04/2025									
2666	TRAFFIC CONTROL CORP										
160974		25000900 11/04/2025		251104	398156	58,560.00	58,560.00	11/04/2025	INV PD	2025	T
	CHECK DATE:	11/04/2025									
9199	TRI-K SUPPLIES INC										

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
127304 CHECK DATE: 11/04/2025	25000994	11/04/2025	251104	398157	237.80	237.80		11/04/2025	INV	PD	JANITO
<b>17650 TRI-TECH FORENSICS</b>											
01228061 CHECK DATE: 11/04/2025		11/04/2025	251104	398158	327.73	327.73		11/04/2025	INV	PD	EVIDEN
<b>17646 TRICO MECHANICAL INC</b>											
15841 CHECK DATE: 11/04/2025		11/04/2025	251104	398159	465.00	465.00		11/04/2025	INV	PD	REPAIR
15842 CHECK DATE: 11/04/2025		11/04/2025	251104	398159	465.00	465.00		11/04/2025	INV	PD	REPAIR
15870 CHECK DATE: 11/04/2025		11/04/2025	251104	398159	2,375.14	2,375.14		11/04/2025	INV	PD	REPAIR
15871 CHECK DATE: 11/04/2025		11/04/2025	251104	398159	2,679.87	2,679.87		11/04/2025	INV	PD	REPAIR
<b>5,985.01</b>											
<b>13726 TRUCKVAULT INC</b>											
291275 CHECK DATE: 11/04/2025	25000867	11/04/2025	251104	398160	15,610.00	15,610.00		11/04/2025	INV	PD	TRUCK
<b>4049 TURK FURNITURE</b>											
10/10/2025 CHECK DATE: 11/04/2025		11/04/2025	251104	398161	2,375.00	2,375.00		11/04/2025	INV	PD	STATIO
<b>2718 UNDERGROUND PIPE &amp; VALVE</b>											
075782 CHECK DATE: 11/06/2025		11/04/2025	251104	10000574	560.00	560.00		11/04/2025	INV	PD	TOOLS
075784 CHECK DATE: 11/06/2025		11/04/2025	251104	10000574	270.00	270.00		11/04/2025	INV	PD	TOOLS
076371 CHECK DATE: 11/06/2025		11/04/2025	251104	10000574	75.00	75.00		11/04/2025	INV	PD	SUPPLI
076607 CHECK DATE: 11/06/2025		11/04/2025	251104	10000574	1,245.00	1,245.00		11/04/2025	INV	PD	TOOLS
076638 CHECK DATE: 11/06/2025		11/04/2025	251104	10000574	39.00	39.00		11/04/2025	INV	PD	TOOLS

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
076655 CHECK DATE: 11/06/2025		11/04/2025	251104	10000574	275.00	275.00	275.00	11/04/2025	INV	PD	SUPPLI
17770 TELE-COMMUNICATIONS INC					2,464.00						
i279420 CHECK DATE: 11/04/2025	25000870	11/04/2025	251104	398162	3,941.45	3,941.45	3,941.45	11/04/2025	INV	PD	VIDEO
18307 UNION PACIFIC RAILROAD COMPANY											
90149771 CHECK DATE: 11/04/2025		11/04/2025	251104	398163	2,156.25	2,156.25	2,156.25	11/04/2025	INV	PD	ENGINE
2725 UNIT STEP CO											
2160 CHECK DATE: 11/04/2025		11/04/2025	251104	398164	300.00	300.00	300.00	11/04/2025	INV	PD	BUMPER
2727 UNITED LAB INC											
INV445745 CHECK DATE: 11/04/2025		11/04/2025	251104	398165	1,310.79	1,310.79	1,310.79	11/04/2025	INV	PD	SUPPLI
INV445848 CHECK DATE: 11/04/2025		11/04/2025	251104	398165	2,371.79	2,371.79	2,371.79	11/04/2025	INV	PD	SUPPLI
10617 UNITED METERS INC					3,682.58						
4759 CHECK DATE: 11/04/2025	25000463	11/04/2025	251104	398166	95,329.00	95,329.00	95,329.00	11/04/2025	INV	PD	2025 S
13844 UNIVAR SOLUTIONS USA LLC											
53367877 CHECK DATE: 11/04/2025	25000244	11/04/2025	251104	398167	527.77	527.77	527.77	11/04/2025	INV	PD	2025 D
53367879 CHECK DATE: 11/04/2025	25000244	11/04/2025	251104	398167	525.45	525.45	525.45	11/04/2025	INV	PD	2025 D
53367880 CHECK DATE: 11/04/2025	25000244	11/04/2025	251104	398167	334.80	334.80	334.80	11/04/2025	INV	PD	2025 D
53367882 CHECK DATE: 11/04/2025	25000244	11/04/2025	251104	398167	1,271.78	1,271.78	1,271.78	11/04/2025	INV	PD	2025 D
53367883	25000244	11/04/2025	251104	398167	1,006.73	1,006.73	1,006.73	11/04/2025	INV	PD	2025 D

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/04/2025											
53367884		25000244 11/04/2025	251104	398167	846.30	846.30		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53367886		25000244 11/04/2025	251104	398167	592.88	592.88		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53377844		25000244 11/04/2025	251104	398167	155.78	155.78		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53384116		25000244 11/04/2025	251104	398167	383.63	383.63		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53384117		25000244 11/04/2025	251104	398167	611.48	611.48		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53384118		25000244 11/04/2025	251104	398167	923.03	923.03		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53384119		25000244 11/04/2025	251104	398167	1,462.43	1,462.43		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53384120		25000244 11/04/2025	251104	398167	2,855.10	2,855.10		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53384121		25000244 11/04/2025	251104	398167	372.00	372.00		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53384122		25000244 11/04/2025	251104	398167	1,364.78	1,364.78		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53394680		25000244 11/04/2025	251104	398167	139.50	139.50		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53394681		25000244 11/04/2025	251104	398167	1,018.35	1,018.35		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53400607		25000244 11/04/2025	251104	398167	199.95	199.95		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53400608		25000244 11/04/2025	251104	398167	999.75	999.75		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53400609		25000244 11/04/2025	251104	398167	809.10	809.10		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53400610		25000244 11/04/2025	251104	398167	455.70	455.70		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53400611		25000244 11/04/2025	251104	398167	592.88	592.88		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											
53400612		25000244 11/04/2025	251104	398167	902.10	902.10		11/04/2025	INV PD	2025	D
CHECK DATE: 11/04/2025											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
53400613 CHECK DATE: 11/04/2025		25000244 11/04/2025	251104	398167	416.18	416.18		11/04/2025	INV PD	2025	D
18,767.45											
13372 UNLIMITED FIRE RESTORATION INC											
2505 CANYON VIEW CHECK DATE: 11/04/2025		11/04/2025	251104	398168	790.00	790.00		11/04/2025	INV PD	SERVIC	
18272 HD SUPPLY INC											
INV00835436 CHECK DATE: 11/04/2025		11/04/2025	251104	398169	390.40	390.40		11/04/2025	INV PD	SUPPLI	
INV00844975 CHECK DATE: 11/04/2025		11/04/2025	251104	398169	941.93	941.93		11/04/2025	INV PD	SUPPLI	
INV00846419 CHECK DATE: 11/04/2025		11/04/2025	251104	398169	2,870.35	2,870.35		11/04/2025	INV PD	PARTS	
SCN531743 CHECK DATE: 11/04/2025		11/04/2025	251104	398169	-390.40	-390.40		11/04/2025	CRM PD	CREDIT	
3,812.28											
18454 USALCO LLC											
910195196 CHECK DATE: 11/04/2025		25000031 11/04/2025	251104	398170	4,725.09	4,725.09		11/04/2025	INV PD	2025	A
910195205 CHECK DATE: 11/04/2025		25000031 11/04/2025	251104	398170	4,723.35	4,723.35		11/04/2025	INV PD	2025	A
910195206 CHECK DATE: 11/04/2025		25000031 11/04/2025	251104	398170	4,753.13	4,753.13		11/04/2025	INV PD	2025	A
910195678 CHECK DATE: 11/04/2025		25000031 11/04/2025	251104	398170	4,752.64	4,752.64		11/04/2025	INV PD	2025	A
910196800 CHECK DATE: 11/04/2025		25000031 11/04/2025	251104	398170	4,780.55	4,780.55		11/04/2025	INV PD	2025	A
23,734.76											
15069 V3 COMPANIES											
10925253 CHECK DATE: 11/04/2025		25000126 11/04/2025	251104	398171	420.00	420.00		11/04/2025	INV PD	PSA fo	
17-10925465 CHECK DATE: 11/04/2025		25000502 11/04/2025	251104	398171	49,180.86	49,180.86		11/04/2025	INV PD	PSA Ph	

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
36-10925649		25000474 11/04/2025	251104	50873	737.12		737.12	11/04/2025	INV PD	Theodo	
CHECK DATE: 11/04/2025											
50,337.98											
7676 VERMEER ILLINOIS INC											
PP1058		25000960 11/04/2025	251104	398172	3,545.62		3,545.62	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
3,545.62											
19038 VERTIGIS NORTH AMERICA											
IN-VGNA-00009034		25001006 11/04/2025	251104	398173	36,480.00		36,480.00	11/04/2025	INV PD	Vertig	
CHECK DATE: 11/04/2025											
36,480.00											
16754 VIDEOTEC CORP											
118638		25000860 11/04/2025	251104	398174	17,680.00		17,680.00	11/04/2025	INV PD	ACCESS	
CHECK DATE: 11/04/2025											
17,680.00											
118640		11/04/2025	251104	398174	2,228.00		2,228.00	11/04/2025	INV PD	LABOR	
CHECK DATE: 11/04/2025											
2,228.00											
118641		11/04/2025	251104	398174	2,349.00		2,349.00	11/04/2025	INV PD	LABOR	
CHECK DATE: 11/04/2025											
2,349.00											
2797 W S DARLEY & CO INC											
17568374		11/04/2025	251104	398175	1,383.08		1,383.08	11/04/2025	INV PD	SUPPLI	
CHECK DATE: 11/04/2025											
1,383.08											
15045 WALKER CONSULTANTS INC											
310078501002		11/04/2025	251104	10000575	4,200.00		4,200.00	11/04/2025	INV PD	STRUCT	
CHECK DATE: 11/06/2025											
4,200.00											
10509 WAREHOUSE DIRECT INC											
6017412-0		11/04/2025	251104	398176	25.81		25.81	11/04/2025	INV PD	SUPPLI	
CHECK DATE: 11/04/2025											
25.81											
C6006905-0		10/21/2025	251104	398176	-14.00		-14.00	10/21/2025	CRM PD	CREDIT	
CHECK DATE: 11/04/2025											
-14.00											
2853 WEST SIDE TRACTOR SALES CO											
J25691		25000955 11/04/2025	251104	398177	534.36		534.36	11/04/2025	INV PD	AUTOMO	
CHECK DATE: 11/04/2025											
534.36											
11.81											

## VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
CHECK DATE: 11/04/2025											
14009 WHITE CAP LP											
10022567185		11/04/2025	251104	398178	64.85		64.85	11/04/2025	INV	PD	SUPPLI
CHECK DATE: 11/04/2025											
2892 WILL COUNTY RECORDER											
40859005		11/04/2025	251104	398179	104.00		104.00	11/04/2025	INV	PD	RECORD
CHECK DATE: 11/04/2025											
40860874		11/04/2025	251104	398179	146.00		146.00	11/04/2025	INV	PD	RECORD
CHECK DATE: 11/04/2025											
40862588		11/04/2025	251104	398179	156.00		156.00	11/04/2025	INV	PD	RECORD
CHECK DATE: 11/04/2025											
40863490		11/04/2025	251104	398179	52.00		52.00	11/04/2025	INV	PD	RECORD
CHECK DATE: 11/04/2025											
40863515		11/04/2025	251104	398179	104.00		104.00	11/04/2025	INV	PD	RECORD
CHECK DATE: 11/04/2025											
40864607		11/04/2025	251104	398179	77.00		77.00	11/04/2025	INV	PD	RECORD
CHECK DATE: 11/04/2025											
2901 WILLETT HOFMANN & ASSOC											
39589	25000458	11/04/2025	251104	398180	554.40		554.40	11/04/2025	INV	PD	2024-2
CHECK DATE: 11/04/2025											
10750 WUNDERLICH-MALEC ENVIRONMENTAL											
28177		11/04/2025	251104	398181	1,398.90		1,398.90	11/04/2025	INV	PD	REPAIR
CHECK DATE: 11/04/2025											
28178		11/04/2025	251104	398181	6,978.00		6,978.00	11/04/2025	INV	PD	REPAIR
CHECK DATE: 11/04/2025											
28179	25000919	11/04/2025	251104	398181	12,605.25		12,605.25	11/04/2025	INV	PD	ESTP -
CHECK DATE: 11/04/2025											
16812 XYLEM DEWATERING SOLUTIONS INC											
401453548		11/04/2025	251104	398182	1,047.60		1,047.60	11/04/2025	INV	PD	RENTAL
CHECK DATE: 11/04/2025											
20,982.15											

**VENDOR INVOICE LIST**

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DU DATE	TYPE	STS	DESCR
841 INVOICES					15,806,430.29						

\*\* END OF REPORT - Generated by Robin Gatson \*\*



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

---

**File ID:**

Type: Consent Agenda

**Status:** Agenda Ready

**In Control:** City Council Meeting

**File Created:** 10/22/2025

**Department:** Finance

**Final Action:**

**Title:**

**Agenda Date:** 11/04/2025

---

**Attachments:** Invoices 11.04.25.pdf

**Entered by:** rgatson@joliet.gov

---



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 579-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Greg Ruddy, Director of Public Works

**SUBJECT:**

Approval of Change Order No. 3 for the Bridge Street (Nicholson Street - Center Street) Roadway Improvement Project - MFT Section No. 24-00562-00-FP to PT Ferro Construction Co., a Deduction in the Amount of (\$11,139.97), and Payment Request No. 4 & Final in the Amount of \$33,566.80

**BACKGROUND:**

On April 16, 2024, the Mayor and City Council awarded a contract for the Bridge Street (Nicholson Street - Center Street) Roadway Improvement Project, in the amount of \$358,405.93 to PT Ferro Construction Co. Subsequently, Change Orders No. 1 and 2 were approved by the Mayor and City Council.

The Public Service Committee will review this matter.

**CONCLUSION:**

The project has been completed, inspected, and accepted by the Department of Public Works. Change Order No. 3, a net deduction in the amount of (\$11,139.97) is the result of the following items:

1. Additional sidewalk installation.
2. Balancing of final quantities.

Funds will be credited to the Motor Fuel Tax Fund / Construction - Bridge Street (Org 20090270, Object 557200, Project 24024, (\$11,139.97)).

Additionally, approval is requested for Payment Request No. 4 & Final, in the amount of \$33,566.80 on behalf of PT Ferro Construction Co.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council take the following actions:

1. Approve Change Order No. 3, a net deduction in the amount of (\$11,139.97).
2. Approve Payment Request No. 4 & Final, in the amount of \$33,566.80, on behalf of PT Ferro Construction Co.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 579-25

File ID: 579-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department: Public Works

Final Action:

**Title:** Approval of Change Order No. 3 for the Bridge Street (Nicholson Street - Center Street) Roadway Improvement Project - MFT Section No. 24-00562-00-FP to PT Ferro Construction Co., a Deduction in the Amount of (\$11,139.97), and Payment Request No. 4 & Final in the Amount of \$33,566.80

Agenda Date: 11/04/2025

Entered by: gtierney@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/28/2025
1	2	10/28/2025	Greg Ruddy	Approve	10/30/2025
1	3	10/28/2025	Kevin Sing	Approve	10/30/2025
1	4	10/28/2025	Todd Lenzie	Approve	10/30/2025
1	5	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 580-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Greg Ruddy, Director of Public Works

**SUBJECT:**

Approval of Purchase One (1) Ford F250 Service Truck from Rod Baker Ford in the Amount of \$66,063.70

**BACKGROUND:**

The Electric Division is in need a replacement service truck. The existing vehicle is included in the long-range vehicle replacement program. After consultations with the Electric Division, the Ford F250 was selected as the vehicle of choice.

The Public Service Committee will review this matter.

**CONCLUSION:**

Vehicle pricing was requested from seven (7) area Ford dealers for a Ford F250 cab chassis. Two (2) dealers provided quotes. Results are shown below:

- \$66,063.70 - Rod Baker Ford
- \$72,327.70 - Ron Tirapelli Ford

Although there is a potential delay of the delivery of this vehicle if purchased at this time, the build dates for the 2026 model year have not yet been set. The base price for this unit is also expected to increase next year. It is in the best interest of the City to purchase a new unit this year versus ordering a unit next year with an unknown delivery date.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases whose estimated cost is in excess of twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications or bidding under certain circumstances. One (1) of these circumstances applies:

(f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council;

Sufficient funds exist utilizing the Public Works Vehicle Replacement Fund (Org 30190000, Object 557500, \$66,063.70) for this purchase.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council approve the purchase of one (1) Ford F250 Service Truck, in the amount of \$66,063.70, on behalf of Rod Baker Ford.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 580-25

File ID: 580-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department: Public Works

Final Action:

**Title:** Approval of Purchase One (1) Ford F250 Service Truck from Rod Baker Ford  
in the Amount of \$66,063.70

Agenda Date: 11/04/2025

Entered by: jsprice@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Logalbo	Approve	10/28/2025
1	2	10/28/2025	Greg Ruddy	Approve	10/30/2025
1	3	10/28/2025	Kevin Sing	Approve	10/30/2025
1	4	10/28/2025	Todd Lenzie	Approve	10/30/2025
1	5	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 581-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Greg Ruddy, Director of Public Works

**SUBJECT:**

Approval of Purchase Order No. 1 for the 2025 Bulk Roadway Sign Materials to High Star Traffic in the Amount of \$42,128.75

**BACKGROUND:**

Sign materials need to be purchased to maintain and replace roadway signs throughout the City of Joliet.

The Public Service Committee will review this matter.

**CONCLUSION:**

A Request for Quotation was sent to three (3) qualified sign vendors for various signs and sign materials. The Quotation Summary is as follows:

<u>VENDOR</u>	<u>QUOTATION AMOUNT</u>
High Star Traffic	\$42,128.75
RoadSafe Traffic Systems, Inc.	Did not submit
Traffic Control Company	Did not submit
Engineer's Estimate	\$43,400.00

The low quote by High Star Traffic in the amount of \$42,128.75, is 2.9% below the engineer's estimate.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases whose estimated cost is in excess of twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications or bidding under certain circumstances. Two (2) of these circumstances apply:

- (c) Purchases of equipment which, by reason of training of City personnel or an inventory of replacement parts maintained by the City, are compatible with the existing equipment owned by the City;
- (f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council;

Sufficient funds exist utilizing the General Fund - Engineering / Supplies - Equip Parts (Org

09027000, Object 536104, \$42,128.75).

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council award a Contract for the purchase of roadway sign materials, in the amount of \$42,128.75, on behalf of High Star Traffic.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 581-25

File ID: 581-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department: Public Works

Final Action:

**Title:** Approval of Purchase Order No. 1 for the 2025 Bulk Roadway Sign Materials to High Star Traffic in the Amount of \$42,128.75

Agenda Date: 11/04/2025

Entered by: rlubash@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Logalbo	Approve	10/27/2025
1	2	10/28/2025	Greg Ruddy	Approve	10/30/2025
1	3	10/28/2025	Kevin Sing	Approve	10/30/2025
1	4	10/28/2025	Todd Lenzie	Approve	10/30/2025
1	5	10/31/2025	Beth Beatty	Approve	10/30/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

**File #:** 582-25

**Agenda Date:** 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Greg Ruddy, Director of Public Works

**SUBJECT:**

Approval of Change Order No. 1 for the 2025 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the Amount of \$20,000.00 and Payment Request No. 1 & Final in the Amount of \$150,000.00

**BACKGROUND:**

On August 5, 2025, the Mayor and City Council awarded the contract for the 2025 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating, in the amount of \$130,000.00.

The Public Service Committee will review this matter.

**CONCLUSION:**

Change Order No. 1, which is a net addition in the amount of \$20,000.00, is the result of additional channel excavation required to clean the creek.

Sufficient funds exist utilizing the Public Works / Contract Services (Org 09027000, Object 524200, \$20,000.00).

Additionally, approval is requested for Payment Request No. 1 and Final, in the amount of \$150,000.00, on behalf of Gregg W. Dobczyk Excavating.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council take the following actions:

1. Approve Change Order No. 1, a net increase in the amount of \$20,000.00, for the 2025 Hickory - Spring Creek Cleaning Project.
2. Approve Payment Request No. 1 and Final, in the amount of \$150,000.00, on behalf of Gregg W. Dobczyk Excavating.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 582-25

File ID: 582-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department: Public Works

Final Action:

**Title:** Approval of Change Order No. 1 for the 2025 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the Amount of \$20,000.00 and Payment Request No. 1 & Final in the Amount of \$150,000.00

Agenda Date: 11/04/2025

Entered by: tschwerha@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/28/2025
1	2	10/28/2025	Greg Ruddy	Approve	10/30/2025
1	3	10/28/2025	Kevin Sing	Approve	10/30/2025
1	4	10/28/2025	Todd Lenzie	Approve	10/30/2025
1	5	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

**File #:** 583-25

**Agenda Date:** 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Alison Swisher, Director of Public Utilities

**SUBJECT:**

Approval of Purchase of Replacement Waste Pumps for the Aux Sable Wastewater Treatment Plant from Boerger LLC in the Amount of \$60,000.00

**BACKGROUND:**

The Aux Sable Wastewater Treatment Plant utilizes two (2) positive placement pumps to pump waste from the digesters to the storage tanks. The pumps were originally installed in 2004 and no longer operate to their full capacity. They need to be replaced to ensure reliable operation.

The Public Service Committee will review this matter.

**CONCLUSION:**

Upon inspection, it was determined the pumps were worn due to age and it would be more cost effective to replace them rather than repair them. Boerger LLC was contacted to submit a price for replacement pumps. The total cost of the new pumps is \$60,000.00 and will carry a one-year warranty.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases whose estimated cost is in excess of twenty-five thousand dollars (\$25,000.00) may be awarded without written specifications or bidding under certain circumstances. Three (3) of these circumstances apply:

- a) Purchases which may only be practicably made from a single source;
- c) Purchases of equipment which, by reason of training of City personnel or an inventory of replacement parts maintained by the City, are compatible with the existing equipment owned by the City;
- f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council;

Sufficient funds exist utilizing the Water & Sewer Improvement Fund (Org 50180804, Object 557500, \$60,000.00).

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council approve the purchase of replacement waste pumps for the Aux Sable Wastewater Treatment Plant, in the amount of \$60,000.00, on behalf of Boerger LLC.



Boerger LLC - 2860 Water Tower Place - Chanhassen, MN 55317 - USA

CE Soling  
1121 Virginia Avenue  
Libertyville, IL 60048-0000

**Quote**

**No.:** 31018246  
**Date:** 08/21/2025

<b>RFQ no.:</b>	Aux Sable WWTP-Joliet, IL	<b>Inside Sales Person:</b>	Jay Wilson
<b>RFQ date:</b>	08/21/2025	<b>E-mail:</b>	jwi@boergerllc.com
<b>Customer No.:</b>	100121	<b>Phone:</b>	612-435-7335
<b>Contact:</b>	Craig Soling	<b>Code:</b>	JWIBJJ
<b>Phone:</b>			
<b>Cell phone:</b>			

Pos.	Description	Quantity	Unit Price:	Total Price:
100	71012418 <b>FL518 Digested Sludge Pump</b> Digester to SHT Transfer Pump Lead Time: 8 weeks	2	\$30,000.00	\$60,000.00
				<u>Value of Goods:</u> <u>\$60,000.00</u>

**Quote**

No.: 31018246

<b>Pos. Description</b>	<b>Quantity</b>	<b>Unit price:</b>	<b>Total price:</b>
-------------------------	-----------------	--------------------	---------------------

**100.0 71012418**

**Blueline FL Assembly**

FL518 Digested Sludge Pump  
Digester to SHT Transfer Pump

**Medium specification:**

Spec. pumped medium:	Digested Sludge .
Viscosity:	1 . cP
Solids content:	3-5 . %
Solids size:	- . in
Density:	1.0 . S.G.
Medium temp:	Ambient . °F
pH value:	Neutral .

**Operational characteristics:**

Location:	dry, indoor .
Mode of operation:	Continuous .

**Performance data:**

Nom. Delivery rate:	gpm 350	Psi 30	rpm 281
---------------------	------------	-----------	------------

**101.0 PF5SARCFAAAADCCC15**

2 pcs

**Börger Rotary Lobe Pump FL518**

Product series: BLUEline

Version: Classic

Casing:

One-piece Blockcasing  
from Grey Cast Iron EN-GJL-250 (GG25)  
with easily replaceable axial and radial casing liners  
Axial casing protection liners from Hard Metal  
Radial casing protection liners from Hard Metal (MIP®)

Rotor geometry:

Tri-lobe, entirely elastomer coated, screw form,  
for almost pulsation-free operation

Rotor coating: NBR

Free ball entry D = 75 mm

Displacement: 5,7 l/rev

Shaft seal:

single-acting mechanical seals, type LW  
Material code according EN 12756 [DIN 24960]: R1 R1 P D

Seal faces: Duronit V/Duronit V

Dynamic O-rings: NBR

Seal holding bushes: 1.0503

Stationary O-Rings: NBR

**102.0 1300000049**

4 pcs

**FL518 to 8in ANSI Flange**

B1 Configuration

001-586

Galvanized CS

**103.0 5301002672**

2 pcs

**Nord SK52-AN280TC-5.6**

Inline Reducer

1750rpm/313rpm

**Quote**

No.: 31018246

<b>Pos.</b>	<b>Description</b>	<b>Quantity</b>	<b>Unit price:</b>	<b>Total price:</b>
<b>104.0</b>	<b>5120000891</b> <b>WEG 03018ET3E286TC-W22</b> 30hp, 1800rpm, Prem Eff 208-230/460V 284/6TC, 1.25SF	2 pcs		
<b>105.0</b>	<b>2510000078</b> <b>FL-SK52 Inline Frame</b> Painted Guard Rotex 75 with Purple Spider Max Torque 1920 Nm	2 pcs		
			<b>FL518 Digested Sludge Pump</b>	<b>\$30,000.00</b> <b>\$60,000.00 USD</b>

Value of goods: \$ \_\_\_\_\_  
Net value: \$ \_\_\_\_\_  
Tax: (0.00 %): \$ \_\_\_\_\_

**Total amount:** \$ **60,000.00 USD**



**Quote**

No.: 31018246

**Invoice address:**

CE Soling  
1121 Virginia Avenue  
Libertyville, IL 60048

**Delivery address:**

CE Soling  
1121 Virginia Avenue  
Libertyville, IL 60048

**Terms Of Payment:** Net 30

**Dispatch Type:** To Be Determined

**Price Valid To:** 09/20/2025

**Terms of Delivery:** FOT Minneapolis

Best regards

Boerger LLC

Jay Wilson

Phone: 612-435-7335

E-mail: [jwi@boergerllc.com](mailto:jwi@boergerllc.com)

Website: [www.boerger.com](http://www.boerger.com)

Regional Manager:

Bryan Vitala

612-435-7329

[bvi@boergerllc.com](mailto:bvi@boergerllc.com)

**Notes:**

1. BOERGER, LLC's standard Terms and Conditions apply and are an integral part of this quotation unless specifically noted otherwise in this proposal.
2. Delivery, installation, wiring, field painting, start-up and instructional services are not included unless specifically noted otherwise in this proposal.
3. Anchor bolts, pressure gauges, valves, drainage piping, starters, variable frequency drives and control equipment or any other items are not included unless specifically noted otherwise in this proposal.
4. BOERGER, LLC will review plans and specifications and will offer technical assistance and certified pump drawings for construction. The responsibility for pump station layout, access, seismic calculations including local PE stamp, etc., shall be by others.
5. This proposal is offered as an acceptable pumping system based upon descriptive items listed above. Deviations from the equipment described could result in price adjustment.
6. A BOERGER, LLC field engineer may be provided, as noted above, in a supervisory capacity only. Any and all costs associated with labor, set-up, etc., for the tests are to be by contractor.
7. Credit Card purchases will incur a 3% Processing Fee.





# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 583-25

File ID: 583-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/23/2025

Department: Public Utilities

Final Action:

**Title:** Approval of Purchase of Replacement Waste Pumps for the Aux Sable Wastewater Treatment Plant from Boerger LLC in the Amount of \$60,000.00

Agenda Date: 11/04/2025

Attachments: Boerger Q31018246 Aux Sable WWTP - Joliet IL bjj

Entered by: ngornick@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/27/2025
1	2	10/28/2025	Allison Swisher	Approve	10/30/2025
1	3	10/28/2025	Kevin Sing	Approve	10/30/2025
1	4	10/28/2025	Todd Lenzie	Approve	10/30/2025
1	5	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 584-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Kevin Sing, Director of Finance

**SUBJECT:**

Approval of a Contract with MMA Rx Solutions (Prescription Drug Rebate Management)

**BACKGROUND:**

As a self-funded health insurance employer, the City of Joliet receives rebates from pharmaceutical companies for the prescriptions paid by the health plan. Blue Cross Blue Shield administers the rebates estimated to be approximately \$4,000,000 for 2026.

This item is to engage Marsh McLennan Agency (MMA) to perform an audit of our rebates to ensure we are receiving the maximum amount allowed. The cost of this service is \$57,500 and contingent on MMA securing additional rebates greater than \$57,500.

Based on MMA's prior experience, it is estimated that they will identify an additional \$500,000 - \$850,000 in revenue due to increased rebates.

This item was recommended for City Council approval by the Finance Committee at the October 21, 2025 meeting.

The funding and rebates will be applied to the Employee/Retiree Fund.

**CONCLUSION:**

Engaging Marsh McLennan Agency (MMA) to perform an audit will ensure the City is receiving the maximum prescription drug rebate allowed. The cost of this service, \$57,500, is contingent on MMA securing additional rebates greater than this amount.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council approve a Contract with MMA Rx Solutions (Prescription Drug Rebate Management).



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 584-25

File ID: 584-25

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department:

Final Action:

Title: Approval of a Contract with MMA Rx Solutions (Prescription Drug Rebate Management)

Agenda Date: 11/04/2025

Entered by: ksing@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/24/2025
1	2	10/29/2025	Kevin Sing	Approve	10/30/2025
1	3	10/29/2025	Todd Lenzie	Approve	10/31/2025
1	4	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 586-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Greg Ruddy, Director of Public Works

**SUBJECT:**

Approval of Change Order No. 2 for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction Inc., a Deduction in the Amount of (\$2,704.50), and Payment Request No. 3 & Final in the Amount of \$188,191.67

**BACKGROUND:**

The City received American Rescue Plan Act (ARPA) grant funding from Will County to complete a culvert replacement project on Rosalind Street. On February 18th, 2025, the Mayor and City Council awarded a contract for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction Inc., in the amount of \$368,268.01. Subsequently, Change Order No. 1 was approved by the Mayor and City Council.

The Public Service Committee will review this matter.

**CONCLUSION:**

The project has been completed, inspected, and accepted by the Department of Public Works. Change Order No. 2, a net deduction in the amount of (\$2,704.50) is the result of the balancing of final quantities.

Funds will be credited to the American Rescue Plan Act (ARPA) Fund - Rosalind Street Culvert Improvements (Org 22090270, Obj 557200, Project 24008, (\$2,704.50)).

Additionally, approval is requested for Payment Request No. 3 & Final, in the amount of \$188,191.67 on behalf of Austin Tyler Construction Inc.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council take the following actions:

1. Approve Change Order No. 2, a net deduction in the amount of (\$2,704.50).
2. Approve Payment Request No. 3 & Final, in the amount of \$188,191.67, on behalf of Austin Tyler Construction Inc.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 586-25

File ID: 586-25

Type: Agenda Item

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department: Public Works

Final Action:

**Title:** Approval of Change Order No. 2 for the Rosalind Street Culvert Replacement Project to Austin Tyler Construction Inc., a Deduction in the Amount of (\$2,704.50), and Payment Request No. 3 & Final in the Amount of \$188,191.67

Agenda Date: 11/04/2025

Entered by: gtierney@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/27/2025
1	2	10/28/2025	Greg Ruddy	Approve	10/30/2025
1	3	10/29/2025	Kevin Sing	Approve	10/30/2025
1	4	10/29/2025	Todd Lenzie	Approve	10/31/2025
1	5	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 587-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council  
**FROM:** Alison Swisher, Director of Public Utilities

**SUBJECT:**

Approval of Change Order No. 2 for the Spring Creek Phase 1 Water Main Improvements Project to Austin Tyler Construction Inc. for a Deduction in the Amount of (\$1,145,302.94) and Pay Estimate No. 9 and Final in the Amount of \$1,302,885.60

**BACKGROUND:**

On January 16, 2024, the Mayor and City Council awarded a Contract for the Spring Creek Phase 1 Water Main Improvements Project, in the amount of \$7,994,694.14, on behalf of Austin Tyler Construction Inc., based on the Unit Prices provided in their bid. Change Order No. 1 was previously approved for a net increase of \$153,675.21.

The Public Service Committee will review this matter.

**CONCLUSION:**

inspected, and accepted by the Department of Public Utilities. Change Order No. 2 is a final balancing change order with a net decrease in the amount of (\$1,145,302.94) for the following work:

- Time extension to contract milestones due to field changes at creek crossings
- Balancing of final quantities
- Elimination of auger and jack under spring creek at Abe St. and Landau St.
- Decrease in the number of lead services encountered on the project
- Decrease in directional drilling of service lines due to soil conditions
- Deduction for unused quantities
- Increase in open cut service line installation due to soil conditions
- Increase in pavement and landscape restoration due to open cut installation increase
- Unmarked water service repair at 664 Landau St.
- Unmarked water main repair at Garnsey Ave. & Landau St.
- Locate existing water main on Ohio St.
- Unmarked water service repair at 705 Landau St.
- Excavate around existing 16" gas main on Ohio St.
- Remove abandoned 8" gas main in conflict on Jackson St.
- Remove existing 12" concrete sub-base on Elwood St.
- Unmarked water service repair at 416 Abe St.
- Remove abandoned gas main in conflict on Abe St.
- Locate existing services on Jackson St. & Garnsey Ave.

- Repair sewer lateral at 658 Henderson Ave.
- Modify auger pit at Spring Creek crossing at Ohio St.
- Water service modification to 721 E. Jackson St.
- Concrete saw cutting on Jackson St.
- Unmarked water service repair at 513 Abe St.
- Delay due to main break at Jackson & Garnsey
- Repair sewer at 413 Abe St.
- Unmarked water service repair at 655 Landau St.
- Pipe credit for material supplied by the City of Joliet
- Pipe insulation at existing main at bridge crossings
- Pre-cast light pole base at water main auger pit
- Additional water main (open cut), 6-inch DI
- Additional water main (open cut), 8-inch DI
- Additional casing pipe (tunneling under sewer), 16-inch
- Additional connection to water main (non-pressure), 6-inch
- Additional connection to water main (non-pressure), 8-inch
- Additional gate valve, 6-inch
- Additional gate valve, 8-inch
- Additional valve box
- Additional storm sewer removal and replacement, 10-inch
- Additional water service line type k - open cut, 1-inch
- Additional water service line type k - open cut, 2-inch
- Additional crimp water service
- Additional restoration of lawns and parkways
- Additional HMA removal and replacement, 2.5-inch binder 1.5-inch surface
- Additional HMA removal and replacement, 4-inch binder 2-inch surface
- Additional PCC driveway removal and replacement, 6-inch
- Additional PCC driveway removal and replacement, 8-inch
- Additional concrete curb and gutter removal and replacement
- Additional PCC sidewalk removal and replacement
- Additional detectable warnings
- Additional pavement marking - line, 4-inch (thermoplastic)
- Additional pavement marking - line, 12-inch (thermoplastic)
- Additional pavement marking - line, 24-inch (thermoplastic)
- Additional pavement marking - letters and symbols
- Additional detector loop replacement, type 1
- Additional water service line type I (LSR), 3/4-inch

Funds will be credited for this project to the Water Main Replacement Fund (Org 53880000, Object 557200, (\$77,683.74)), Lead Service Line Replacement Fund Phase 5 (Org 53780000, Object 557200, (\$1,067,619.20)).

Also, please process Payment Estimate No. 9 & Final, in the amount of \$1,302,885.60 on behalf of Austin Tyler Construction Inc.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council take the following actions:

1. Approve Change Order No. 2, for a decreased amount of (\$1,145,302.94), to the contract for the Spring Creek Phase 1 Water Main Improvements Project.
2. Approve Pay Estimate No. 9 and Final, in the amount of \$1,302,885.60, on behalf of Austin Tyler Construction Inc.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 587-25

File ID: 587-25

Type: Agenda Item

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/23/2025

Department: Public Utilities

Final Action:

**Title:** Approval of Change Order No. 2 for the Spring Creek Phase 1 Water Main Improvements Project to Austin Tyler Construction Inc. for a Deduction in the Amount of (\$1,145,302.94) and Pay Estimate No. 9 and Final in the Amount of \$1,302,885.60

Agenda Date: 11/04/2025

Entered by: wbaltz@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/27/2025
1	2	10/28/2025	Allison Swisher	Approve	10/30/2025
1	3	10/28/2025	Kevin Sing	Approve	10/30/2025
1	4	10/28/2025	Todd Lenzie	Approve	10/30/2025
1	5	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

File #: 588-25

Agenda Date: 11/4/2025

**TO:** Mayor and City Council  
**FROM:** Kevin Sing, Director of Finance  
**SUBJECT:**  
2025 Property Tax Levy Discussion

### BACKGROUND:

Property tax revenue accounts for 22% of General Fund revenues. Unlike all other taxes where the City Council sets a rate, property taxes require that we set the amount each year. For the 2025 levy, paid in 2026, we are proposing to levy an amount that is expected to keep the property tax rate the same. Although the rate remains unchanged, additional funding will be sourced from newly built homes and businesses.

We expect that the 2025 tax levy will result in the second consecutive year without a property tax rate increase.

	2023 Actual	2024 Actual	2025 Proposed
City Total	49,334,409.49	51,931,479.46	54,509,502.42
Library	6,329,670.00	6,837,338.38	7,177,837.83
Rate per \$100 of Assessed Value	1.2996	1.2340	1.2340
Rate Change		-0.0656	0.0000

City Council must discuss the levy amount 20 days prior to adoption. Therefore, we are scheduling the levy ordinance for consideration on December 2, 2025.

### CONCLUSION:

The 2025 proposed property tax levy is expected to result in the same or lower tax rate to property owners.

### RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council set the property tax levy at the amounts specified above to be considered for final action on December 2, 2025.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 588-25

File ID: 588-25

Type: Agenda Item

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department:

Final Action:

Title: 2025 Property Tax Levy Discussion

Agenda Date: 11/04/2025

Entered by: ksing@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	10/28/2025	Gina Legalbo	Approve	10/24/2025
2	2	10/29/2025	Kevin Sing	Approve	10/31/2025
2	3	10/29/2025	Todd Lenzie	Approve	10/31/2025
2	4	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

**File #:** 590-25

**Agenda Date:** 11/4/2025

---



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 590-25

File ID: 590-25

Type: Public Hearing

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/24/2025

Department: City Clerk/Business  
Services

Final Action:

Title:

Agenda Date: 11/04/2025

Entered by: nhughes@joliet.gov



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 591-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Dustin Anderson, Director of Community Development

**SUBJECT:**

Public Hearing for a Resolution Approving an Annexation Agreement for 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road

Resolution Approving an Annexation Agreement for 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road (A-3-25)

**BACKGROUND:**

The petitioner and property owner, Vilma Kraus, requests approval of the annexation of 8.1 acres east of Thoroughbred Lane and south of Old Renwick Road, classification to R-1B (single-family residential) zoning, and the Preliminary Planned Unit Development of DeLeon Subdivision. The purpose of the Planned Unit Development is to create six buildable lots for six single-family residences.

The 8.1-acre subject site is currently within unincorporated Will County and is undeveloped. The petitioner purchased the property in 2021. The site is surrounded on three sides by the Cambridge Run Subdivision, which was annexed into the City in 2002 and has residential zoning. The subject site has existing landscaped areas along its west and south perimeter that were installed in 2004 and 2005 when the adjacent Cambridge Run lots were developed. This existing landscaping will be preserved and a 60-feet landscape easement will be reserved over this area as part of the Planned Unit Development. The petitioner has submitted a preliminary landscape and tree preservation plan which indicates that they plan to preserve the trees on the south portion of the site. A final tree survey will be required with the Final Planned Unit Development.

The preliminary Planned Unit Development of DeLeon Subdivision creates six residential lots and one outlot on approximately 8.1 acres. The requested zoning classification is R-1B (single-family residential), which has a minimum lot area of 9,100 square feet and a minimum lot width of 75 feet. The proposed lots range in size from approximately 25,000 to 65,000 square feet and would each contain a single-family residence. The houses would be around 2,000 to 2,500 square feet and would be either one or two stories. The petitioner expects that the houses would be constructed over the next two to three years. The proposed homes would need to meet the Zoning Ordinance's requirement for the use of brick in exterior elevations, which requires that at least half of the homes have 50 percent brick on their front elevations. The homes would also need to comply with the anti-monotony ordinance in section 47-17.30 of the Zoning Ordinance. Conceptual elevations will be required as part of the Final Planned Unit Development petition.

The lots would be accessed from a private road off Thoroughbred Lane, which is an existing street

through the Cambridge Run subdivision that connects to Old Renwick Road at its north end. The private road would extend from an existing stub off the east side of Thoroughbred Lane. It is the only point of access to the property. The private road will be owned and maintained by all lot owners within the subdivision. The private road has a proposed right-of-way width of 60 feet to match the width of the existing stub. The Public Works construction ordinance requires local streets to have a right-of-way width of 66 feet. The petitioner requests a variance to reduce the required width from 66 to 60 feet due to the existing width of the road stub.

Storm water detention is proposed on the south side of the property. Maintenance of the landscape easement, the stormwater area, and the private road will be the collective responsibility of the owners of the six buildable lots. As part of the Final Planned Unit Development, the petitioner will be required to record covenants that address the responsibility of all lot owners for the maintenance of these shared elements of the development.

The proposed residences will be required to connect to City water and sewer, which are available in the area. Engineering details would be addressed as part of the Final Planned Unit Development. The proposed subdivision is subject to the park district contribution requirements of the Subdivision Regulations. As part of the Final Planned Unit Development, the petitioner will need to work with the Plainfield Park District to determine an amount for a cash contribution in lieu of park land dedication.

Approval of the annexation of 8.1 acres and the Preliminary Planned Unit Development of DeLeon Subdivision will allow the owner to proceed with finalizing plans to subdivide the land into six large single-family residential lots. Future approval of the Final Planned Unit Development is still required.

### **PLAN COMMISSION MEETING:**

The Plan Commission reviewed this matter at their meeting on August 21, 2025. Mike Rogina, engineer with Rogina Engineers and Surveyors LLC, represented the petition. Three residents spoke with questions about the petition. Meeting minutes are attached.

### **RECOMMENDATION OF THE PLAN COMMISSION:**

Wendell Martin moved that the Plan Commission recommend approval of the annexation of 8.1 acres, classification to R-1B (single-family residential) zoning, approval of an annexation agreement, and Preliminary Planned Unit Development of DeLeon Subdivision, located east of Thoroughbred Lane, south of Old Renwick Road.

Michael F. Turk seconded the motion, which passed with five (5) aye votes and no nay votes. Voting aye were: Cox, Kella, Martin, Radakovich, and Turk. Voting nay were: none. Absent were: Crompton, Eulitz, Perez, and Roehr.

### **RECOMMENDATION:**

Staff concurs with the recommendation of the Plan Commission and recommends that the Mayor and City Council approve the Resolution Approving an Annexation Agreement for 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road.

**RESOLUTION NO.**

**A RESOLUTION APPROVING AN ANNEXATION AGREEMENT**  
**(8.1 Acres East of Thoroughbred Lane, South of Old Renwick Road)**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS  
FOLLOWS:**

**SECTION 1:** This Annexation Agreement between the City of Joliet and Vilma Kraus, in substantially the same form as Exhibit "A", which is attached hereto and made a part hereof, is hereby approved.

**SECTION 2:** The Mayor and the City Clerk are hereby authorized and directed to execute the annexation agreement on behalf of the City of Joliet.

**SECTION 3:** This Resolution shall be in effect upon its passage.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025

---

**MAYOR**

---

**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN: 06-03-24-200-036-0000

ADDRESS: East of Thoroughbred Lane, South of Old Renwick Road

PLAN COMMISSION APPROVED: Yes

CED DOC. NO.: A-3-25

COUNCILMANIC DISTRICT NO.: 1

PREPARED BY: Helen Miller, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432

MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

**EXHIBIT A**

Annexation Agreement to be inserted.

## **ANNEXATION AGREEMENT**

**THIS ANNEXATION AGREEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the City of Joliet, an Illinois home rule municipal corporation (“City”) and Vilma Kraus (“Owner”).

### **RECITALS**

**WHEREAS**, the Owner is the owner of record of approximately 8 acres of land located east of Thoroughbred Lane in Will County, Illinois, which property is described in Exhibit A attached hereto and is referred to herein as the “Parcel;” and

**WHEREAS**, the Parcel is not within the corporate limits of any municipality but is contiguous to the City prior to its annexation by the City in accordance with the applicable provisions of the *Illinois Municipal Code*, and

**WHEREAS**, the City and the Owner desire that the City annex the Parcel and approve the development of the Parcel in accordance with this Agreement and the ordinances and regulations of the City; and

**WHEREAS**, a public hearing has been held in the manner provided by law regarding the annexation, zoning classification and Planned Unit Development of the Parcel and the adoption and approval of this Agreement; and

**WHEREAS**, by a favorable vote of at least two-thirds of its corporate authorities then holding office, the City has passed a resolution approving this Agreement and authorizing its execution by the Mayor and City Clerk.

**NOW, THEREFORE**, in consideration of the covenants and conditions contained in this Agreement, the City and the Owner agree as follows:

### **1. INCORPORATION OF RECITALS**

The foregoing recitals are hereby incorporated into the body of this Agreement. Similarly, any exhibit referred to in this Agreement is hereby incorporated by reference as if fully set forth and repeated.

2. **ANNEXATION OF THE PARCEL**

Concurrently with the approval of this Agreement, the City shall, by ordinance, annex the Parcel in accordance with applicable law.

3. **ZONING OF THE PARCEL**

- A. Concurrently with the passage of an ordinance annexing the Parcel by the City, the City shall enact an ordinance classifying the Parcel as R-1B (Single-Family Residential) zoning
- B. Concurrent with the approval of this Agreement, the City shall also approve a Planned Unit Development in an ordinance in the form of Exhibit B attached hereto.
- C. The Zoning Ordinance of the City of Joliet (Ordinance No. 5285, as re-adopted pursuant to home rule authority by Ordinance No. 8730, as amended from time to time) ("Zoning Ordinance"), shall apply in all respects to the Parcel, except as may be expressly and specifically provided for herein.

D. The Parcel shall be used for the uses permitted in the R-1 B Zoning District.

4. **SUBDIVISION OF THE PARCELS**

- A. The Subdivision Regulations of the City of Joliet (Ordinance No. 7208, as amended), shall apply in all respects to the Parcel. Any ambiguity or omission shall be resolved in favor of the applicability of the Subdivision Regulations.
- B. Concurrent with the approval of this Agreement, the City shall approve the Preliminary Plat of PUD attached hereto as Exhibit C.

5. **MUNICIPAL AND PUBLIC UTILITIES**

Article 31 of the Code of Ordinances, as amended, re-codified or succeeded from time to time, including, but not limited to the payment of water and sewer connection charges, shall apply in all respects to the Parcels and to the provision of water and sanitary sewer collection and treatment services to the Owner by the City, except as may be expressly and specifically provided for herein. Any ambiguity or omission shall be resolved in favor of the applicability of Article 31, as amended.

(a) **Water Supply**

Upon annexation of the Parcel to the City, and the issuance of required permits and approvals by the City, and any other agency having jurisdiction thereof, the Owner shall be permitted to connect to the City public water utility system. The Owner shall be responsible for extending the water lines to the parcel.

(b) **Sanitary Sewer Service**

Upon annexation of the Parcel to the City and the issuance of required permits and approvals by the City and any other agency having jurisdiction thereof, the Owner shall be

permitted to connect to the City sanitary sewer utility system. The Owner shall be responsible for extending the sewer lines to the Parcel.

6. **DEVELOPMENT FEES**

(a) **General**

In consideration of the approval of this Agreement by the City and the provision of municipal services to the Parcel, the Owner hereby agrees, for itself and its Successors, to timely pay in full the following items ("Development Fees") in accordance with the applicable ordinances, as such ordinances may be presently constituted or as may hereafter be amended.

- (1) Water Connection Charge, Section 31-54 of the Code of Ordinances;
- (2) Sanitary Sewer Connection Charge, Section 31-54 of the Code of Ordinances;
- (3) Fire Protection District Disconnection Fee, Section 23-43 of the Code of Ordinances;
- (4) Public Library Disconnection Fee, Section 23-47 of the Code of Ordinances;
- (5) Development Impact Fee, Section 23-60 of the Code of Ordinances; and
- (6) Assurances for Public Improvements, Section IV of the Subdivision Regulations, including, but not limited to, sub-section 4.5(B) thereof.

(b) **Waiver of Right to Contest Public Improvement Requirements or Development Fees**

The Owner, for itself and its Successors, hereby waives and disclaims any and all right or claim it may have or hereafter acquire under which Owner or its Successors may seek to avoid, reduce, condition or delay the payment of Development Fees or seek a refund or rebate thereof, or that would have the effect of invalidating such fees or impairing the collection thereof. In addition, the Owner, for itself and its Successors, hereby waives and disclaims any and all right or claim it may have or hereafter acquire under which Owner or its Successors may seek to avoid, reduce, condition or delay the provision of the roadway improvements and other public

improvements required by this Agreement or the Subdivision Regulations at the Owner's sole cost and expense and without the right of recapture.

(c) *Covenant Not to Sue*

In addition to the foregoing, Owner warrants and covenants with the City that it shall not bring suit, not shall it join or become included in any proceeding, including, but not limited to, a class action proceeding, that:

- (1) seeks to enjoin, restrain, condition or impair the enforcement of ordinances imposing, implementing or amending Development Fees or the provision of public improvements;
- (2) seeks a declaration regarding the validity, constitutionality or enforceability of such ordinances;
- (3) seeks the mandatory approval or execution of subdivision plats or construction permits without the full and prompt payment of Development Fees or the provision of public improvements by a writ of mandamus or injunction; or
- (4) seeks to enjoin, restrain, condition or impair the payment or collection of money or the transfer or improvement of property pursuant to ordinances imposing, implementing or amending Development Fees or requiring the provision of public improvements at the expense of the Owner;
- (5) claims that the enforcement of ordinances imposing Development Fees or requiring the provision of public improvements at the expense of the Owner constitute a taking;
- (6) claims the ordinances establishing, implementing or amending the Development Fees, the Zoning Ordinance or the Subdivision Regulations were not validly enacted.

(d) *Reliance by City*

The parties acknowledge that the City has agreed to annex the Parcel and provide municipal services in strict reliance upon the Owner's agreement to pay Development Fees and

to provide public improvements as set forth in this Agreement and the Subdivision Regulations.

(e) **Other Taxes and Fees**

The payment of Development Fees and the provision of public improvements shall be in addition to any other tax, fee, charge, assessment or requirement levied or imposed by the City.

7. **ROAD AND OTHER IMPROVEMENTS**

Owner shall not be required to make any roadway improvements not depicted on the approved Plat of Subdivision.

8. **APPLICABILITY OF CITY CODES AND ORDINANCES**

Unless otherwise specifically and expressly exempted by this Agreement, the Parcel and any use made of the Parcel shall be subject to, and shall comply with, all City Codes and Ordinances including, but not limited to, the Code of Ordinances, the Zoning Ordinance and the Subdivision Regulations. In addition, the reference herein to any City code, ordinance or regulation shall not be construed to waive, modify, limit or otherwise affect the applicability of any other City code, ordinance.

9. **NOTICES**

All notices required by this Agreement shall be in writing. The mailing of a notice by registered or certified mail, return receipt required, shall be sufficient service. Such notice shall be deemed served on the fourth day (excluding Sundays and legal holidays) after its deposit with the postal authorities.

Notice to City shall be addressed as follows:

City Manager  
City of Joliet  
150 West Jefferson Street Joliet, Illinois 60432

with a copy to:

Corporation Counsel  
City of Joliet  
150 West Jefferson Street Joliet, Illinois 60432

Notice to Owner shall be addressed as follows:

Vilma Kraus

401 Foxborough Trail

Bolingbrook il 60440

The parties may hereafter agree in writing to accept service of notice in any other manner.

10. **AMENDMENTS**

This Agreement, including the attached exhibits, may be amended only with the mutual consent of the parties by a duly executed written Agreement.

Notwithstanding the foregoing, all or any portion of the Parcel may be rezoned upon the mutual Agreement of the City and the owner of record of the affected territory without such reclassification constituting an amendment to this Agreement. In such event, notice and hearing shall be provided as may be required by ordinance with respect to zoning reclassifications. Notice and hearing that may be required by law for amendments to annexation Agreements shall not be required. Furthermore, approval of the zoning reclassification shall not require a supermajority as may be required by law for the amendment of an annexation Agreement.

Neither the City nor the Owner shall be obligated to amend this Agreement during its term and no action shall lie to compel such action or to compensate a party for an election not to amend

this Agreement. Similarly, the City may elect not to rezone the Parcels during the term of this Agreement and such election shall not be justiciable.

**11. FINAL AGREEMENT AND CONSTRUCTION**

This Agreement supersedes all prior Agreements, negotiations and exhibits and is a full and complete integration of the matters of assent existing between the parties. The express reference in this Agreement to a specific ordinance, resolution or other requirement of the City shall not be construed so as to waive any other such ordinance, resolution or requirement. It is the understanding of the parties that all ordinances and regulations of the City shall apply to the Parcel in all respects unless otherwise expressly and specifically provided for herein. For purposes of construction, both the City and the Owner shall be deemed the authors of this Agreement.

**12. ENFORCEMENT**

This Agreement shall be enforceable by actions in law and at equity, including actions for specific performance and injunctive relief, provided however, that an action for money damages shall not lie against the City or its officials. The laws of the State of Illinois shall control the construction and enforcement of this Agreement. The parties agree that all actions instituted on this Agreement shall be commenced and heard in the Circuit Court of Will County, Illinois, and not in any other county, and hereby waive venue in any other court of competent jurisdiction.

Before any failure of any party to perform any obligation arising from this Agreement shall be deemed to constitute a breach, the party claiming the breach shall notify the defaulting party and demand performance. No breach of this Agreement shall have been found to have occurred if performance is commenced to the satisfaction of the complaining party within thirty business days of the receipt of such notice.

**13. SUCCESSORS**

This Agreement shall bind and inure to the benefit of each party and their successors in

interest, including, but not limited to, their respective corporate authorities, heirs, successors, assigns, lessees, transferees, and licensees ("Successors"). The Owner may assign this Annexation Agreement to any of its related entities at any time without objection or approval of the City of Joliet and shall then be relieved of any duties or responsibilities under the Annexation Agreement.

14. **AGREEMENT AS COVENANT**

The terms and conditions of this Agreement shall constitute restrictive covenants or equitable servitudes running with the land. The City shall record this Agreement with the Recorder of Deeds.

15. **SEVERABILITY**

If any provision, covenant, Agreement or portion of this Agreement or its application to any person, entity or property is held invalid, such invalidity shall not affect the application or validity of any other provision, covenant, Agreement or portion of this Agreement, and to that end, every provisions, covenants, Agreements or portions of this Agreement is declared to be severable.

16. **DURATION**

This Agreement shall take effect on the date hereinabove written and shall remain in effect for a term of 20 years.

17. **COOPERATION IN EVENT OF CHALLENGE**

Owner agrees to indemnify, defend (with counsel reasonably acceptable to the City) and hold harmless the City, its elected and appointed officers, its boards, commissions and committees, the members of such boards commissions and committees, its employees, its representatives, its agents, its engineers, the successors, assigns, executors, administrators, heirs, and beneficiaries of the foregoing (the "Indemnitees"), which arise directly or indirectly from

the entry of this Agreement, any actions contemplated or taken pursuant to this Agreement, including, but not limited to the annexation, rezoning, special use permits, or other City approvals, permits, or entitlements.

***IN WITNESS WHEREOF***, the parties have caused this Agreement to be executed on the date hereinabove first written.

***CITY:***

City of Joliet, an Illinois home rule  
Municipal corporation

***OWNER:***

Vilma Kraus

By: \_\_\_\_\_  
Mayor, City of Joliet

Attest:

By: \_\_\_\_\_  
City Clerk

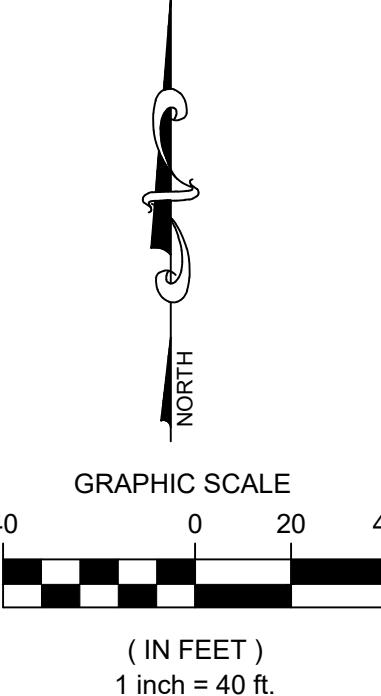
By: \_\_\_\_\_  
OWNER



# PRELIMINARY PLAT OF DELEON SUBDIVISION A PLANNED UNIT DEVELOPMENT

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST

OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



## LEGEND

PROPOSED	EXISTING
BOUNDARY LINE	SECTION LINE
LOT LINE	SETBACK LINE
EASEMENT LINE	
SETBACK LINE	
MANHOLE USE NOTED	
CATCH BASIN	OR
INLET	OR
FLARED END SECTION	
WATER VALVE IN BOX	
WATER VALVE VAULT	
FIRE HYDRANT	
SANITARY CLEAN OUT	
B-BOX	
STORM SEWER	
UNDER DRAIN	
SANITARY SEWER	
SANITARY SERVICE	
WATER MAIN	
GAS MAIN	
ELECTRIC LINE	
TELEPHONE LINE	
CURB	
CURB & GUTTER	
DEPRESSED CURB	
SIDEWALK	

## VARIATIONS REQUESTED

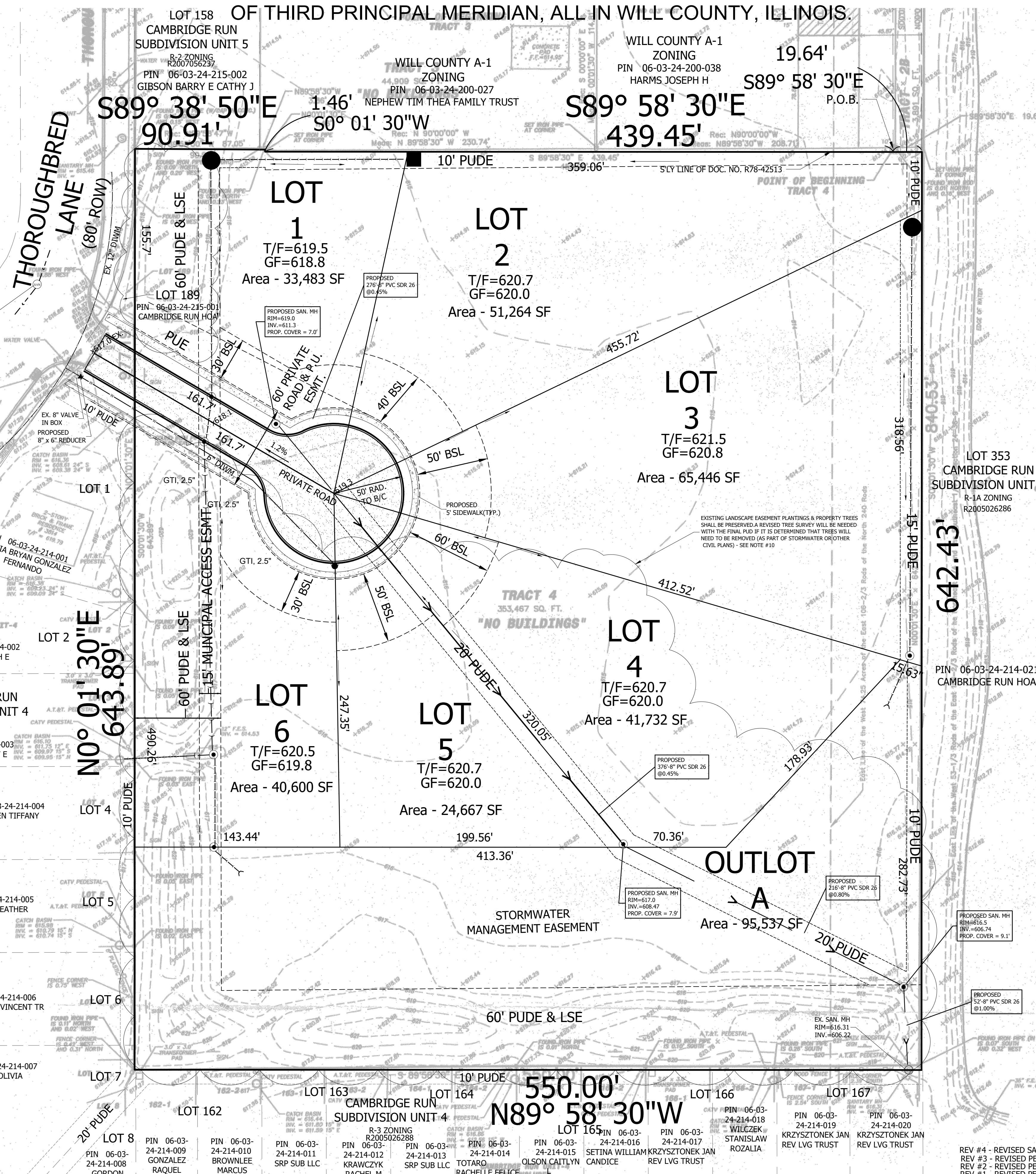
- VARIATION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS ORDINANCE TO REDUCE THE RIGHT-OF-WAY WIDTH TO 60 FEET

## GENERAL NOTES:

- THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
- UNLESS OTHERWISE NOTED, ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
- ALL SIDE YARD SETBACKS SHALL BE 10' FEET
- ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON EACH SIDEYARD OF THE LOT. DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
- STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
- ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
- ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A
- THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.
- A REVISED TREE SURVEY WILL BE NEEDED WITH THE FINAL PUE IF IT IS DETERMINED THAT TREES WILL NEED TO BE REMOVED (AS PART OF STORMWATER OR OTHER CIVIL PLANS).

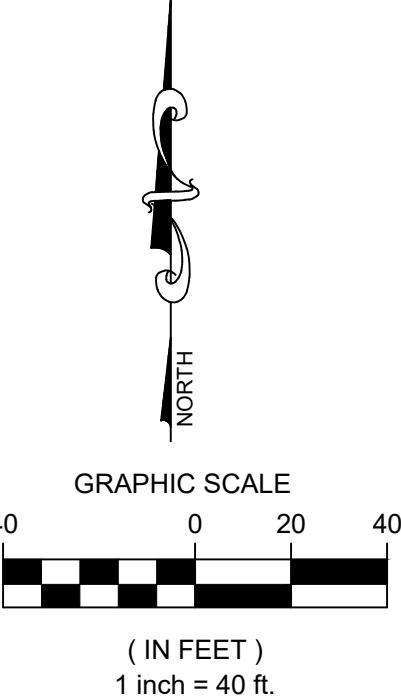
**BENCHMARKS**  
NGS GPS WRI 015(PID DP5470 - STAINLESS STEEL ROD IN SLEEVE LOCATED NORTH OF RENWICK ROAD AND WEST OF I-55 FRONTRAGE ROAD.)

ELEVATION= 624.31 (NAVD88)  
SITE BENCHMARK  
EXISTING TOP OF CURB STORM INLET LOCATED ON EAST SIDE OF THOROUGHBRED DRIVE SOUTH OF ENTRANCE ROAD  
ELEVATION= 616.27 (NAVD 88)



# PRELIMINARY SITE PLAN

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST  
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



## LEGEND

PROPOSED	EXISTING
BOUNDARY LINE	SECTION LINE
LOT LINE	SETBACK LINE
EASEMENT LINE	SETBACK LINE
MANHOLE USE NOTED	MANHOLE USE NOTED
CATCH BASIN	CATCH BASIN
INLET	INLET
FLARED END SECTION	FLARED END SECTION
WATER VALVE IN BOX	WATER VALVE IN BOX
WATER VALVE VAULT	WATER VALVE VAULT
FIRE HYDRANT	FIRE HYDRANT
SANITARY CLEAN OUT	SANITARY CLEAN OUT
B-BOX	B-BOX
STORM SEWER	STORM SEWER
UNDER DRAIN	UNDER DRAIN
SANITARY SEWER	SANITARY SEWER
SANITARY SERVICE	SANITARY SERVICE
WATER MAIN	WATER MAIN
GAS MAIN	GAS MAIN
ELECTRIC LINE	ELECTRIC LINE
TELEPHONE LINE	TELEPHONE LINE
CURB	CURB
CURB & GUTTER	CURB & GUTTER
DEPRESSED CURB	DEPRESSED CURB
SIDEWALK	SIDEWALK

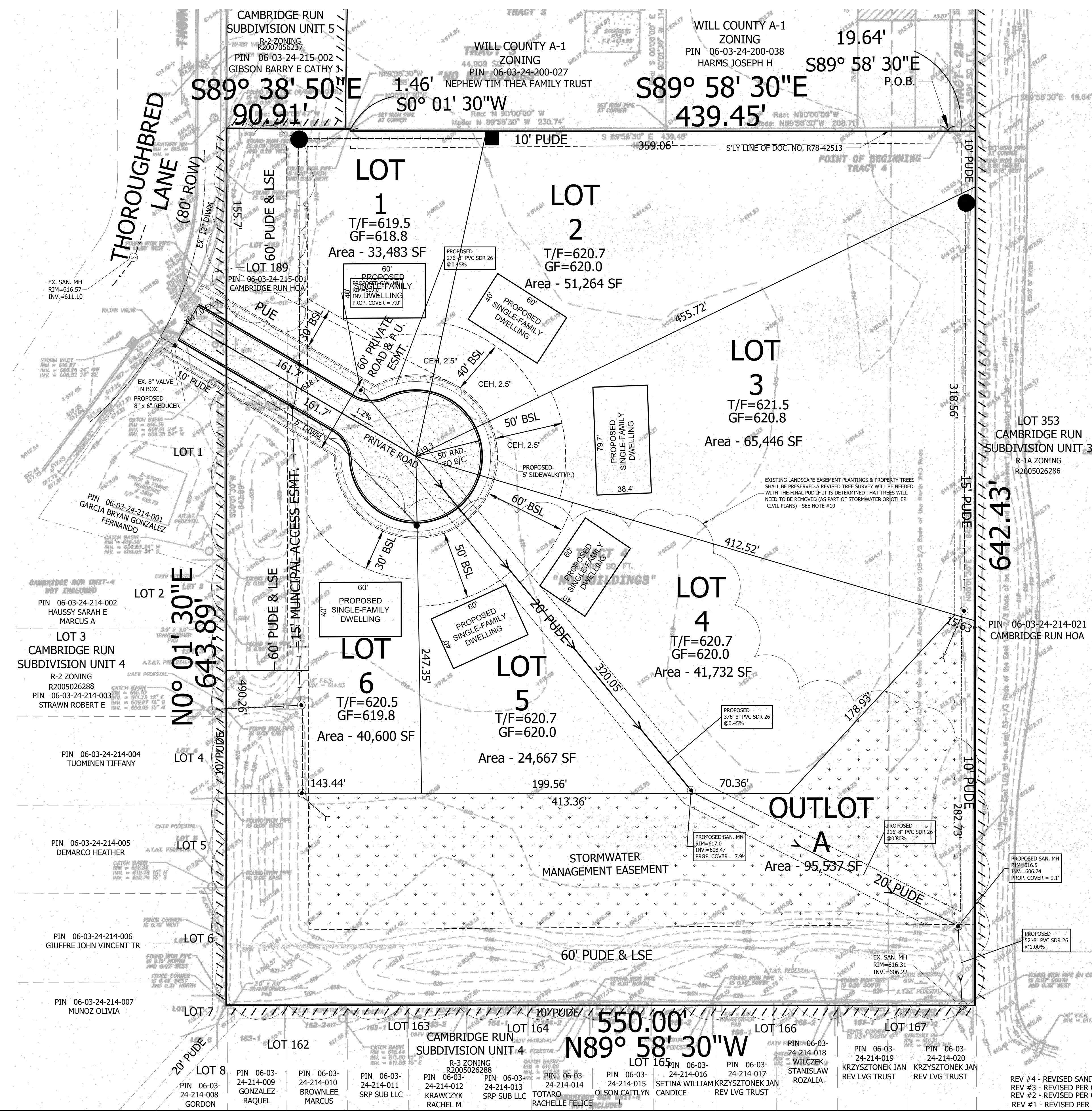
## VARIATIONS REQUESTED

- VARIATION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS ORDINANCE TO REDUCE THE RIGHT-OF-WAY WIDTH TO 60 FEET

## GENERAL NOTES:

- THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
- UNLESS OTHERWISE NOTED,

  - ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
  - ALL SIDE YARD SETBACKS SHALL BE 10 FEET
  - ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
  - STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
  - ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
  - ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A
  - THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.
  - A REVISED TREE SURVEY WILL BE NEEDED WITH THE FINAL PUD IF IT IS DETERMINED THAT TREES WILL NEED TO BE REMOVED (AS PART OF STORMWATER OR OTHER CIVIL PLANS).





DATE: August 14, 2025  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement  
PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision

GENERAL INFORMATION:

APPLICANT: Vilma Kraus  
STATUS OF APPLICANT: Owner  
REQUESTED ACTION: Approval of annexation of 8.1 acres and classification to R-1B zoning; and approval of the preliminary planned unit development of DeLeon Subdivision  
PURPOSE: To allow a six-lot residential subdivision  
EXISTING ZONING: Will County A-1 (Agricultural)  
LOCATION: East of Thoroughbred Lane, South of Old Renwick Road (06-03-24-200-036-0000) (Council District #1)  
SIZE: 8.1 acres  
EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Residential, R-2 (single-family residential), Will County R-1 (single-family residence), and Will County A-1 (agricultural)  
SOUTH: Residential (Cambridge Run), R-3 (one- and two-family residential)  
EAST: Residential (Cambridge Run), R-1A (single-family residential)  
WEST: Residential (Cambridge Run), R-2 (single-family residential)

SITE HISTORY: The 8.1-acre site is located within unincorporated Will County and is currently undeveloped. The site is surrounded on the west, south, and east by the Cambridge Run subdivision, which was annexed in 2002 and 2003 and then built out over

the next several years. The subject site has existing landscaped areas along the west and south perimeter adjacent to Cambridge Run. Based on aerial imagery, this landscaping was installed in 2004 and 2005 at the same time that the adjacent lots were developed.

The petitioner and current owner purchased the property in 2021.

SPECIAL INFORMATION: The preliminary Planned Unit Development of DeLeon Subdivision consists of six residential lots and one outlot on approximately 8.1 acres. The request includes the annexation of the property and classification to the R-1B (single-family residential) zoning district, which has a minimum lot area of 9,100 square feet and a minimum lot width of 75 feet. The lots would be accessed from a private road off Thoroughbred Lane, which is an existing street through the Cambridge Run subdivision that connects to Old Renwick Road at its north end.

The proposed lots range in size from approximately 25,000 to 65,000 square feet and would each contain a single-family residence. The houses would be around 2,000 to 2,500 square feet and would each have an attached garage. One home would be a one-story ranch and the rest would have two stories. The petitioner expects that the houses would be constructed over the next two to three years. The proposed homes would need to meet the Zoning Ordinance's requirement for the use of brick in exterior elevations, which requires that at least half of the homes have 50 percent brick on their front elevations. The homes would also need to comply with the anti-monotony ordinance in section 47-17.30 of the Zoning Ordinance. Conceptual elevations will be required as part of the final Planned Unit Development petition.

There is existing perimeter landscaping along the west and south sides of the subject site that serve as a buffer from the adjacent residential subdivision. The existing landscaping will be preserved and a 60-feet landscape easement will be reserved over this area. A tree survey, which is required as part of the landscaping plan, is in progress and will need to be completed prior to Council review of the preliminary Planned Unit Development. Storm water detention is proposed on the south side of the property. Maintenance of the landscape easement, the stormwater area, and the private road will be the collective responsibility of the owners of the six buildable lots. As part of the final Planned Unit Development, the petitioner will be required to record covenants that address the responsibility of all lot owners for the maintenance of these shared elements of the development.

The proposed private road extends from an existing stub off the east side of Thoroughbred Lane. It is the only point of access to the property. The private road has a

proposed right-of-way width of 60 feet to match the width of the existing stub. The Public Works construction ordinance requires local streets to have a right-of-way width of 66 feet. The petitioner requests a variance to reduce the required width from 66 to 60 feet due to the existing width of the road stub.

The proposed residences will be required to connect to City water and sewer, which are available in the area. Engineering details would be addressed as part of the final Planned Unit Development. The proposed subdivision is subject to the park district contribution requirements of the Subdivision Regulations. The petitioner is working with the Plainfield Park District to determine if they will accept a cash contribution in lieu of land dedication.

**CONCLUSION:** Approval of the annexation of 8.1 acres and the preliminary Planned Unit Development of DeLeon Subdivision will allow the owner to proceed with finalizing plans to subdivide the land into six large single-family residential lots. Future approval of the final Planned Unit Development is still required.

Figure 1: Subject site (2025), located east of Thoroughbred Lane and south of Old Renwick Road; Cambridge Run subdivision within City of Joliet on west, south, and east sides



Figure 2: Subject site and existing road stub, view east from Thoroughbred Lane (August 2025)



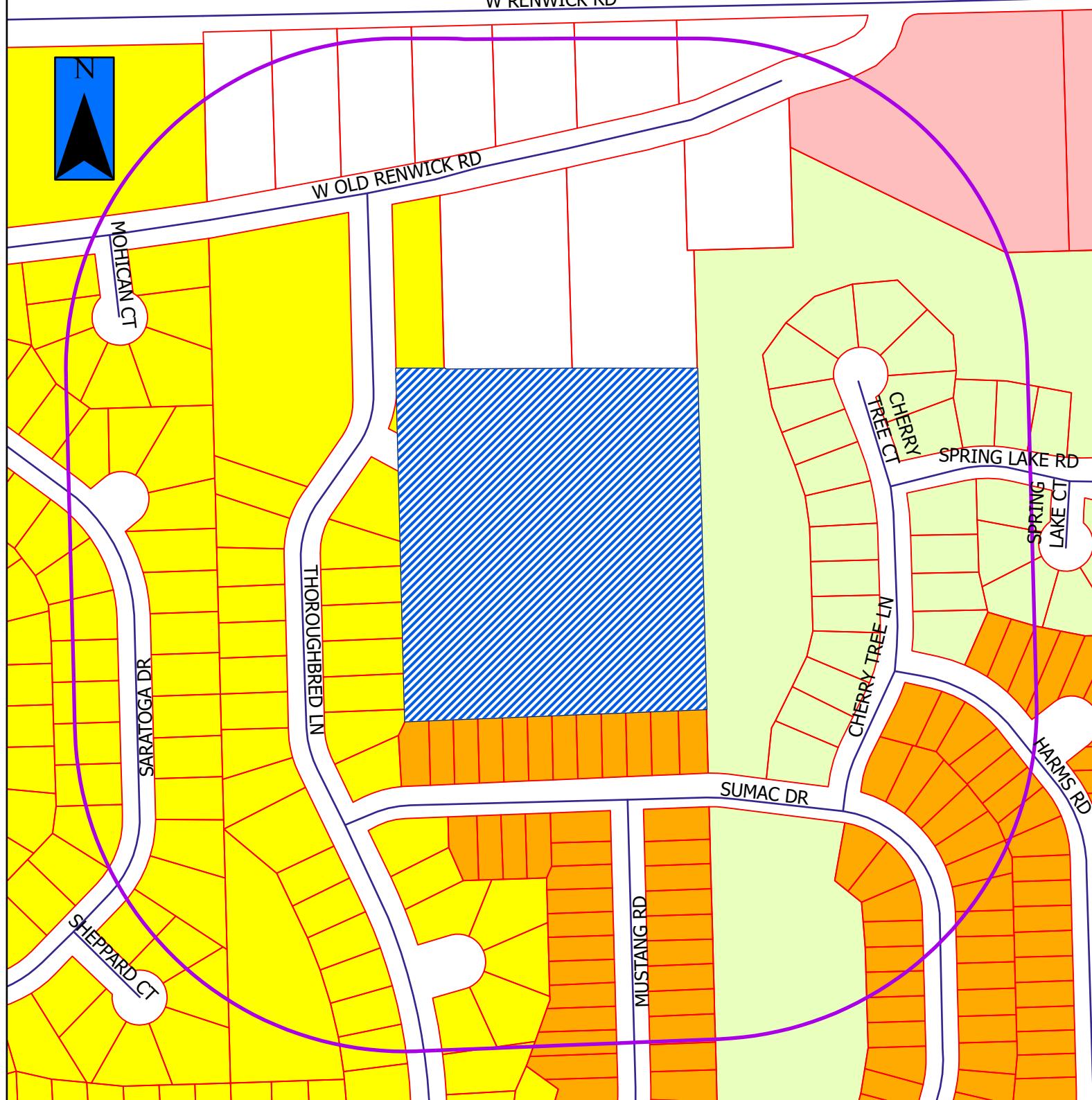
*Figure 3: Subject site, including existing landscaping on west perimeter adjacent to Cambridge Run lots, view south from road stub off Thoroughbred Lane (August 2025)*



*Figure 4: Subject site and existing landscaping at northwest perimeter, view east from Thoroughbred Lane (May 2025)*



W RENWICK RD

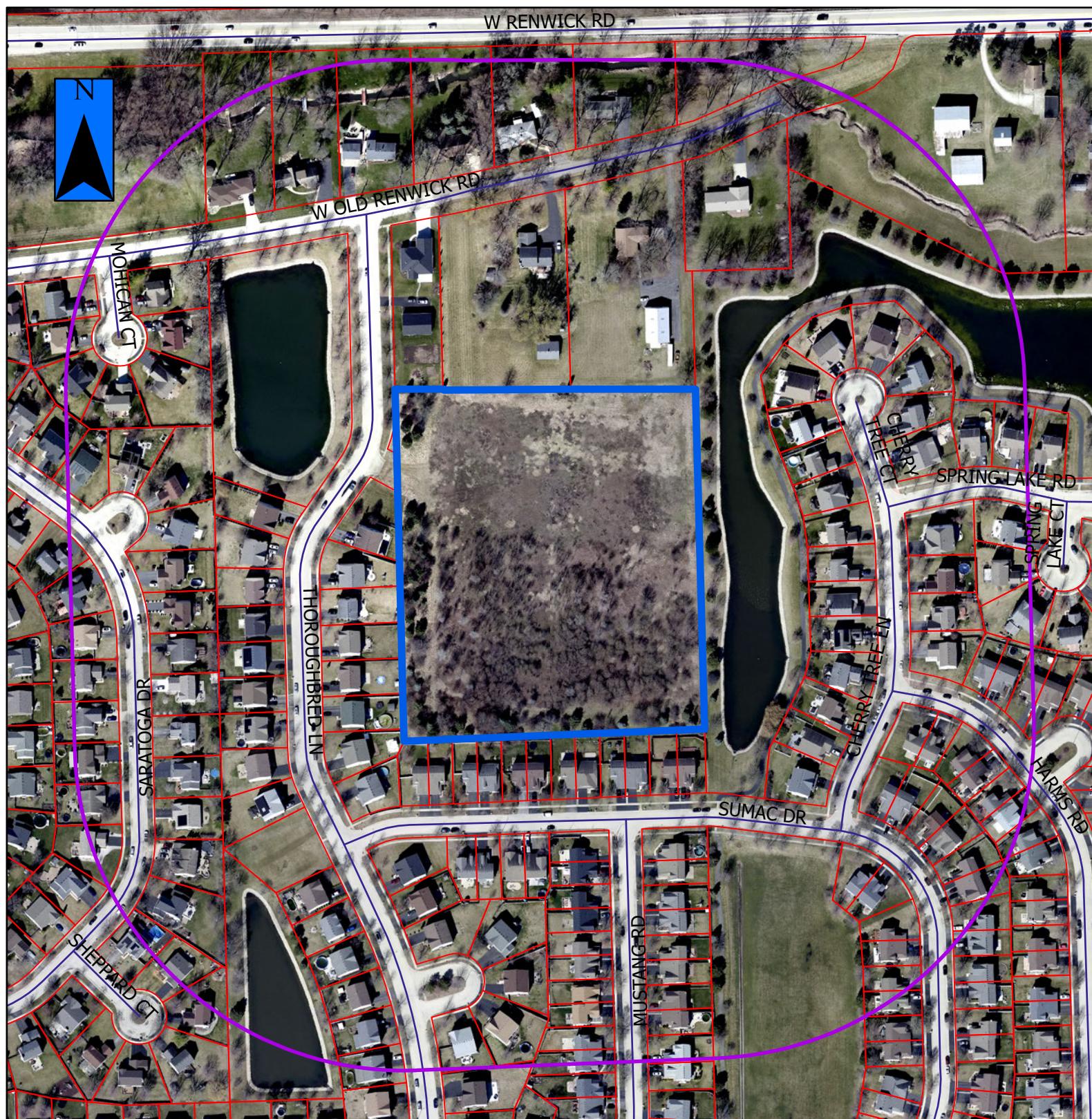


## A-3-25 & PUD-6-25

### Legend

B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B

 = Property in Question  
 = 600' Public Notification Boundary

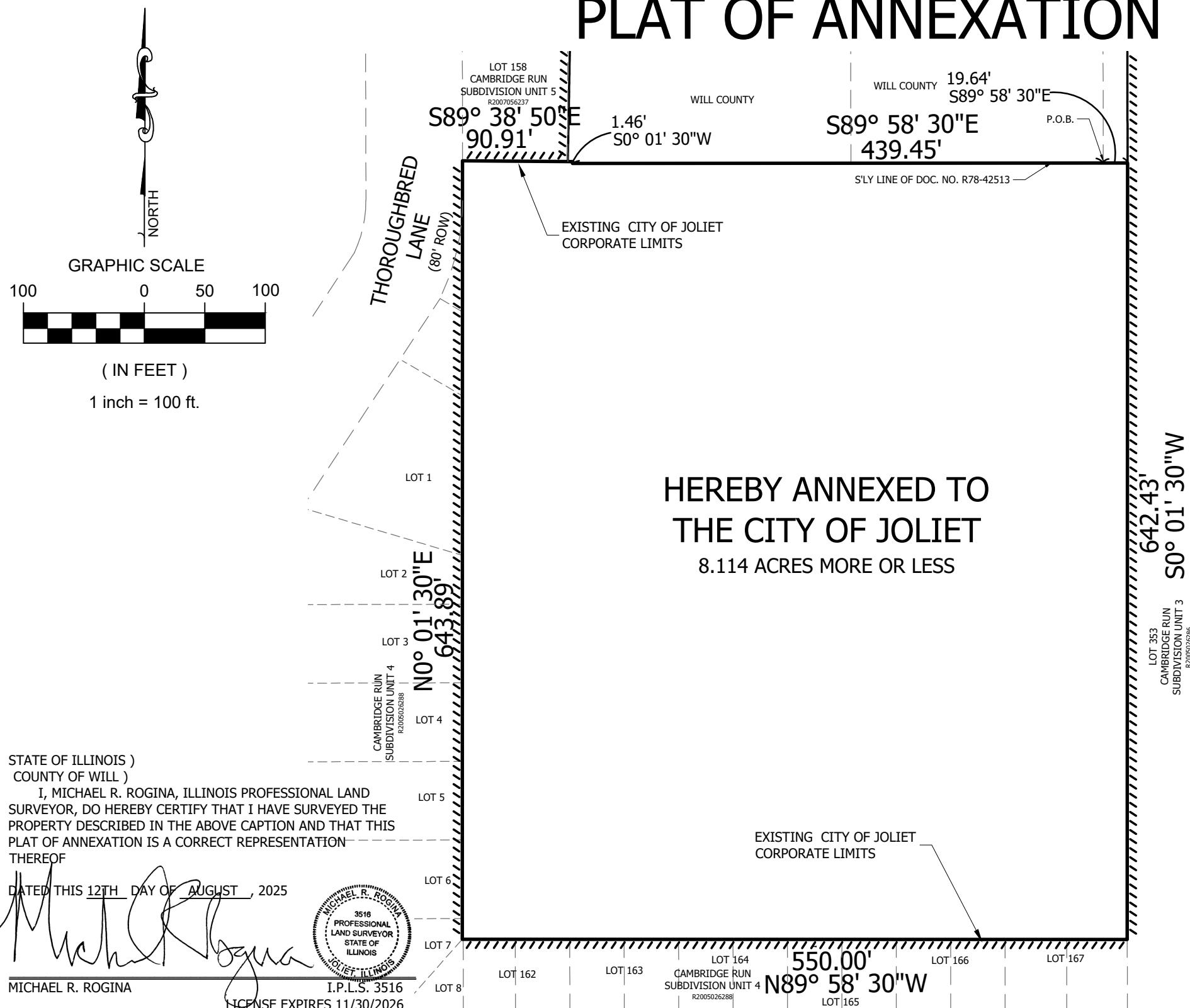


## A-3-25a & PUD-6-25a



- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)

# PLAT OF ANNEXATION



## LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 899.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 226.82 FEET TO A POINT IN THE CENTERLINE OF OLD RENWICK ROAD PER LAND CONVEYED BY DOCUMENT NUMBER R78-42513; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST A DISTANCE OF 436.26 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED BY DOCUMENT NUMBER R78-42513 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513 AND THE SOUTH LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R199098201, A DISTANCE OF 439.45 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER R199098201; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID DOCUMENT NUMBER R199098201, A DISTANCE OF 1.46 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 3.86 FEET TO THE SOUTHEAST CORNER OF LOT 158 IN CAMBRIDGE RUN UNIT FIVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT NUMBER R2007056237; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 158, A DISTANCE OF 87.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF LOT 189 AND LOTS 1 THROUGH 7, INCLUSIVE IN CAMBRIDGE RUN UNIT FOUR, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, 643.89 FEET TO THE NORTHWEST CORNER OF LOT 162-1 IN SAID CAMBRIDGE RUN UNIT FOUR; THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS EAST ALONG THE NORTH LINES OF LOTS 162-1 THROUGH 167-2 INCLUSIVE, IN SAID CAMBRIDGE RUN UNIT FOUR, A DISTANCE OF 550.00 FEET TO THE EAST LINE OF THE WEST 53 1/3 RODS OF THE EAST 106 2/3 RODS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 642.43 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 19.64 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

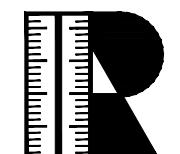
## NOTES:

PUDE PUBLIC UTILITY  
DRAINAGE EASEMENT  
LSE LANDSCAPE EASEMENT  
BSL BUILDING SETBACK LINE

PIN 06-03-24-200-036

PT. OF NE1/4 OF SEC. 24, T36N-R9E

SCALE: 1" = 80' FIELDWORK DATE: REVISED FIELDWORK DATE: DRAWN BY: CRR



**ROGINA**

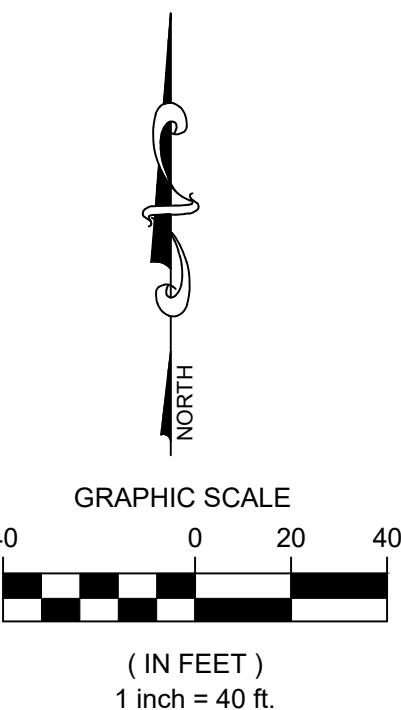
ENGINEERS & SURVEYORS, L.L.C.  
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782  
Professional Design Firm License No. 184-006843 - Exp. 4/30/2025

VILMA KRAUS

FILE NO:  
R992.01

# PRELIMINARY PLAT OF DELEON SUBDIVISION A PLANNED UNIT DEVELOPMENT

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST  
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



## LEGEND

PROPOSED	EXISTING
BOUNDARY LINE	SECTION LINE
LOT LINE	LOT LINE
EASEMENT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
MANHOLE USE NOTED	MANHOLE USE NOTED
CATCH BASIN	CATCH BASIN
INLET	INLET
FLARED END SECTION	FLARED END SECTION
WATER VALVE IN BOX	WATER VALVE IN BOX
WATER VALVE VAULT	WATER VALVE VAULT
FIRE HYDRANT	FIRE HYDRANT
SANITARY CLEAN OUT	SANITARY CLEAN OUT
B-BOX	B-BOX
STORM SEWER	STORM SEWER
UNDER DRAIN	UNDER DRAIN
SANITARY SEWER	SANITARY SEWER
SANITARY SERVICE	SANITARY SERVICE
WATER MAIN	WATER MAIN
GAS MAIN	GAS MAIN
ELECTRIC LINE	ELECTRIC LINE
TELEPHONE LINE	TELEPHONE LINE
CURB	CURB
CURB & GUTTER	CURB & GUTTER
DEPRESSED CURB	DEPRESSED CURB
SIDEWALK	SIDEWALK

## VARIATIONS REQUESTED

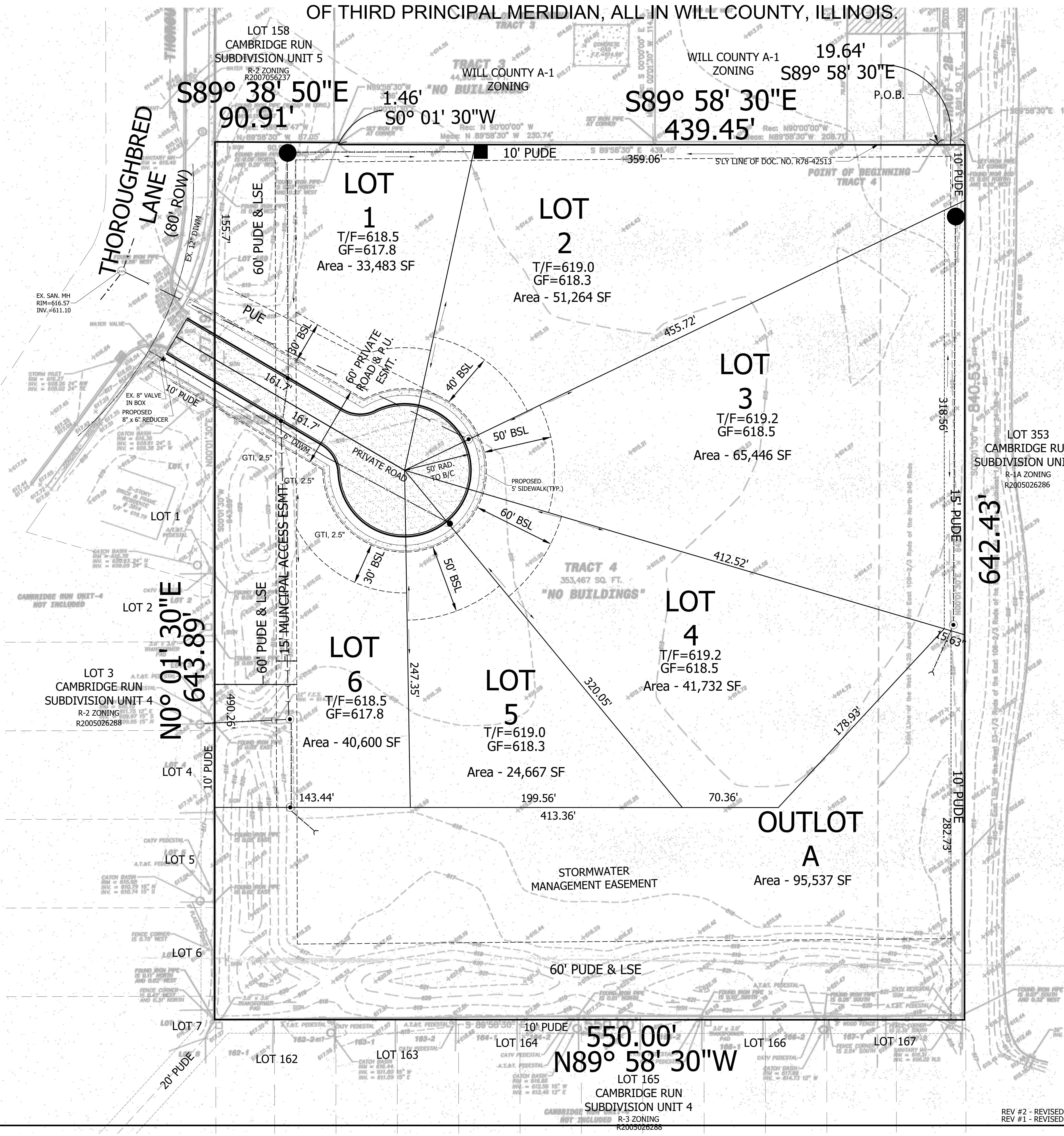
- VARIATION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS ORDINANCE TO REDUCE THE RIGHT-OF-WAY WIDTH TO 60 FEET

## GENERAL NOTES:

- THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
- UNLESS OTHERWISE NOTED, ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
- ALL SIDE YARD SETBACKS SHALL BE 10' FEET
- ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
- STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
- ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
- ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A.
- THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.

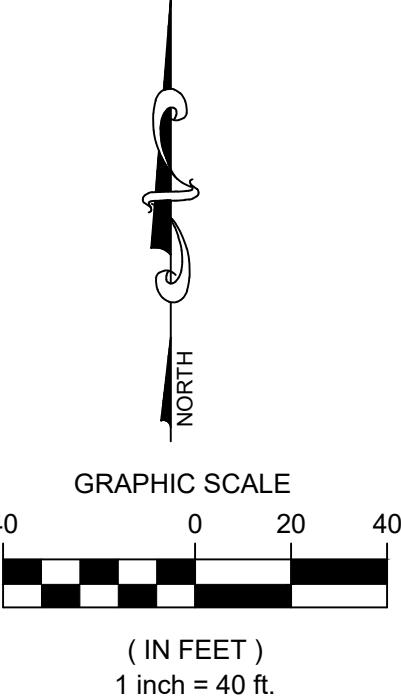
**BENCHMARKS**  
NGS GPS WRI 015(PID DP5470 - STAINLESS STEEL ROD IN SLEEVE LOCATED NORTH OF RENWICK ROAD AND WEST OF I-55 FRONTRAGE ROAD.

**SITE BENCHMARK**  
EXISTING TOP OF CURB STORM INLET LOCATED ON EAST SIDE OF THOROUGHBRED DRIVE SOUTH OF ENTRANCE ROAD  
ELEVATION= 616.27 (NAVD 88)



# PRELIMINARY SITE PLAN

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST  
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



## LEGEND

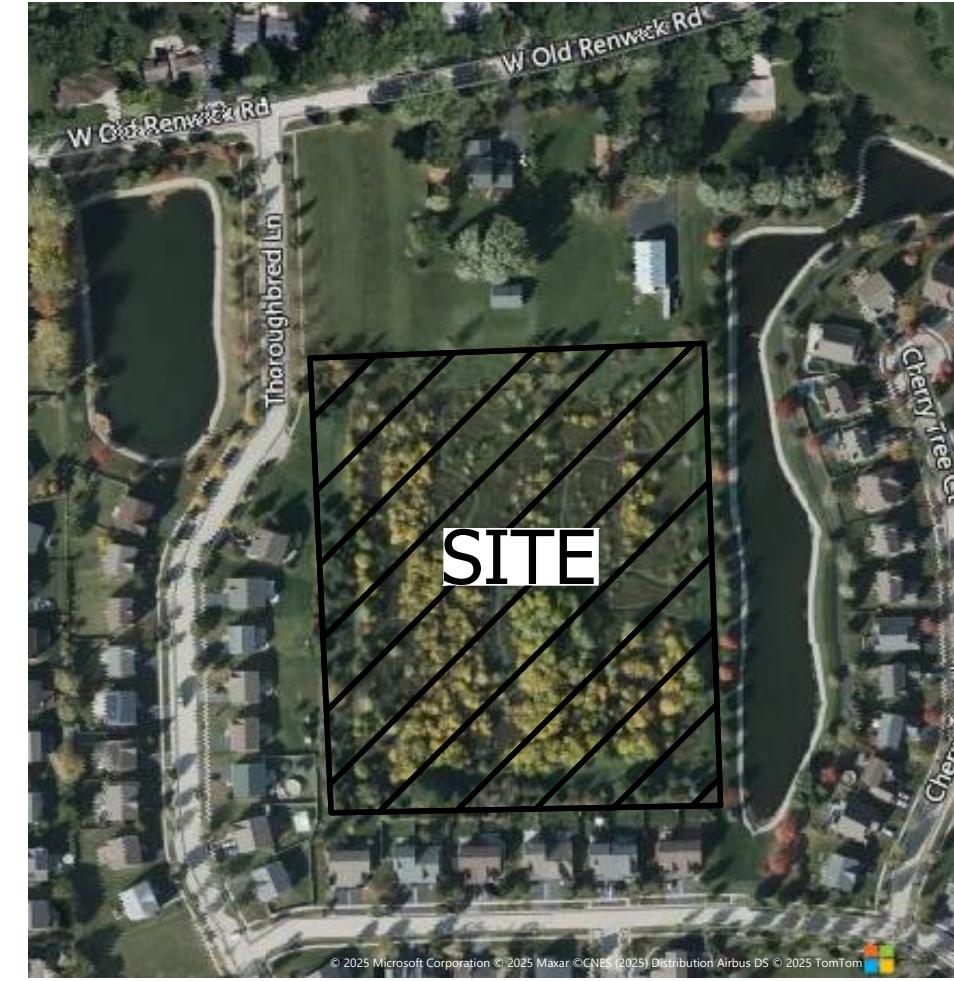
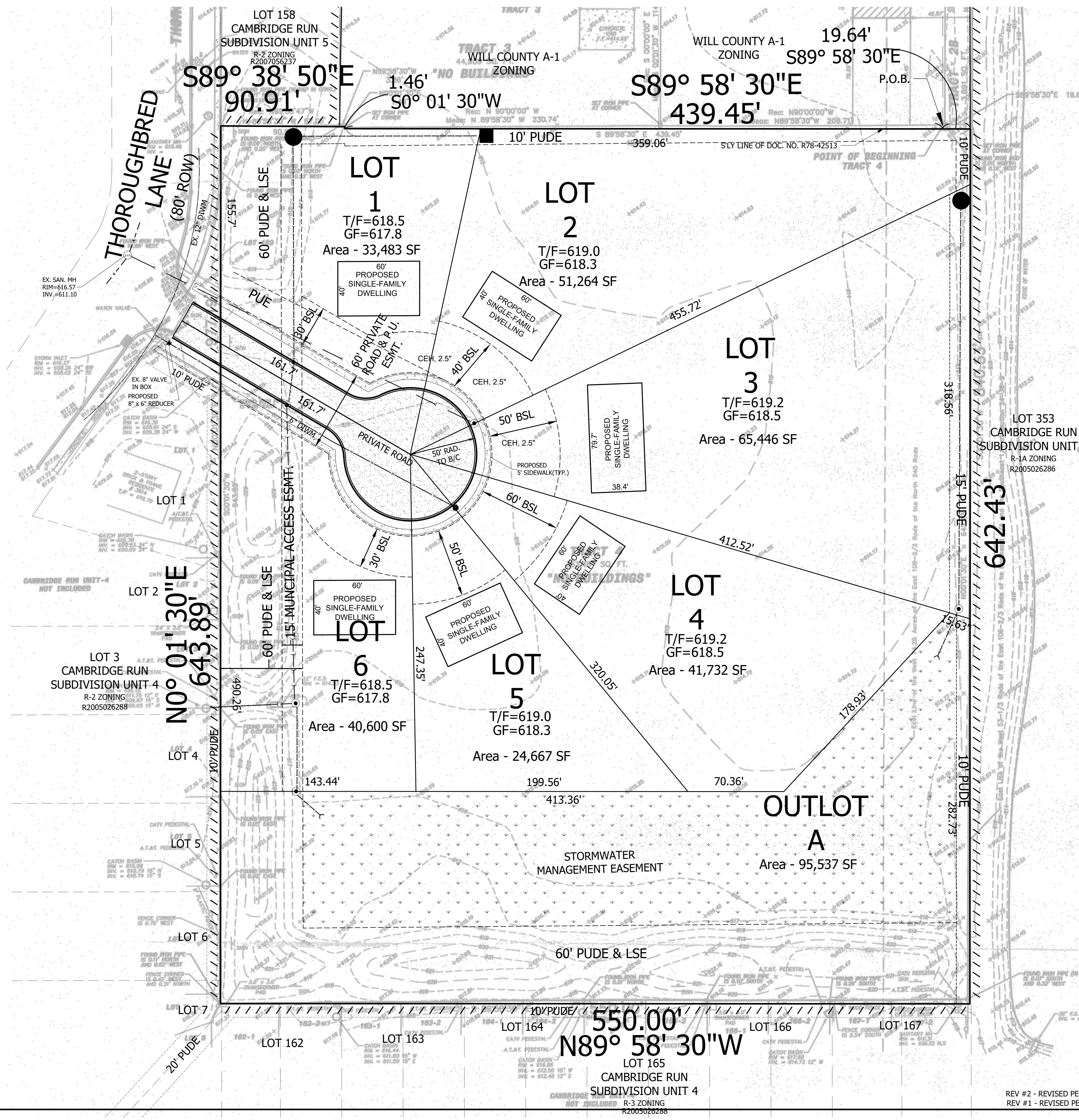
PROPOSED	EXISTING
BOUNDARY LINE	SECTION LINE
LOT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
MANHOLE USE NOTED	MANHOLE USE NOTED
CATCH BASIN	CATCH BASIN
INLET	INLET
FLARED END SECTION	FLARED END SECTION
WATER VALVE IN BOX	WATER VALVE IN BOX
WATER VALVE VAULT	WATER VALVE VAULT
FIRE HYDRANT	FIRE HYDRANT
SANITARY CLEAN OUT	SANITARY CLEAN OUT
B-BOX	B-BOX
STORM SEWER	STORM SEWER
UNDER DRAIN	UNDER DRAIN
SANITARY SEWER	SANITARY SEWER
SANITARY SERVICE	SANITARY SERVICE
WATER MAIN	WATER MAIN
GAS MAIN	GAS MAIN
ELECTRIC LINE	ELECTRIC LINE
TELEPHONE LINE	TELEPHONE LINE
CURB	CURB
CURB & GUTTER	CURB & GUTTER
DEPRESSED CURB	DEPRESSED CURB
SIDEWALK	SIDEWALK

## VARIATIONS REQUESTED

- VARIATION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS ORDINANCE TO REDUCE THE RIGHT-OF-WAY WIDTH TO 60 FEET

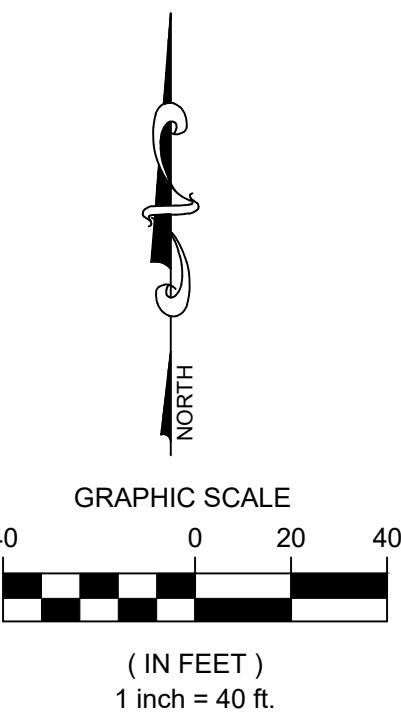
## GENERAL NOTES:

- THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
- THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
- UNLESS OTHERWISE NOTED, ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
- ALL SIDE YARD SETBACKS SHALL BE 10' FEET
- ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
- STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
- ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
- ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A.
- THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.



# PRELIMINARY LANDSCAPE & TREE PRESERVATION PLAN FOR DELEON SUBDIVISION

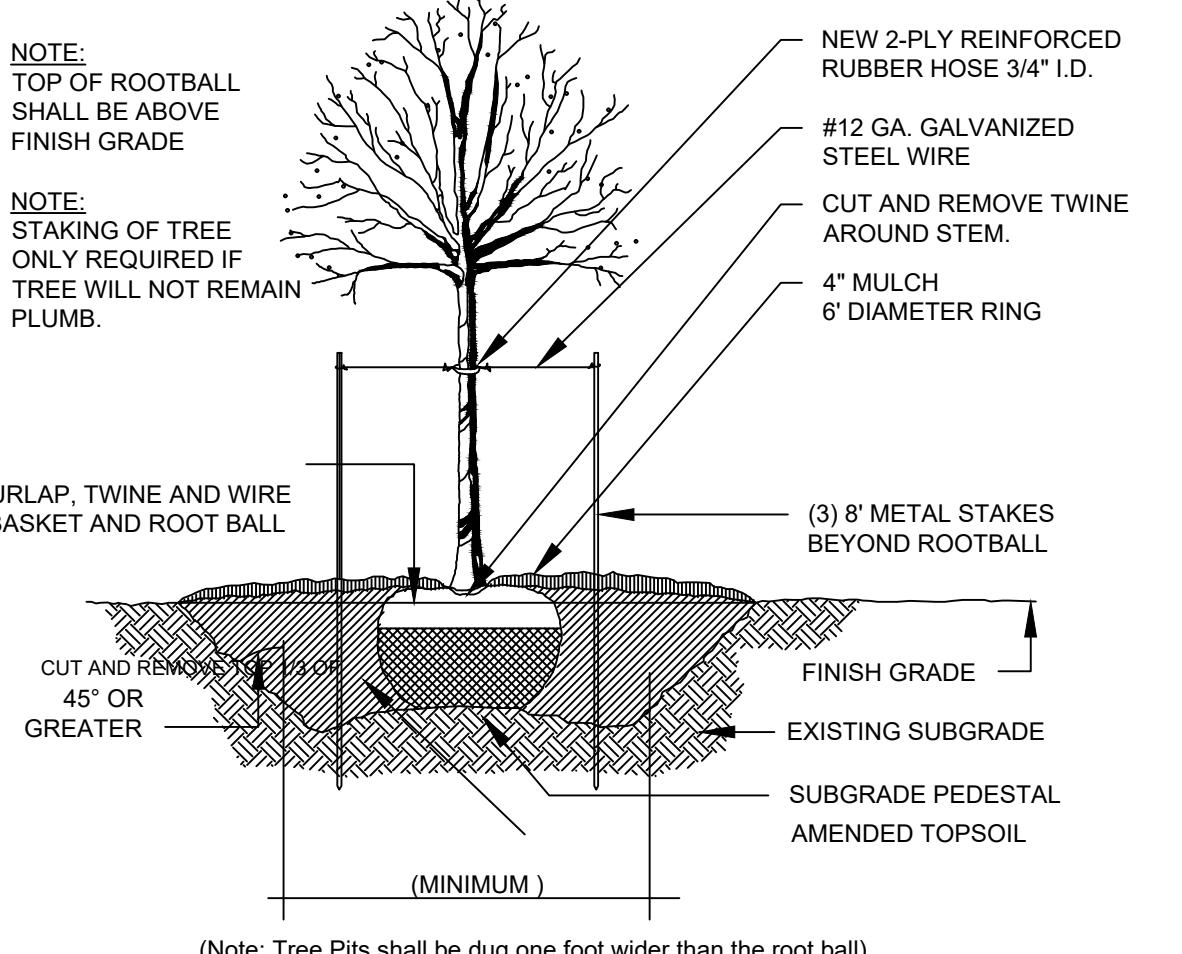
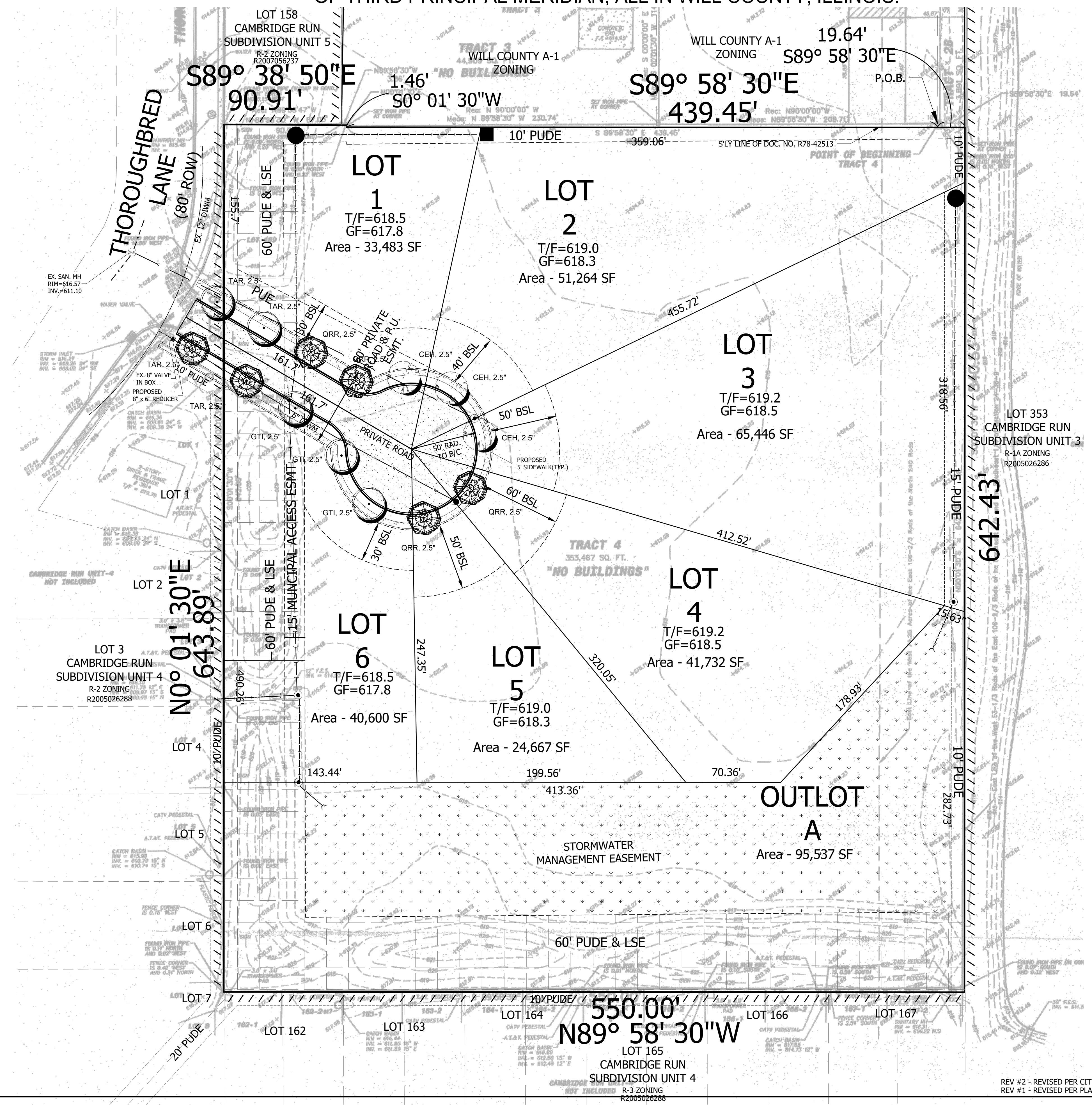
THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST  
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



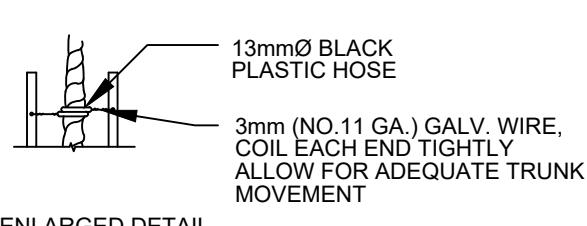
PROPOSED	EXISTING
BOUNDARY LINE	SECTION LINE
SECTION LINE	LOT LINE
EASEMENT LINE	SETBACK LINE
SETBACK LINE	
MANHOLE USE NOTED	
CATCH BASIN	OR
INLET	OR
FLARED END SECTION	OR
WATER VALVE IN BOX	
WATER VALVE VAULT	
FIRE HYDRANT	
SANITARY CLEAN OUT	
B-BOX	
STORM SEWER	
UNDER DRAIN	
SANITARY SEWER	
SANITARY SERVICE	
WATER MAIN	W
GAS MAIN	G
ELECTRIC LINE	E
TELEPHONE LINE	T
CURB	
CURB & GUTTER	
DEPRESSED CURB	
SIDEWALK	

## GENERAL NOTES:

1. THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
2. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
3. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
4. UNLESS OTHERWISE NOTED, ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
5. ALL SIDE YARD SETBACKS SHALL BE 10' FEET
6. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
7. STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
8. ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
9. ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A
10. THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.



## 2 TREE DETAIL



SHADE TREES  
2.5" SHADE TREES @ 40' ON CENTER MAXIMUM.  
SHADE TREES SHALL BE SPACED AS SHOWN AS SPACE ALLOWS.  
SUBSTITUTION OF SPECIES ONLY UPON APPROVAL BY CITY.

SHADE TREE PLACEMENT GUIDANCE  
- 15' MINIMUM SPACING FROM STREET LIGHTS  
- 10' MINIMUM SPACING FROM STOP SIGNS AND FIRE HYDRANTS  
- 8' MINIMUM SPACING FROM DRIVEWAYS  
- 5' MINIMUM SPACING FROM UNDERGROUND UTILITIES

Plant List	Symbol	Botanical Name	Common Name	Specification
CEH		CELTIS OCCIDENTALIS	HACKBERRY	2.5" CALIPER
GTI		2.5" CALIPER		
QRR		GLEIDTIS TRIANCHANTHOS	THORNLESS HONEYLOCUST	2.5" CALIPER
TAR		INERMIS VAR.	RED OR ENGLISH OAK	2.5" CALIPER
TCR		QUERCUS RUBRA	AMERICAN LINDEN	2.5" CALIPER
		TILA AMERICANA	REDMOND LINDEN	2.5" CALIPER
		TILA EUCHLORA		



PIN 06-03-24-200-036

PT. OF NE1/4 OF SEC. 24, T36N-R9E			
SCALE:	1"=40'	FIELDWORK DATE:	REVISED FIELDWORK DATE
			DRAWN BY: CRR
<b>ROGINA</b> ENGINEERS & SURVEYORS, LLC. 1225 Channahon Road Joliet, Illinois 60435 Professional Design Firm License No. 184-006943 - Exp. 4/30/2027			
<b>VILMA KRAUS</b>			FILE NO: R992.01

**BEFORE THE MAYOR AND CITY COUNCIL  
OF THE CITY OF JOLIET, ILLINOIS**

## PETITION FOR ANNEXATION TO THE CITY OF JOLIET

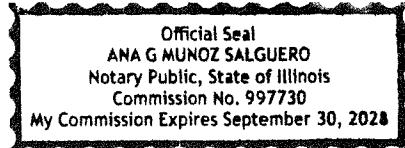
Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: July 14 , 2025

**PETITIONER**

Subscribed and Sworn to before me  
this 14th day of July , 20 25.



**NOTARY PUBLIC**

CASE NO. \_\_\_\_\_  
DATE FILED \_\_\_\_\_

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

**I. Applicant's information:**

**NAME OF APPLICANT(S):**

Vilma	(FN)	Kraus	(LN)	(Suffix)
	(MI)			
FN	(MI)	(LN)		(Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) (\_\_\_\_\_) (W) (\_\_\_\_\_) CELL (\_\_\_\_\_) \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

**II. Owner's information:**

**NAME OF OWNER(S):** (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.

Vilma	(FN)	Kraus	(LN)	(Suffix)
	(MI)			
FN	(MI)	(LN)		(Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) (\_\_\_\_\_) (W) (\_\_\_\_\_) CELL (\_\_\_\_\_) \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

**In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.**

### **III. Agent Authorization:**

Please check one of the following:

*I will represent my petition before the Plan Commission and the City Council of the City of Joliet.*

*I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.*

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

David A. Silverman

Agent's Name

Mahoney, Silverman & Cross, LLC

Company Name (If Applicable)

822 Infantry Drive, Suite 100, Joliet, IL 60435

Agent's Mailing Address City/State/Zip

(815) 730-9500

Agent's Phone

(\_\_\_\_) \_\_\_\_\_

Area Code Mobile

(815) 730-9598

Area code Fax

Email address: dsilverman@msclawfirm.com

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Owner's Signature (s):

[REDACTED]

\_\_\_\_\_

Date: 7/14/2025

Date: \_\_\_\_\_

### **IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:**

N/A	NAME	ADDRESS	(____)	Area Code	Phone
			(____)	Area Code	Phone
			(____)	Area Code	Phone

v. **Property information:**

**PROPERTY ADDRESS:**

Vacant Property, Thoroughbred Lane Joliet IL Plainfield 60435  
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): 06-03-24-200-036

**LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):**

-see Annexation Plat -

LOT SIZE: WIDTH \_\_\_\_\_ DEPTH \_\_\_\_\_ AREA 8.11 acres

PRESENT LAND USE: Fallow ground

EXISTING ZONING: Will County A-1

PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION: Develop property for Single-Family

ZONING CLASSIFICATION REQUESTED: R-1B

USES OF SURROUNDING PROPERTIES:

NORTH Residential EAST Residential - Stormwater Pond

SOUTH Residential - R-3 WEST Residential - R-2

**IMPORTANT**

You must appear before the Plan Commission and the City Council to present your annexation request. A lawyer may appear on your behalf.

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements by virtue of this annexation.

I hereby depose and say that all of the above statements are true and correct to the best of my information and behalf.

(X)

[REDACTED]

PETITIONER

7/14/25

DATE

NYA

PETITIONER

DATE

Subscribed and Sworn to before me  
this 14 day of July, 2025.

[REDACTED]

**NOTARY PUBLIC**

Official Seal  
ANA G MUNOZ SALGUERO  
Notary Public, State of Illinois  
Commission No. 997730  
My Commission Expires September 30, 2028

CASE NO. \_\_\_\_\_

DATE FILED: \_\_\_\_\_

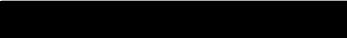
**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR A PLANNED UNIT DEVELOPMENT  
(Check One)**

Preliminary  
 Final

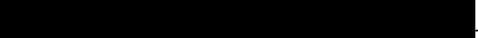
NAME OF PUD: DeLeon Subdivision

NAME OF PETITIONER: Vilma Kraus

HOME ADDRESS: 

CITY, STATE, ZIP: 

HOME PHONE: \_\_\_\_\_

CELL #: \_\_\_\_\_ E-MAIL: 

BUSINESS ADDRESS: N/A

CITY, STATE, ZIP: \_\_\_\_\_

BUSINESS PHONE: \_\_\_\_\_

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: David Silverman

ADDRESS: 822 Infantry Drive, Suite 100, Joliet, IL PHONE: 815-730-9500

OWNER: same as above

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS: N/A PHONE: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

BUSINESS PHONE: \_\_\_\_\_

ENGINEER: ROGINA Engineers & Surveyors, LLC

ADDRESS: 1225 Channahon Road, Joliet, IL PHONE: 815-729-0777

LAND SURVEYOR: same as above

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ATTORNEY: same as agent above

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

-see Preliminary Plat-  
\_\_\_\_\_  
\_\_\_\_\_

COMMON ADDRESS: South of Old Renwick Road, East of Thoroughbred Lane

PERMANENT INDEX NUMBER (Tax No.): 06-03-24-200-036

SIZE: 8.11 acres

NO. OF LOTS: 6

PRESENT USE: Fallow Ground EXISTING ZONING: Will County A-1

USES OF SURROUNDING PROPERTIES: North: Residential

South: Residential - R-3

East: Residential - Stormwater Pond - R-2

West: Residential - R-2

Name of Park District: Plainfield Park District

Date Contacted Park District: 7/14/2025

Is any open space/park site being offered as part of a preliminary PUD? No

If yes, what amount? \_\_\_\_\_

(Acknowledgment by Park District Official) \_\_\_\_\_

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes \_\_\_\_\_ No  If yes, list the Case number and name: \_\_\_\_\_

Is any variance from the Subdivision Regulations being requested? Yes \_\_\_\_\_ No

If yes, describe: \_\_\_\_\_

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by

permanent index numbers: N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Vilma Kraus, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 7/14/2025

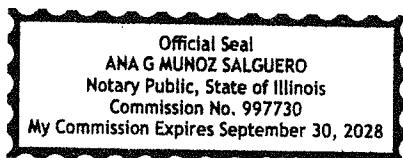
 Petitioner's Name

Subscribed and sworn to before me this 14 day of July, 20 25

September 30, 2028

Notary Public

My Commission Expires:



## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

### I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

### II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

---

PIN(s): 06-03-24-200-036

---

### III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Vilma Kraus

---

---

---

E-MAIL

FAX:

#### **IV. BUSINESS OWNERSHIP**

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

---

---

---

---

**E-MAIL:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**NOTE:**

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

**SIGNED:** \_\_\_\_\_

**DATE:** July 14, 2025

***Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:***

Vilma Kraus, Owner, \_\_\_\_\_

# **City of Joliet**

*150 West Jefferson Street  
Joliet, IL 60432*



## **Meeting Minutes - Pending Approval**

**Thursday, August 21, 2025**

**4:00 PM**

**City Hall, Council Chambers**

## **Plan Commission**

### *Commission Members*

*Jason Cox  
Jeff Crompton  
Mike Eulitz  
John Kella  
Wendell Martin  
Roberto Perez  
Debbie Radakovich  
Brigette Roehr  
Michael Turk*

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

## CALL TO ORDER

## ROLL CALL

<b>Present</b>	Jason Cox, John Kella, Wendell Martin, Debbie Radakovich and Michael F. Turk
<b>Absent</b>	Jeff Crompton, Mike Eulitz, Roberto Perez and Brigette Roehr

ALSO PRESENT: Planning Director Jayne Bernhard, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, Economic Development Specialist Emily McGuire, Assistant Corporation Counsel Deanna Donnelly, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

## APPROVAL OF MINUTES

### **Plan Commission Meeting Minutes 7-17-25**

[TMP-8828](#)

Attachments: [Plan Commission Meeting Minutes 7-17-25.pdf](#)

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 7-17-25. The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk

**Absent:** Crompton, Eulitz, Perez and Roehr

## CITIZENS TO BE HEARD ON AGENDA ITEMS

None

## OLD BUSINESS: PUBLIC HEARING

**FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) \*\*TO BE TABLED\*\***

[TMP-8825](#)

Attachments: [FP-4-25 Staff Report August 2025 Tabling.pdf](#)

Planning Director Jayne Bernhard explained City staff requested a tabling of Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision to the September 18, 2025 Plan Commission meeting.

A motion was made by Michael F. Turk, seconded by Wendell Martin, to table FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5)

\*\*TO BE TABLED\*\*. The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk

**Absent:** Crompton, Eulitz, Perez and Roehr

## OLD BUSINESS

None

## NEW BUSINESS: PUBLIC HEARING

**A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)**

[TMP-8826](#)

**PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)**

Attachments: [A-2-25 PUD-3-25 \(DeLeon Sub\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Rogina of Rogina Engineers & Surveyors, LLC appeared on behalf of the petition. In response to Commissioner Cox's question, Mr. Rogina explained house sizes would be within 2,500 square feet.

Area residents Mary Beth Moeller, Barry Gibson, and Thea Nephew provided public comments regarding the petition. Mr. Rogina responded to their concerns about single-family zoning, storm water retention, landscape easement maintenance, and lack of buffer on the north side.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to approve A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)

PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1).

The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk

**Absent:** Crompton, Eulitz, Perez and Roehr

**M-2-25: Amendment to the Subdivision Regulations  
Regarding Final Plats****TMP-8827****Attachments:** [M-2-25 \(Subdivision Regulations\) Staff Report](#)

Ms. Bernhard read the staff report into the record. In response to Commissioner Cox's question and Commissioner Kella's comment, Ms. Bernhard confirmed the amendment would eliminate paper copies, as the City's designated format was the ProjectDox portal, and construction plans would be required prior to final approval.

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve M-2-25: Amendment to the Subdivision Regulations Regarding Final Plats. The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk

**Absent:** Crompton, Eulitz, Perez and Roehr

**NEW BUSINESS**

None

**NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR  
RECOMMENDATION**

Ms. Bernhard explained the Comprehensive Plan survey would remain open through September 19 and highlighted the Community Workshop scheduled for September 17 from 5:00 to 7:30 p.m.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

A motion was made by Wendell Martin, seconded by Jason Cox, to approve adjournment. The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk

**Absent:** Crompton, Eulitz, Perez and Roehr

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 591-25

File ID: 591-25

Type: Public Hearing

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department:

Final Action:

**Title:** Public Hearing for a Resolution Approving an Annexation Agreement for 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road

Resolution Approving an Annexation Agreement for 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road (A-3-25)

Agenda Date: 11/04/2025

**Attachments:** Resolution, Annexation Agreement final draft  
A-3-25.pdf, Plat of Annexation DeLeon Sub.pdf,  
Preliminary PUD Plat DeLeon Sub.pdf, Preliminary  
Site Plan DeLeon Sub.pdf, Preliminary Landscape  
Plan DeLeon Sub.pdf, Plan Commission Staff Report  
Packet A-2-25 PUD-3-25.pdf, Plan Commission  
Minutes 08-21-25.pdf

Entered by: hmiller@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/31/2025	Gina Legalbo	Approve	10/27/2025
1	2	10/31/2025	Dustin Anderson	Approve	11/4/2025
1	3	10/31/2025	Todd Lenzie	Approve	11/4/2025
1	4	10/31/2025	Beth Beatty	Approve	11/4/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 593-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Dustin Anderson, Director of Community Development

**SUBJECT:**

Ordinance Designating an Area as the Joliet River Edge Redevelopment Zone

**BACKGROUND:**

On June 7, 2023, Governor Pritzker signed an amendment to the River Edge Redevelopment Zone (RERZ) Act to allow the overlap of a RERZ with existing Enterprise Zones for certain communities, including Joliet. The amendment to the RERZ Act allows Joliet to pursue a RERZ designation, even though it is already part of the Des Plaines River Valley Enterprise Zone.

The purpose of the RERZ program is to stimulate the safe and cost-effective reuse of environmentally challenged and/or historically significant properties adjacent to or surrounding rivers through tax incentives.

Some of the benefits this program offers include the following:

- Historic Preservation Tax Credits.
- Remediation Tax Credits.
- Sales Tax Rebates on building materials.
- Dividend income deduction.
- Interest income deduction.
- New construction jobs credits.

The incentives offered through this program would allow the City of Joliet to offer attractive incentive packages for developers interested in redevelopment of our older building stock in our Historic Districts as well as sites that are environmentally challenged and undeveloped sites, etc. Examples in Joliet could include, but are not limited to, the former US Steel property and the old Barrett's building.

As part of the designation process, the City of Joliet must:

- Fill out an application.
- Hold a public hearing.
- Approve an ordinance authorizing the designation of a RERZ.
- Submit the application to the Illinois Department of Commerce and Economic Opportunity (DCEO).

The application consists of identifying an eligible area that meets the following parameters:

- Identify environmentally challenged land within 1,500 yards of a riverfront.
- The proposed area must not be bigger than 12 square miles.
- The area must be entirely within the applicant's municipal boundaries.

In addition, the application includes a social and economic analysis of the proposed area, identification of economic assets and liabilities, a zone management plan, letters of community support, and development goals. The goals include:

1. Revitalize historic, underutilized, and vacant properties in RERZ.
2. Increase housing options in RERZ, especially downtown.
3. Attract investment and support economic development in RERZ.
4. Expand quality-of-life amenities for residents and workers in RERZ.

The Economic Development Division, with the assistance of the Planning Division, the GIS Division, and MEECH Consulting Group, has completed the application and compiled all necessary accompanying supportive documents.

On October 22, 2025, the Land Use & Economic Development committee recommended City Council approval.

#### **CONCLUSION:**

Approval of the proposed ordinance will authorize the submission of Joliet's River Edge Redevelopment Zone (RERZ) application to the Illinois Department of Commerce and Economic Opportunity. Establishing a RERZ will expand the City's ability to attract investment, encourage redevelopment of underutilized and historic riverfront properties, and support long-term economic growth and revitalization efforts in the proposed designated zone.

#### **RECOMMENDATION:**

Based on the above, it is recommended that the City Council approve the Ordinance Designating an Area as the Joliet River Edge Redevelopment Zone.

## **ORDINANCE NO.**

### **ORDINANCE DESIGNATING AN AREA AS**

#### **THE JOLIET RIVER EDGE REDEVELOPMENT ZONE**

**WHEREAS**, the City of Joliet, Illinois (the "City"), is a home rule unit of local government under Article VII, Section 6 of the Illinois Constitution of 1970, and is authorized to exercise powers pertaining to its government and affairs, including the protection of the public health, safety, and welfare; and

**WHEREAS**, in 2006 the General Assembly of the State of Illinois enacted the River Edge Redevelopment Zone Act (65 ILCS 115/10-1 et seq.) (the "Act") to promote the redevelopment of environmentally challenged properties along rivers in the State of Illinois; and

**WHEREAS**, in order to qualify for the benefits of the Act, a municipality must designate an area meeting the statutory criteria by initiating an ordinance and apply to the Illinois Department of Commerce and Economic Opportunity ("DCEO") for approval of such designation as a River Edge Redevelopment Zone ("Zone"); and

**WHEREAS**, the City Council of the City of Joliet conducted a public hearing regarding the proposed Zone on November 4, 2025, following proper public notice in accordance with Section 10-5(b)(ii) of the Act; and hereafter referred to as Joliet River Edge Redevelopment Zone; and

**WHEREAS**, the City Council finds that the area described in Exhibit "A" – Legal Description and Map ("the Area"), of this Ordinance meets the qualifications for a River Edge Redevelopment Zone, and that it is in the best interests of the City to designate this area as a River Edge Redevelopment Zone; and

**WHEREAS**, subject to the certification by the DCEO and in accordance with the Act, the City of Joliet will offer tax incentives and/or reimbursement of taxes as authorized in the Act to businesses located within the Joliet River Edge Redevelopment Zone.

#### **NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The Mayor and City Council hereby find that the recitals contained in the Preamble to this Ordinance are true, correct and complete and hereby incorporate the Preamble by reference as if fully set forth in this Section 1.

**SECTION 2:** The Mayor and City Manager are hereby authorized to take such action as may be necessary for the designation of the Joliet River Edge Redevelopment Zone, which is substantially the same as Exhibit "A" - Legal Description and Map, attached hereto and incorporated herein.

**SECTION 3:** The City Council finds that the designated Area, meets the criteria established in Section 10-4 of the Act:

- A. The area is contiguous and adjacent to the Des Plaines River.
- B. The area is greater than one-half square mile in area and less than twelve (12) square miles, exclusive of lakes and waterways.
- C. The area lies entirely within the corporate boundaries of the City of Joliet.
- D. The area contains at least one hundred (100) acres of environmentally challenged property within 1,500 yards of the riverfront.
- E. The area satisfies any additional criteria established by DCEO.

**SECTION 4:** Subject to the certification by the DCEO and in accordance with the Act, the City of Joliet will offer tax incentives and/or reimbursement of taxes as authorized in the Act to businesses located within the Joliet River Edge Redevelopment Zone.

**SECTION 5:** The Administrator of the Joliet River Edge Redevelopment Zone (“Zone Administrator”) shall be the City of Joliet’s Director of Economic Development or the City Manager’s designee in the absence of a Director of Economic Development. The Zone Administrator shall serve as liaison between the City of Joliet, DCEO, and any designated organizations.

**SECTION 6:** The designation of the Joliet River Edge Redevelopment Zone shall expire on December 31, 2055, unless extended or amended in accordance with the Act.

**SECTION 7:** Each section and part thereof of this Ordinance is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or constitutionality of the remaining portion(s) of this Ordinance.

**Section 8:** All ordinances or parts thereof in conflict with the terms of this Ordinance are hereby repealed and of no further force and effect to the extent of such conflict.

**BE IT FURTHER RESOLVED** that this Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025

---

**MAYOR**

---

**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

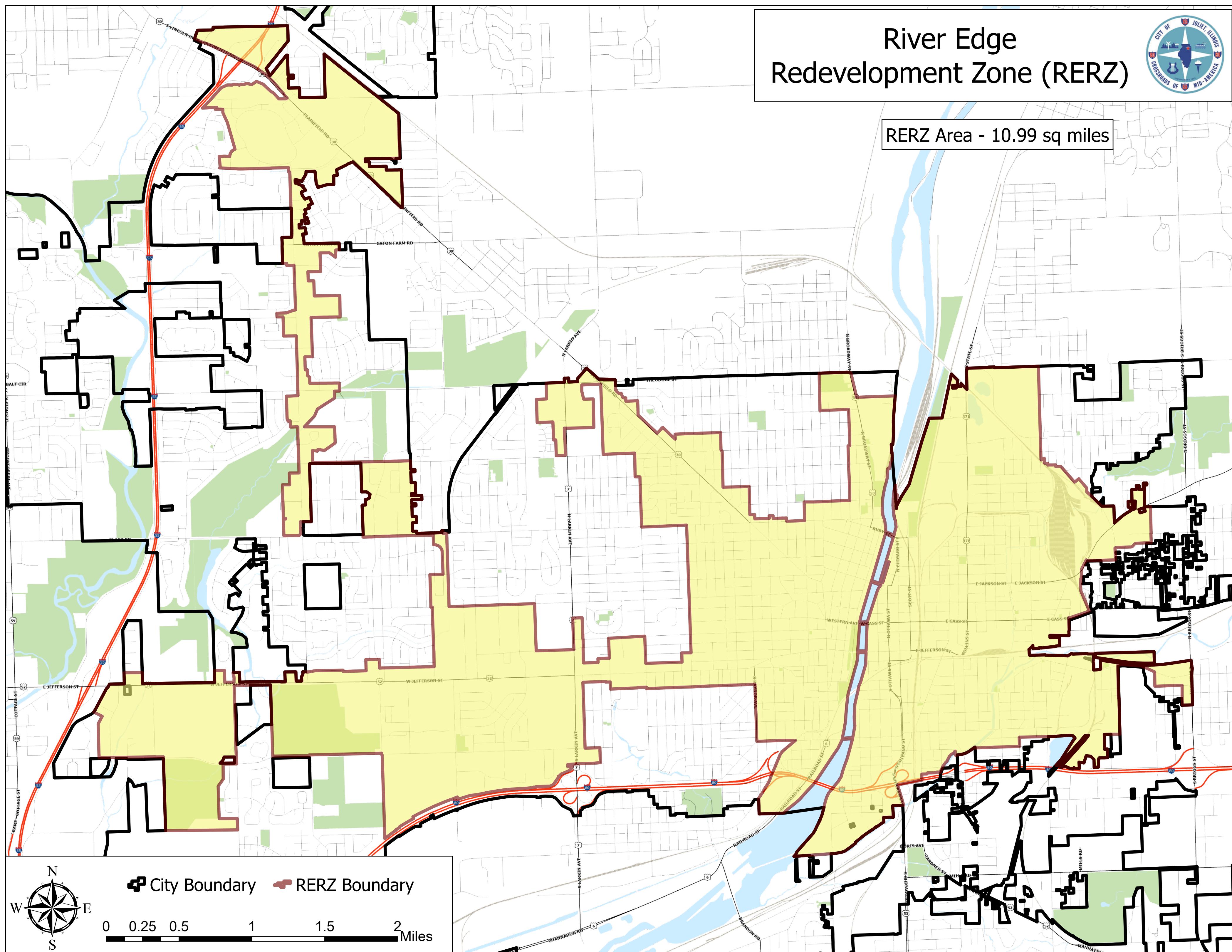
PREPARED BY: **Paulina Martínez**, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

MAIL TO: City Clerk, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

# River Edge Redevelopment Zone (RERZ)



RERZ Area - 10.99 sq miles



## LEGAL DESCRIPTION

THAT PART OF SECTIONS 1, 2, 10 THRU 15 AND 24, TOWNSHIP 35 NORTH, RANGE 9 EAST AND ALSO PART OF SECTIONS 2 THRU 11, 14 THRU 18 AND 21, TOWNSHIP 35 NORTH, RANGE 10 EAST AND ALSO PART OF SECTIONS 23 THRU 26, 35 AND 36, TOWNSHIP 36 NORTH, RANGE 9 EAST AND ALSO PART OF SECTIONS 31 AND 32, TOWNSHIP 36 NORTH, RANGE 10 EAST, ALL OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE NORTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17 TO A POINT ON THE CENTERLINE OF MARION STREET; THENCE WEST ALONG THE CENTERLINE OF MARION STREET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17 TO A POINT ON THE SOUTH LINE OF THE NORTH 528 FEET OF THE EAST HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 528 FEET OF THE EAST HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17 TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTH HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17 TO THE NORTHEAST CORNER OF THE WOODLAWN TERRACE CONDOMINIUM-REDWOOD PARCEL; THENCE WEST ALONG THE NORTH LINE OF THE WOODLAWN TERRACE CONDOMINIUM-REDWOOD PARCEL, WOODLAWN TERRACE CONDOMINIUM-BEECHWOOD PARCEL & WOODLAWN TERRACE CONDOMINIUM-CEDARWOOD PARCEL TO THE NORTHWEST CORNER OF WOODLAWN TERRACE CONDOMINIUM-CEDARWOOD PARCEL, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 4 IN STRYKER-JEFFERSON SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOT 4 TO THE INTERSECTION WITH THE EAST LINE OF STRYKER AVENUE; THENCE NORtherly ALONG A LINE TO THE INTERSECTION OF THE WEST LINE OF STRYKER AVENUE AND THE NORTH LINE OF THE SOUTH 60 FEET OF LOT 2 IN BLOCK 1 IN IDYLSIDE SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF THE SOUTH 60 FEET OF LOTS 2 & 1 IN BLOCK 1 TO A POINT ON THE WEST LINE OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 IN BLOCK 1 TO THE SOUTHEAST CORNER OF LOT 16 IN BLOCK 1 IN IDYLSIDE SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOT 16 IN BLOCK 1 TO THE SOUTHWEST CORNER THEREOF; THENCE CONTINUING WEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 7 IN BLOCK 2 IN REHN'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 7 & 20 IN BLOCK 2 TO THE SOUTHWEST CORNER OF LOT 20 IN BLOCK 2; THENCE WEST ALONG A LINE TO THE SOUHEAST CORNER OF LOT 38 IN BLOCK 1 IN REHN'S SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 38 & 51 IN BLOCK 1 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF EMERY STREET; THENCE SOUTH ALONG THE CENTERLINE OF EMERY STREET TO A POINT ON THE CENTERLINE OF MCDONOUGH STREET; THENCE EAST ALONG THE CENTERLINE OF MCDONOUGH STREET TO A POINT ON THE CENTERLINE OF TZOUMAR LANE; THENCE SOUTH ALONG THE CENTERLINE OF TZOUMAR LANE TO A POINT ON THE CENTERLINE OF FERRIS PLACE; THENCE WEST ALONG THE CENTERLINE OF FERRIS PLACE TO A POINT ON THE CENTERLINE OF LARKIN AVENUE; THENCE SOUTHWESTERLY ALONG A LINE TO THE INTERSECTION OF THE NORTH LINE OF INTERSTATE 80 AND THE SOUTH LINE OF ACCESS CONTROL ROAD; THENCE WESTERLY ALONG THE NORTH LINE OF INTERSTATE 80 TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 9 EAST; THENCE NORTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 24 AND CONTINUING NORTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 13 TO A POINT ON THE NORTH LINE OF MCDONOUGH STREET; THENCE WEST ALONG THE NORTH LINE OF MCDONOUGH STREET TO A POINT ON THE WEST LINE OF THE EAST HALF

OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 9 EAST; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 14 TO A POINT ON THE SOUTH LINE OF JEFFERSON STREET; THENCE WEST ALONG THE SOUTH LINE OF JEFFERSON STREET TO THE INTERSECTION WITH THE CENTERLINE OF HOBOLT ROAD; THENCE SOUTH ALONG THE CENTERLINE OF HOBOLT ROAD TO A POINT ON THE CENTERLINE OF MCDONOUGH STREET; THENCE WEST ALONG THE CENTERLINE OF MCDONOUGH STREET TO THE NORTHWEST CORNER OF SPRINGWOOD CONDOMINIUM SUPPLEMENT #10; THENCE SOUTH ALONG THE WEST LINE OF SPRINGWOOD CONDOMINIUM SUPPLEMENT #10 TO THE SOUTHWEST CORNER THEREOF, SAID CORNER BEING THE NORTHWEST CORNER OF SPRINGWOOD RESUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SPRINGWOOD RESUBDIVISION TO THE SOUTHWEST CORNER OF SPRINGWOOD RESUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SPRINGWOOD RESUBDIVISION TO A POINT ON THE WEST LINE OF HOBOLT ROAD; THENCE SOUTH ALONG THE WEST LINE OF HOBOLT ROAD TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14 TO THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 14 TO A POINT ON THE NORTH LINE OF MCDONOUGH STREET; THENCE WEST ALONG THE NORTH LINE OF MCDONOUGH STREET TO THE INTERSECTION WITH THE WEST LINE OF TIMBER RIDGE BUSINESS PARK SUBDIVISION, PHASE 4; THENCE NORTH ALONG THE WEST LINE OF TIMBER RIDGE BUSINESS PARK SUBDIVISION, PHASE 4, PHASE 3A, PHASE 2 TO A CORNER OF LOT 9B IN TIMBER RIDGE BUSINESS PARK SUBDIVISION, PHASE 3A; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF LOT 9B TO THE SOUTHEAST CORNER OF LOT 10 IN TIMBER RIDGE BUSINESS PARK SUBDIVISION, PHASE 2; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 10 TO A POINT ON THE SOUTHEAST LINE OF THE FRONAGE ROAD TO INTERSTATE 55; THENCE NORTHEASTERLY ALONG THE SOUTHEAST LINE OF THE FRONAGE ROAD TO A POINT ON THE NORTH LINE OF JEFFERSON STREET; THENCE EAST ALONG THE NORTH LINE OF JEFFERSON STREET TO A POINT ON THE WEST LINE OF LOT 1 IN DEER RUN ESTATES UNIT 3A; THENCE NORTH ALONG THE WEST LINE OF LOT 1 TO THE NORTHWEST CORNER THEREOF; THENCE CONTINUING NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 9 EAST TO A POINT ON THE SOUTH LINE OF DEER RUN ESTATES UNIT 1B; THENCE EAST ALONG THE SOUTH LINE OF DEER RUN ESTATES UNIT 1B TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 10 TO A POINT ON THE NORTH LINE OF JEFFERSON STREET; THENCE EAST ALONG THE NORTH LINE OF JEFFERSON STREET TO A POINT ON THE WEST LINE OF THE EAST 700 FEET OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 9 EAST; THENCE NORTH ALONG THE WEST LINE OF THE EAST 700 FEET OF THE SOUTHWEST QUARTER OF SECTION 11 TO THE SOUTHWEST CORNER OF THE CLOISTER SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF THE CLOISTER SUBDIVISION TO THE SOUTHEAST CORNER OF SAID SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 11 TO A POINT ON THE NORTH LINE OF JEFFERSON STREET; THENCE EAST ALONG THE NORH LINE OF JEFFERSON STREET TO A POINT ON THE CENTERLINE OF HOBOLT ROAD; THENCE NORTH ALONG THE CENTERLINE OF HOBOLT ROAD TO A POINT ON THE NORTH LINE OF THE SOUTH 408.7 FEET OF THE SOUTHEAST QUARTER OF SECION 11; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 408.7 FEET OF THE SOUTHEAST QUARTER OF SECTION 11 TO A POINT ON THE EAST LINE OF THE WEST 208.7 FEET OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 208.7 FEET OF THE SOUTHEAST QUARTER OF SECTION 11 TO A POINT ON THE NORTH LINE OF JEFFERSON STREET; THENCE EAST ALONG THE NORTH LINE OF JEFFERSON STREET TO A POINT ON THE EAST LINE OF THE WEST 1430 FEET OF THE SOUTHEAST QUARTER OF SECTION 11; THENCE NORTH ALONG THE EAST LINE OF THE WEST 1430 FEET OF THE SOUTHEAST QUARTER TO

A POINT ON THE NORTH LINE OF THE SOUTH 410 FEET OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 410 FEET OF THE SOUTHEAST QUARTER TO A POINT ON THE WEST LINE OF THE EAST 385 FEET OF THE SOUTHEAST QUARTER; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 385 FEET OF THE SOUTHEAST QUARTER TO A POINT ON THE NORTH LINE OF JEFFERSON STREET; THENCE EAST ALONG THE NORTH LINE OF JEFFERSON STREET TO A POINT ON THE WEST LINE OF THE EAST 185 FEET OF THE SOUTHEAST CORNER, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2019-004982; THENCE NORTH ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2019-004982 TO A POINT ON THE NORTH LINE OF THE SOUTH 410 FEET OF THE SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 410 FEET OF THE SOUTHEAST QUARTER TO THE CENTERLINE OF ESSINGTON ROAD; THENCE SOUTH ALONG THE CENTERLINE OF ESSINGTON ROAD TO THE INTERSECTION WITH THE CENTERLINE OF HERITAGE DRIVE; THENCE EAST ALONG THE CENTERLINE OF HERITAGE DRIVE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 9 EAST; THENCE SOUTH ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 12 TO A POINT ON THE NORTH LINE OF MARTIN OIL COMMERCIAL SUBDIVISION UNIT 3; THENCE EAST ALONG THE NORTH LINE OF MARTIN OIL COMMERCIAL SUBDIVISION UNIT 3 AND THE NORTH LINE OF MARTIN OIL COMMERCIAL SUBDIVISION UNIT 1 TO THE NORTHEAST CORNER OF LOT 4 IN MARTIN OIL COMMERCIAL SUBDIVISION UNIT 1; THENCE NORTH ALONG THE EAST LINE OF HERITAGE TERRACE CONDOMINIUM TO A POINT ON THE SOUTH LINE OF RICHMOND STREET; THENCE EAST ALONG THE SOUTH LINE OF RICHMOND STREET TO A POINT ON THE EAST LINE OF 129<sup>TH</sup> INFANTRY DRIVE; THENCE SOUTH ALONG THE EAST LINE OF 129<sup>TH</sup> INFANTRY DRIVE TO THE NORTHWEST CORNER OF LOT 7 IN BLOCK 18 IN PARKVIEW SUBDIVISION UNIT 2; THENCE EAST ALONG THE NORTH LINE OF LOT 7 IN BLOCK 18 TO THE NORTHEAST CORNER THEREOF; THENCE EAST ALONG A LINE TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 2 IN PARKVIEW SUBDIVISION UNIT 1; THENCE EAST ALONG THE SOUTH LINE OF LOTS 1 THRU 13 IN BLOCK 2 IN PARKVIEW SUBDIVISION UNIT 1 TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK 2; THENCE CONTINUING EAST ALONG A LINE TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 3 IN PARKVIEW SUBDIVISION UNIT 3; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF LOTS 1 THRU 13 IN BLOCK 3 IN PARKVIEW SUBDIVISION UNIT 8 TO A POINT ON THE CENTERLINE OF BARNEY DRIVE; THENCE NORTH ALONG THE CENTERLINE OF BARNEY DRIVE TO A POINT ON THE CENTERLINE OF GLENWOOD AVENUE; THENCE WEST ALONG THE CENTERLINE OF GLENWOOD AVENUE TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 91 IN GLENWOOD MANOR SUBDIVISION; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 91 TO THE SOUTHEAST CORNER OF LOT 91 IN GLENWOOD MANOR SUBDIVISION; THENCE NORTH ALONG THE EAST LINE OF LOTS 91 THRU 79 IN GLENWOOD MANOR SUBDIVISION TO A POINT ON THE CENTERLINE OF DOUGLAS STREET; THENCE EAST ALONG THE CENTERLINE OF DOUGLAS STREET TO THE INTERSECTION WITH THE CENTERLINE OF KUNGS WAY; THENCE NORTH AND NORTHWESTERLY ALONG THE CENTERLINE OF KUNGS WAY TO THE INTERSECTION WITH THE CENTERLINE OF BETHEL DRIVE; THENCE NORTH ALONG THE CENTERLINE OF BETHEL DRIVE TO A POINT ON THE SOUTH LINE OF BLACK ROAD; THENCE WEST ALONG THE SOUTHERLY LINE OF BLACK ROAD TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 8 IN MURPHY ACRES ESTATES UNIT 3; THENCE NORTH ALONG THE EAST LINE OF LOTS 8, 9, 24, 25 & 40 IN MURPHY ACRES ESTATES UNIT 3 TO THE NORTHWEST CORNER OF LOT 55 IN CAMPUS COURTYARDS UNIT 3; THENCE NORTHEASTERLY ALONG THE WESTERLY LINES OF LOTS 55 & 64 IN CAMPUS COURTYARDS UNIT 3 TO THE NORTHWESTERLY CORNER OF SAID LOT 64; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF LOT 54 IN CAMPUS COURTYARDS UNIT 2 TO THE SOUTHWEST CORNER OF SAID LOT 54; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 54 TO A POINT ON THE CENTERLINE OF INGALLS AVENUE; THENCE WEST ALONG THE CENTERLINE OF INGALLS AVENUE TO THE NORTHWEST CORNER OF LOT 96 IN MURPHY ACRES ESTATES UNIT 2; THENCE SOUTH

ALONG THE WEST LINE OF LOTS 96, 81, 80, 65, 64, & 49 IN MURPHY ACRES ESTATES UNIT 2 TO THE SOUTHWEST CORNER OF SAID LOT 49; THENCE CONTINUING SOUTH ALONG A LINE TO THE NORTHWEST CORNER OF LOT 48 IN MURPHY ACRES ESTATES UNIT 1; THENCE SOUTH ALONG THE WEST LINE OF LOTS 48, 33, 32 & 17 IN MURPHY ACRES ESTATES UNIT 1 TO A POINT ON THE NORTH LINE OF THE WEST 20 ACRES OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 9 EAST; THENCE WEST ALONG THE NORTH LINE OF THE WEST 20 ACRES OF THE SOUTHWEST QUARTER OF SECTION 1 TO A POINT ON THE WEST LINE OF ESSINGTON ROAD; THENCE SOUTH ALONG THE WEST LINE OF ESSINGTON ROAD TO A POINT ON THE NORTH LINE OF BLACK ROAD; THENCE WEST ALONG THE NORTH LINE OF BLACK ROAD TO A POINT ON THE WEST LINE OF THE EAST 660 FEET OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 9 EAST; THENCE NORTH ALONG THE WEST LINE OF THE EAST 660 FEET OF THE SOUTHEAST QUARTER OF SECTION 2 TO THE NORTHEAST CORNER OF LOT 11 OF ESSINGTON PROFESSIONAL PARK SUB; THENCE EAST 260 FEET TO A POINT ALONG THE NORTH LINE OF LOT 11 OF ESSINGTON PROFESSIONAL PARK SUB; THENCE NORTH 716.5 FEET ALONG A LINE PARALLEL TO THE WEST LINE OF LOT 12 OF ESSINGTON PROFESSIONAL PARK SUB; THENCE EAST 350 FEET ALONG A LINE PARALLEL TO THE SOUTH LINE OF LOT 12 OF ESSINGTON PROFESSIONAL PARK SUB TO WEST LINE OF ESSINGTON ROAD; THENCE NORTH ALONG THE WEST LINE OF ESSINGTON ROAD TO THE SOUTHEAST CORNER OF LOT 202 IN AUTUMN LAKE SOUTH UNIT 1-B; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 202 TO THE SOUTHWEST CORNER OF SAID LOT 202; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 202 THRU 204 IN AUTUMN LAKE SOUTH UNIT 1-B AND CONTINUING NORTH ALONG THE WEST LINE OF LOTS 205 THRU 208 IN AUTUMN LAKE SOUTH UNIT 1-A TO THE NORTHWEST CORNER OF SAID LOT 208; THENCE EAST ALONG THE NORTH LINE OF LOT 208 TO A POINT ON THE CENTERLINE OF ESSINGTON ROAD; THENCE NORTH ALONG THE CENTERLINE OF ESSINGTON ROAD TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN FOUNDER'S BANK RESUBDIVISION; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF LOT 3 IN FOUNDER'S BANK RESUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOTS 3 & 4 IN FOUNDER'S BANK RESUBDIVISION TO THE SOUTHWEST CORNER OF LOT 4; THENCE NORTH ALONG THE WEST LINE OF LOTS 4 THRU 6 IN FOUNDER'S BANK RESUBDIVISION AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF FIDAY ROAD; THENCE WEST ALONG THE NORTH LINE OF FIDAY ROAD TO A POINT ON THE EAST LINE OF MEATH DRIVE; THENCE NORTH ALONG THE EAST LINE OF MEATH DRIVE TO THE NORTHWEST CORNER OF LOT 4 IN WEXFORD SUBDIVISION UNIT 6; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF LOTS 4 THRU 1 IN WEXFORD SUBDIVISION UNIT 6 TO A POINT ON THE WEST LINE OF ESSINGTON ROAD; THENCE EAST ALONG A LINE TO A POINT ON THE CENTERLINE OF ESSINGTON ROAD; THENCE NORTH ALONG THE CENTERLINE OF ESSINGTON ROAD TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 41 IN WEXFORD SUBDIVISION UNIT 2; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 41 TO THE SOUTHEAST CORNER OF LOT 41 IN WEXFORD SUBDIVISION UNIT 2; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 41 TO THE SOUTHWEST CORNER OF SAID LOT 41; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 41 TO A POINT ON THE SOUTH LINE OF LOT 3 IN CATON FARM-ESSINGTON COMMERCIAL SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF LOT 3 IN CATON FARM-ESSINGTON COMMERCIAL SUBDIVISION TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH ALONG THE WEST LINE OF LOTS 3, 2B & 2A IN CATON FARM-ESSINGTON COMMERCIAL SUBDIVISION TO A POINT ON THE SOUTH LINE OF CATON FARM ROAD; THENCE NORTH ALONG A LINE TO THE INTERSECTION OF THE NORTH LINE OF CATON FARM ROAD AND THE WEST LINE OF EASTLINE DRIVE; THENCE NORTH ALONG THE WEST LINE OF EASTLINE DRIVE TO THE NORTHEAST CORNER OF LOT 33 IN CRYSTAL LAWNS ADDITION UNIT 1; THENCE WEST ALONG A LINE TO THE NORTHWEST CORNER OF LOT 32 IN CRYSTAL LAWNS ADDITION UNIT 1; THENCE WEST ALONG THE NORTH LINE OF LOTS 32 & 31 IN CRYSTAL LAWNS ADDITION UNIT 1 TO A POINT ON THE WEST LINE OF ESSINGTON ROAD; THENCE NORTH

ALONG THE WEST LINE OF ESSINGTON ROAD TO A POINT ON THE NORTH LINE OF HENNEPIN DRIVE; THENCE WEST ALONG THE NORTH LINE OF HENNEPIN DRIVE TO THE SOUTHWEST CORNER OF LOT 6 IN THE 2<sup>ND</sup> ADDITION TO GRAND PRAIRIE PUD; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 6 TO THE NORTHWEST CORNER OF SAID LOT 6; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 6 TO A POINT ON THE WEST LINE OF BARR BELL LANE; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF BARR BELL LANE TO A POINT ON THE WESTERLY LINE OF LOT 9 IN THE 7<sup>TH</sup> ADDITION TO GRAND PRAIRIE PUD; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF LOTS 9 THRU 11 AND CONTINUING NORTHWESTERLY ALONG THE WESTERLY LINE OF LOTS 12 & 13 IN THE 6<sup>TH</sup> ADDITION TO GRAND PRAIRIE PUD TO THE NORTHWEST CORNER OF SAID LOT 13 IN THE 6<sup>TH</sup> ADDITION TO GRAND PRAIRIE PUD, SAID CORNER BEING ON THE SOUTH LINE OF HENNEPIN DRIVE; THENCE WEST ALONG THE SOUTH LINE OF HENNEPIN DRIVE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 9 EAST; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 26 TO A POINT ON THE NORTH LINE OF HENNEPIN DRIVE; THENCE EAST ALONG THE NORTH LINE OF HENNEPIN DRIVE TO THE NORTHEASTERLY POINT OF LOT 32 OF THE COURTYARDS OF WOODSIDE PUD PHASE 2; THENCE WESTERLY ALONG THE NORTH LINE OF LOT 32 OF THE COURTYARDS OF WOODSIDE PUD PHASE 2 TO THE SOUTHEASTERLY LINE OF INTERSTATE 55; THENCE EASTERLY ALONG THE SOUTHEASTERLY LINE OF INTERSTATE 55 TO A POINT ON THE SOUTHWESTERLY LINE OF U.S. ROUTE 30 (PLAINFIELD ROAD); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF U.S. ROUTE 30 TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF MALL LOOP DRIVE; THENCE NORTHEASTERLY ALONG A LINE TO A POINT ON THE CENTERLINE OF U.S. ROUTE 30; THENCE NORTHWESTERLY ALONG THE CENTERLINE OF U.S. ROUTE 30 TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE WESTERLY LINE OF LOT 4 IN THE BOULEVARD UNIT 2; THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 4 THE SOUTHWESTERLY CORNER OF LOT 4 IN THE BOULEVARD UNIT 2; THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4 TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 36 NORTH, RANGE 9 EAST; THENCE NORTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 23 TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 23; THENCE EAST ALONG THE NORTH LINE OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23 TO A POINT ON THE EAST LINE OF ESSINGTON ROAD; THENCE SOUTH ALONG THE EAST LINE OF ESSINGTON ROAD TO A POINT ON THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 11 IN CHICAGOLAND CENTER SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE NORTHEASTERLY EXTENSION OF THE SOUTHEASTERLY LINE OF LOT 11 TO THE SOUTHEAST CORNER OF LOT 11 IN CHICAGOLAND CENTER SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 11, 7, 6, 3 THRU 1 IN CHICAGOLAND CENTER SUBDIVISION TO A POINT ON THE NORTHEASTERLY LINE OF U.S. ROUTE 30 (PLAINFIELD ROAD); THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF U.S. ROUTE 30 TO THE WESTERLY CORNER OF LOT 2 IN WIESE RESUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF LOTS 2 THRU 4 IN WIESE RESUBDIVISION AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF ESSINGTON ROAD; THENCE SOUTH ALONG THE CENTERLINE OF ESSINGTON ROAD TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 8 IN PINECREST SUBDIVISION UNIT 1; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 8 TO THE NORTHWEST CORNER OF LOT 8 IN PINECREST SUBDIVISION UNIT 1; THENCE EAST ALONG THE NORTH LINE OF LOT 8 TO THE NORTHEAST CORNER OF LOT 8; THENCE SOUTH ALONG THE EAST LINE OF LOT 8 TO THE SOUTHEAST CORNER OF LOT 8; THENCE WEST ALONG THE SOUTH LINE OF LOT 8 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF ESSINGTON ROAD; THENCE SOUTH ALONG THE CENTERLINE OF ESSINGTON ROAD TO A POINT ON THE NORTH LINE OF EVERGREEN DRIVE; THENCE EAST ALONG THE NORTH LINE OF

EVERGREEN DRIVE TO A POINT ON THE EAST LINE OF PINECREST DRIVE; THENCE SOUTH ALONG THE EAST LINE OF PINECREST DRIVE TO A POINT ON THE NORTH LINE OF STATEVILLE DRIVE; THENCE EAST ALONG THE NORTH LINE OF STATEVILLE DRIVE TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST; THENCE NORTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 24 TO A POINT ON THE SOUTHWESTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9 EAST; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25 TO THE NORTHEAST CORNER OF LOT 12 IN ROSEDALE SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF LOTS 12 THRU 3 IN ROSEDALE SUBDIVISION TO THE NORTHWEST CORNER OF LOT 3; THENCE SOUTH ALONG THE WEST LINE OF LOT 3 IN ROSEDALE SUBDIVISION TO A POINT ON THE NORTH LINE OF GARDEN STREET; THENCE EAST ALONG THE NORTH LINE OF GARDEN STREET TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 24 IN ROSEDALE SUBDIVISION; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 24 TO THE NORTHWEST CORNER OF LOT 24 IN ROSEDALE SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF LOT 24 TO THE SOUTHWEST CORNER OF LOT 24; THENCE EAST ALONG THE SOUTH LINE OF LOTS 24 THRU 20 IN ROSEDALE SUBDIVISION TO THE SOUTHEAST CORNER OF LOT 20; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 20 IN ROSEDALE SUBDIVISION, A DISTANCE OF 139.76 FEET; THENCE EAST ALONG A LINE TO THE SOUTHWEST CORNER OF LOT 16 IN ROSEDALE SUBDIVISION; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF LOTS 16 & 15 IN ROSEDALE SUBDIVISION TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 25; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 25 TO A POINT ON THE SOUTHWESTERLY LINE OF U.S. ROUTE 30 (PLAINFIELD ROAD); THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF U.S. ROUTE 30 TO THE NORTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2022-020875; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF SAID LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2022-020875 TO THE SOUTHEASTERLY CORNER OF LOT G-1 IN LOUIS JOLIET MALL SUBDIVISION; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOT G-1 TO A CORNER OF SAID LOT G-1; THENCE SOUTH ALONG THE EASTERLY LINE OF SAID LOT G-1 TO THE SOUTHERLY CORNER THEREOF; THENCE CONTINUING SOUTH ALONG THE EASTERLY LINE OF LOT G-2-A IN LOUIS JOLIET MALL SUBDIVISION TO THE SOUTHEAST CORNER OF SAID LOT G-2-A; THENCE WEST ALONG THE SOUTH LINE OF LOT G-2-A TO THE NORTHEAST CORNER OF LOT 1 IN MUNICIPAL SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF LOT 4 IN CRYSTAL LAWN MANORS SUBDIVISION UNIT 3; THENCE WEST ALONG THE NORTH LINE OF LOTS 4 & 3 TO THE NORTHWESTERLY CORNER OF SAID LOT 3; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF LOTS 3, 2 & 1 TO A POINT ON THE NORTHEASTERLY LINE OF CHEVY CHASE DRIVE; THENCE SOUTHWESTERLY ALONG A LINE TO A POINT ON THE SOUTHWESTERLY LINE OF CHEVY CHASE DRIVE; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF CHEVY CHASE DRIVE TO A POINT ON THE EAST LINE OF THE WEST 108.73 FEET OF LOT 514 IN CRYSTAL LAWNS COUNTRY CLUB SECTION; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 108.73 FEET OF LOT 514, A DISTANCE OF 121 FEET; THENCE EAST ALONG A LINE TO A POINT ON THE EAST LINE OF LOT 515, SAID POINT BEING 99.30 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 515; THENCE SOUTHERLY ALONG THE EAST LINE OF LOT 515 TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF LOTS 516 & 517 IN CRYSTAL LAWNS COUNTRY CLUB SECTION TO A POINT ON THE WESTERLY LINE OF COMMONWEALTH AVENUE; THENCE SOUTHEASTERLY ALONG A

LINE TO THE NORTHERLY CORNER OF LOT 337 IN CYRSTAL LAWNS COUNTRY CLUB SECTION; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 337, 338 & 339 TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 339; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID LOT 339 TO A POINT ON THE EAST LINE OF COMMONWEALTH AVENUE; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF COMMONWEALTH AVENUE TO A POINT ON THE SOUTHEASTERLY LINE OF GLASGOW STREET; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF GLASGOW STREET TO THE NORTHEAST CORNER OF LOT 344 IN CRYSTAL LAWNS COUNTRY CLUB SECTION; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 344 THRU 348 TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOT 348; THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE NORTH HALF OF LOT 348 TO A POINT ON THE EAST LINE OF COMMONWEALTH AVENUE; THENCE SOUTHWESTERLY ALONG A LINE TO THE INTERSECTION OF THE WESTERLY LINE OF COMMONWEALTH AVENUE AND THE SOUTHERLY LINE OF ARDITH STREET; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF ARDITH STREET TO THE NORTHWEST CORNER OF LOT 476 IN CRYSTAL LAWNS COUNTRY CLUB SECTION; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID LOT 476 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF LOTS 472 & 471 TO THE NORTHWEST CORNER OF SAID LOT 471; THENCE SOUTH ALONG THE WEST LINE OF LOT 471 TO A POINT ON THE NORTH LINE OF WILLSHIRE BOULEVARD; THENCE EAST ALONG THE NORTH LINE OF WILLSHIRE BOULEVARD TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 453 IN CRYSTAL LAWNS COUNTRY CLUB SECTION; THENCE SOUTHELY ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 453 TO THE NORTHEAST CORNER OF LOT 453 IN CRYSTAL LAWNS COUNTRY CLUB SECTION; THENCE SOUTH ALONG THE EAST LINE OF LOT 453 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF LOTS 453 & 454 TO THE SOUTHWEST CORNER OF LOT 454; THENCE NORTH ALONG THE WEST LINE OF LOT 454 TO THE NORTHWEST CORNER OF LOT 454; THENCE WEST ALONG THE NORTH LINE OF LOTS 455 & 456 TO THE NORTHWEST CORNER OF LOT 456; THENCE SOUTH ALONG THE WEST LINE OF LOT 456 TO THE SOUTHWEST CORNER OF LOT 456; THENCE WEST ALONG THE NORTH LINE OF LOTS 440 & 439 TO THE NORTHWEST CORNER OF LOT 439; THENCE SOUTH ALONG THE WEST LINE OF LOT 439 TO THE SOUTHWEST CORNER OF SAID LOT 439; THENCE EAST ALONG THE NORTH LINE OF BILTMORE STREET TO THE SOUTHEAST CORNER OF LOT 442; THENCE SOUTHERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 407 IN CRYSTAL LAWNS COUNTRY CLUB SECTION; THENCE SOUTH ALONG THE EAST LINE OF LOTS 407, 408 & 409 TO THE SOUTHEAST CORNER OF SAID LOT 409; THENCE WEST ALONG THE SOUTH LINE OF 409 TO A POINT ON THE EAST LINE OF JUNE STREET; THENCE SOUTH ALONG THE EAST LINE OF JUNE STREET TO A POINT ON THE NORTH LINE OF CATON FARM ROAD; THENCE EAST ALONG THE NORTH LINE OF CATON FARM ROAD TO A POINT ON THE EAST LINE OF WEST 1539 FEET OF THE NORTHWEST QUARTER OF SECTION 36; THENCE SOUTH ALONG THE EAST LINE OF WEST 1539 FEET OF THE NORTHWEST QUARTER OF SECTION 36 TO A POINT ON THE NORTH LINE OF LOT 125 IN PICARDY SUBDIVISION UNIT 10; THENCE WEST ALONG THE NORTH LINE OF LOTS 125 & 124 TO THE NORTHWEST CORNER OF SAID LOT 124; THENCE SOUTH ALONG THE WEST LINE OF LOTS 124 & 123 TO THE SOUTHWEST CORNER OF SAID LOT 123; THENCE NORTHWESTERLY AND WESTERLY ALONG THE NORTHERLY LINE OF LOTS 122 THRU 117 IN PICARDY SUBDIVISION UNIT 5 TO THE NORTHWEST CORNER OF LOT 117; THENCE SOUTH ALONG THE WEST LINE OF LOTS 117 & 116 TO THE SOUTHWESTERLY CORNER OF SAID LOT 116; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF LOT 29 IN PICARDY SUBDIVISION UNIT 1 TO THE SOUTHWEST CORNER OF LOT 29; THENCE SOUTH ALONG A LINE TO THE NORTHWEST CORNER OF LOT 5 IN PICARDY SUBDIVISION UNIT 1; THENCE SOUTH ALONG THE WEST LINE OF LOT 5 TO A POINT ON THE NORTH LINE OF LOT 4 IN PICARDY SUBDIVISION UNIT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH ALONG THE WEST LINE OF LOTS 4 THRU 1 IN PICARDY SUBDIVISION UNIT 1 TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE NORTHERLY

EXTENSION OF THE EAST LINE OF LOT 2 IN WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION UNIT 1; THENCE SOUTH ALONG A LINE TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE EAST ALONG THE NORTH LINE OF LOTS 5 & 6 IN D'ARCY ESTATES UNIT TWO TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE WEST ALONG THE SOUTH LINE OF LOTS 6 & 3 IN D'ARCY ESTATES UNIT TWO TO A POINT ON THE CENTERLINE OF CALLA DRIVE; THENCE SOUTH ALONG THE CENTERLINE OF CALLA DRIVE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 115 IN ESSEX SUBDIVISION UNIT A; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 115 IN ESSEX SUBDIVISION UNIT A TO THE NORTHEAST CORNER OF LOT 115 IN ESSEX SUBDIVISION UNIT A; THENCE WEST ALONG THE NORTH LINE OF LOT 115 TO THE NORTHWEST CORNER OF SAID LOT 115; THENCE SOUTH ALONG THE WEST LINE OF LOTS 115 THRU 110 IN ESSEX SUBDIVISION UNIT A TO THE SOUTHWEST CORNER OF SAID LOT 110; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 110 TO THE NORTHWEST CORNER OF LOT 109 IN WARWICK SIX SUBDIVISION UNIT B; THENCE SOUTHERLY ALONG THE WEST LINE OF LOTS 109 THRU 106 TO THE SOUTHWEST CORNER OF SAID LOT 106; THENCE EAST ALONG THE SOUTH LINE OF LOTS 106 THRU 101 IN WARWICK SIX SUBDIVISION UNIT B TO THE SOUTHEAST CORNER OF SAID LOT 101; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF LOTS 100, 99 & 320 IN WARWICK FIVE SUBDIVISION UNIT K TO THE SOUTHEAST CORNER OF SAID LOT 320; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF LOTS 323 & 324 IN WARWICK FIVE SUBDIVISION UNIT J AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF DELROSE STREET; THENCE SOUTH ALONG THE CENTERLINE OF DELROSE STREET TO A POINT ON THE SOUTH LINE OF THEODORE STREET; THENCE WEST ALONG THE SOUTH LINE OF THEODORE STREET TO THE NORTHWEST CORNER OF OUTLOT C IN THE PRESERVE ON THE ROCK RUN UNIT ONE PUD; THENCE SOUTH ALONG THE WEST LINE OF SAID OUTLOT C TO A POINT ON THE CENTERLINE OF ROCK RUN CREEK; THENCE SOUTHWESTERLY ALONG THE CENTERLINE OF ROCK RUN CREEK TO A POINT ON THE NORTH LINE OF THE CITADEL ON THE ROCK RUN CONDOMINIUM; THENCE EAST ALONG THE NORTH LINE OF THE CITADEL ON THE ROCK RUN CONDOMINIUM TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE CITADEL ON THE ROCK RUN CONDOMINIUM TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF THE CITADEL ON THE ROCK RUN CONDOMINIUM TO A POINT ON THE EAST LINE OF LOT 3 IN PLEASANT KNOLL SUBDIVISION UNIT 4; THENCE SOUTH ALONG THE EAST LINE OF LOTS 3 & 2 IN PLEASANT KNOLL SUBDIVISION UNIT 4 AND CONTINUING SOUTH ALONG THE EAST LINE OF LOT 1 IN PLEASANT KNOLL SUBDIVISION UNIT 1-A TO A POINT ON THE NORTH LINE OF INGALLS AVENUE; THENCE EAST ALONG THE NORTH LINE OF INGALLS AVENUE TO A POINT ON THE EAST LINE OF GAEL DRIVE; THENCE SOUTH ALONG THE EAST LINE OF GAEL DRIVE TO THE NORTHWEST CORNER OF LOT 168 IN ROONEY HEIGHTS UNIT NO. 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 168 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 168 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 168 TO A POINT ON THE EAST LINE OF GAEL DRIVE; THENCE SOUTH ALONG THE EAST LINE OF GAEL DRIVE TO THE NORTHWEST CORNER OF LOT 180 IN ROONEY HEIGHTS UNIT NO. 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 180 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF LOTS 180, 183, 184, 187 & 188 TO THE SOUTHEAST CORNER OF SAID LOT 188; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 188 TO A POINT ON THE EAST LINE OF GAEL DRIVE; THENCE SOUTH ALONG THE EAST LINE OF GAEL DRIVE TO A POINT ON THE NORTH LINE OF GEORGE AVENUE; THENCE EAST ALONG THE NORTH LINE OF GEORGE AVENUE TO A POINT ON THE EAST LINE OF ROONEY AVENUE; THENCE SOUTH ALONG THE EAST LINE OF ROONEY AVENUE TO THE SOUTHWEST CORNER OF LOT 128 IN ROONEY HEIGHTS UNIT NO. 6; THENCE WEST ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 193 IN ROONEY HEIGHTS UNIT NO. 6; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 193 TO THE SOUTHEAST CORNER OF LOT 192 IN ROONEY HEIGHTS UNIT NO. 7; THENCE CONTINUING

WEST ALONG THE SOUTH LINE OF SAID LOT 192 TO A POINT ON THE EAST LINE OF GAEL DRIVE; THENCE SOUTH ALONG THE EAST LINE OF GAEL DRIVE TO THE NORTHWEST CORNER OF LOT 199 IN ROONEY HEIGHTS UNIT NO. 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 199 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 199 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 199 TO A POINT ON THE EAST LINE OF GAEL DRIVE; THENCE SOUTH ALONG THE EAST LINE OF GAEL DRIVE TO THE NORTHWEST CORNER OF LOT 211 IN ROONEY HEIGHTS UNIT NO. 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 211 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOTS 211, 212 & 215 TO THE SOUTHEAST CORNER OF LOT 215; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 215 TO A POINT ON THE EAST LINE OF GAEL DRIVE; THENCE SOUTH ALONG THE EAST LINE OF GAEL DRIVE TO THE NORTHWEST CORNER OF LOT 224 IN ROONEY HEIGHTS UNIT NO. 7; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 224 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 224 TO A POINT ON THE NORTH LINE OF BLACK ROAD; THENCE EAST ALONG THE NORTH LINE OF BLACK ROAD TO A POINT ON THE WEST LINE OF MAGNOLIA DRIVE; THENCE NORTH ALONG THE WEST LINE OF MAGNOLIA DRIVE TO THE NORTHEAST CORNER OF LOT 97 IN ROONEY HEIGHTS UNIT NO. 3; THENCE EAST ALONG A LINE TO A POINT ON THE CENTERLINE OF MAGNOLIA DRIVE; THENCE SOUTH ALONG THE CENTERLINE OF MAGNOLIA DRIVE TO A POINT ON THE CENTERLINE OF BLACK ROAD; THENCE EAST ALONG THE CENTERLINE OF BLACK ROAD TO A POINT ON THE WEST LINE OF THE EAST 50 FEET OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 9 EAST; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 50 FEET OF THE SOUTHEAST QUARTER OF SECTION 12 TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12 TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12; THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 10 EAST TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF SECTION 7; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 7 TO THE INTERSECTION WITH THE CENTERLINE OF ONEIDA STREET; THENCE EAST ALONG THE CENTERLINE OF ONEIDA STREET TO A POINT ON THE CENTERLINE OF LARKIN AVENUE; THENCE NORTH ALONG THE CENTERLINE OF LARKIN AVENUE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 IN VIRGINIA'S SUBDIVISION; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 3 TO THE NORTHWEST CORNER OF LOT 3 IN VIRGINIA'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 3 TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH ALONG THE EAST LINE OF LOT 3 AND CONTINUING SOUTH ALONG THE EAST LINE OF THE RESUBDIVISION OF LOT 2 IN VIRGINIA'S SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF CAMPBELL STREET; THENCE SOUTHEASTERLY ALONG A LINE TO THE INTERSECTION OF THE CENTERLINE OF CAMPBELL STREET AND THE CENTERLINE OF EMERY STREET; THENCE SOUTH ALONG THE CENTERLINE OF EMERY STREET TO THE INTERSECTION WITH THE CENTERLINE OF ONEIDA STREET; THENCE SOUTHWESTERLY ALONG A LINE TO THE INTERSECTION OF THE SOUTH LINE OF ONEIDA STREET AND THE WEST LINE OF EMERY STREET; THENCE SOUTH ALONG THE WEST LINE OF EMERY STREET TO THE SOUTHWEST CORNER OF EMERY STREET; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE WEST 299.51 FEET LYING EAST OF LARKIN AVENUE TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 432.89 FEET OF THE SOUTHEAST QUARTER OF SECTION 7; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 432.89 FEET OF SAID SOUTHEAST QUARTER TO THE SOUTHEASTERLY CORNER OF KAHONA CONDOMINIUM; THENCE NORTH ALONG THE EASTERLY LINE OF KAHONA CONDOMINIUM TO A CORNER; THENCE EAST ALONG THE SOUTHERLY LINE OF KAHONA CONDOMINIUM TO THE SOUTHEASTERLY CORNER THEREOF; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF LOTS 3, 2 & 1 OF JOYCE LYNN SUBDIVISION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF WOODLAWN AVENUE; THENCE NORTH ALONG THE CENTERLINE OF WOODLAWN AVENUE TO A POINT

ON THE CENTERLINE OF CAMPBELL STREET; THENCE EAST ALONG THE CENTERLINE OF CAMPBELL STREET TO A POINT ON THE CENTERLINE OF MIDLAND AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF MIDLAND AVENUE TO A POINT ON THE CENTERLINE OF JOHN STREET; THENCE EAST ALONG THE CENTERLINE OF JOHN STREET TO A POINT ON THE EAST LINE OF CATHERINE STREET; THENCE NORTH ALONG THE EAST LINE OF CATHERINE STREET TO THE NORTHWEST CORNER OF LOT 20 IN FORD'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOT 20 AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF REED STREET; THENCE NORTH ALONG THE CENTERLINE OF REED STREET TO THE INTERSECTION WITH THE CENTERLINE OF BLACK ROAD; THENCE WEST ALONG THE CENTERLINE OF BLACK ROAD TO THE INTERSECTION WITH THE CENTERLINE OF MIDLAND AVENUE; THENCE NORTH ALONG THE CENTERLINE OF MIDLAND AVENUE TO THE CENTERLINE OF CLARA AVENUE; THENCE WEST ALONG THE CENTERLINE OF CLARA AVENUE TO THE INTERSECTION WITH THE CENTERLINE OF OREGON AVENUE; THENCE NORTH ALONG THE CENTERLINE OF OREGON AVENUE TO THE INTERSECTION WITH THE NORTH LINE OF INGALLS AVENUE; THENCE WEST ALONG THE NORTH LINE OF INGALLS AVENUE TO THE INTERSECTION WITH THE WEST LINE OF NORTHWEST QUARTER OF SECTION 5; THENCE NORTH ALONG THE WEST LINE OF NORTHWEST QUARTER OF SECTION 5 TO THE INTERSECTION WITH THE SOUTH LINE OF THEODORE STREET; THENCE WEST ALONG THE SOUTH LINE OF THEODORE STREET TO THE NORTHEAST CORNER OF LOT 2 IN SAINT FRANCIS SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF LOT 2 TO A CORNER OF SAID LOT 2; THENCE EAST ALONG A LINE OF LOT 2 TO A CORNER THEREOF; THENCE SOUTH ALONG A LINE OF LOT 2 TO A CORNER THEREOF; THENCE WEST ALONG A SOUTHERLY LINE OF LOT 2 AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF LARKIN AVENUE; THENCE SOUTH ALONG THE WEST LINE OF LARKIN AVENUE TO A POINT ON THE NORTH LINE OF INGALLS AVENUE; THENCE WEST ALONG THE NORTH LINE OF INGALLS AVENUE TO THE SOUTHWEST CORNER OF LOT 2 IN GREAT NORTHERN SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 2 TO A POINT ON THE SOUTH LINE OF LOT 1 IN HAMPTON PARK CORPORATION SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE EAST LINE OF LARKINS POINTE PHASE 2 PUD; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LARKINS POINTE PHASE 2 PUD TO THE NORTHEAST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE OF SAID LARKINS POINTE PHASE 2 PUD TO A POINT ON THE EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE NORTH ALONG THE EAST LINE OF THE WEST 300 FEET OF THE NORTHEAST QUARTER OF SECTION 6 TO THE SOUTHWEST CORNER OF LOT 4 IN BAR-GLO SUBDIVISION UNIT 1; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 4 TO A POINT ON THE WEST LINE OF SONNY LANE; THENCE CONTINUING EAST ALONG THE SOUTH LINE OF SONNY LANE TO A POINT ON THE EAST LINE OF SONNY LANE; THENCE NORTH ALONG THE EAST LINE OF SONNY LANE AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH LINE OF THEODORE STREET; THENCE EAST ALONG THE NORTH LINE OF THEODORE STREET TO CENTERLINE OF LARKIN AVENUE; THENCE NORTH ALONG THE CENTERLINE OF LARKIN AVENUE TO A POINT ON THE NORTH LINE OF THE SOUTH 195 FEET OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 36 NORTH, RANGE 10 EAST; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 195 FEET OF THE SOUTHEAST QUARTER OF SECTION 31 TO A POINT ON THE EAST LINE OF THE WEST 160 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31; THENCE SOUTH ALONG THE EAST LINE OF THE WEST 160 FEET OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31 TO A POINT ON THE NORTH LINE OF THEODORE STREET; THENCE EAST ALONG THE NORTH LINE OF THEODORE STREET TO SOUTHWEST CORNER OF LOT 1 IN JOLIET HALF WAY HOUSE SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTHEAST ALONG THE NORTHWEST LINE OF SAID LOT 1 AND 2 TO THE NORTHERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING ON THE SOUTHWESTERLY LINE OF PLAINFIELD ROAD; THENCE CONTINUING NORTHEASTERLY ALONG A LINE TO A POINT ON THE NORTHEASTERLY LINE OF PLAINFIELD ROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF

PLAINFIELD ROAD TO THE INTERSECTION WITH THE NORTH LINE OF THEODORE STREET; THENCE EAST ALONG THE NORTH LINE OF THEODORE STREET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 20 IN LINCOLN CREST SUBDIVISION; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 20 TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE SOUTH ALONG THE EAST LINE OF LOTS 20 & 38 TO A POINT ON THE NORTH LINE OF BOSTON AVENUE; THENCE SOUTHERLY ALONG A LINE TO THE NORTHERLY CORNER OF LOT 75 IN LINCOLN CREST SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 75 TO THE NORTHWEST CORNER OF LOT 74 IN LINCOLN CREST SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 74 TO THE SOUTHWEST CORNER THEREOF; THENCE SOUTHEAST ALONG THE SOUTHWEST LINE OF LOTS 74 AND 73 TO THE SOUTHWEST CORNER OF SAID LOT 73; THENCE EAST ALONG THE SOUTH LINE OF LOTS 73 AND 72 TO THE NORTHERLY CORNER OF LOT 80; THENCE SOUTHEASTERLY ALONG THE EASTERLY LINE OF LOTS 80, 81 AND 82 TO A POINT ON THE NORTHWESTERLY LINE OF CLEARY AVENUE; THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWEST CORNER OF LOT 106 IN LINCOLN CREST SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 106 TO THE NORTHWEST CORNER OF LOT 105 IN LINCOLN CREST SUBDIVISION; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 105 TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF LINCOLN CREST SUBDIVISION TO THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 5 TO THE INTERSECTION WITH THE NORTHEAST LINE OF PLAINFIELD ROAD; THENCE SOUTHEAST ALONG THE NORTHEAST LINE OF PLAINFIELD ROAD TO THE WESTERLY CORNER LOT 56 IN WILDFLOWER RIDGE SUBDIVISION; THENCE NORTHEAST ALONG THE NORTHWEST LINE OF SAID LOT 56 TO THE NORTHERLY CORNER THEREOF; THENCE SOUTHEAST ALONG THE NORTHEAST LINE OF LOTS 56 AND 57 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE CENTERLINE OF CATHERINE STREET; THENCE NORTH ALONG THE CENTERLINE OF CATHERINE STREET TO THE INTERSECTION WITH THE CENTERLINE OF CURTIS AVENUE; THENCE EAST ALONG THE CENTERLINE OF CURTIS AVENUE TO THE INTERSECTION WITH THE CENTERLINE OF WILLIAM STREET; THENCE SOUTH ALONG THE CENTERLINE OF WILLIAM STREET TO THE INTERSECTION WITH THE NORTH LINE OF INGALLS AVENUE; THENCE SOUTHEASTERLY ALONG A LINE TO THE INTERSECTION OF THE CENTERLINE OF WILLIAM STREET AND THE SOUTH LINE OF INGALLS AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF WILLIAM STREET TO THE INTERSECTION WITH THE CENTERLINE OF MORAN STREET; THENCE EAST ALONG THE CENTERLINE OF MORAN STREET TO THE INTERSECTION WITH THE CENTERLINE OF RAYNOR AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF RAYNOR AVENUE TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 41 IN TRUMAN A. MASON'S SUBDIVISION; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 41 TO THE NORTHWEST CORNER OF LOT 41 IN TRUMAN A. MASON'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 41 TO THE NORTHEAST CORNER OF SAID LOT 41; THENCE SOUTH ALONG A LINE TO THE NORTHWEST CORNER OF LOT 35 IN TRUMAN A. MASON'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE EAST ALONG A LINE TO THE NORTHWEST CORNER OF LOT 14 IN TRUMAN A. MASON'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOTS 14 & 11 IN TRUMAN A. MASON'S SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE EAST ALONG A LINE TO A POINT ON THE EAST LINE OF WILCOX STREET; THENCE NORTH ALONG THE EAST LINE OF WILCOX STREET TO THE NORTHWEST CORNER OF LOT 52 IN CONWAY TERRACE SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 52 TO THE NORTHEAST CORNER OF SAID LOT 52; THENCE SOUTH ALONG A LINE TO THE NORTHWEST CORNER OF LOT 31 IN CONWAY TERRACE SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOTS 31 THRU 29 TO THE NORTHEAST CORNER OF SAID LOT 29; THENCE EAST ALONG A LINE TO THE NORTHWEST CORNER OF LOT 28 IN CONWAY TERRACE SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOTS 28 THRU 26 TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE EAST ALONG A LINE TO A POINT ON

THE NORTH LINE OF THE SOUTH 96 FEET OF LOT 3 IN CONWAY TERRACE SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF THE SOUTH 96 FEET OF LOTS 3 THRU 1 TO A POINT ON THE WEST LINE OF CLEMENT STREET; THENCE SOUTH ALONG THE WEST LINE OF CLEMENT STREET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 4 TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4; THENCE NORTH ALONG THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 4 TO A POINT ON THE CENTERLINE OF ROSS STREET; THENCE EAST ALONG THE CENTERLINE OF ROSS STREET TO A POINT ON THE CENTERLINE OF SUMMIT STREET; THENCE NORTH ALONG THE CENTERLINE OF SUMMIT STREET TO A POINT ON THE CENTERLINE OF INGALLS AVENUE; THENCE EAST ALONG THE CENTERLINE OF INGALLS AVENUE TO THE CENTERLINE OF HICKORY STREET; THENCE NORTH ALONG THE CENTERLINE OF HICKORY STREET TO A POINT ON THE CENTERLINE OF RUSSELL STREET; THENCE WEST ALONG THE CENTERLINE OF RUSSELL STREET TO A POINT ON THE CENTERLINE OF CENTER STREET; THENCE NORTH ALONG THE CENTERLINE OF CENTER STREET TO A POINT ON THE NORTH LINE OF THEODORE STREET; THENCE EAST ALONG THE NORTH LINE OF THEODORE STREET TO INTERSECTION WITH THE WEST LINE OF BROADWAY STREET (ILLINOIS ROUTE 53); THENCE SOUTHEASTERLY ALONG A LINE TO THE INTERSECTION OF THE CENTERLINE OF THEODORE STREET AND THE CENTERLINE OF BROADWAY STREET; THENCE EASTERLY ALONG A LINE TO THE A POINT ON THE EAST LINE OF THEODORE STREET; THENCE SOUTHERLY ALONG A LINE TO THE INTERSECTION OF THE EAST LINE OF BROADWAY STREET AND THE SOUTH LINE OF THEODORE STREET; THENCE SOUTHEASTERLY ALONG THE EAST LINE OF BROADWAY STREET TO THE INTERSECTION WITH THE NORTH LINE OF INDUSTRY AVENUE; THENCE EAST ALONG THE NORTH LINE OF INDUSTRY AVENUE TO A POINT ON THE WEST LINE OF THE SPUR TRACK TO THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE SOUTH ALONG THE WEST LINE OF THE SPUR TRACK TO THE ELGIN, JOLIET & EASTERN RAILROAD TO THE INTERSECTION WITH THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4 TO THE NORTHEAST CORNER OF LOT 10 IN THE COUNTY CLERK'S SUBDIVISION; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID LOT 10 TO A CORNER; THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID LOT 10 TO A POINT ON THE SOUTH LINE THE NORTHEAST QUARTER OF SECTION 4; THENCE WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 4, A DISTANCE OF 56.60 FEET, MORE OR LESS; THENCE SOUTH ALONG A LINE TO A POINT ON THE SOUTH LINE OF LOT 8 IN ASSESSOR'S SUBDIVISION OF PART OF SECTION 4; THENCE EAST ALONG THE SOUTH LINE OF LOT 8 IN ASSESSOR'S SUBDIVISION OF PART OF SECTION 4, A DISTANCE OF 25.27 FEET, MORE OR LESS; THENCE SOUTH ALONG A LINE TO A POINT ON THE WESTERLY SHORELINE OF THE DES PLAINES RIVER; THENCE SOUTHERLY ALONG THE WESTERLY SHORELINE OF THE DES PLAINES RIVER TO THE INTERSECTION WITH THE NORTH LINE OF RUBY STREET; THENCE EAST ALONG THE NORTH LINE OF RUBY STREET TO THE INTERSECTION WITH THE EASTERLY SHORELINE OF THE DES PLAINES RIVER; THENCE NORTHEASTERLY ALONG THE EASTERLY SHORELINE OF THE DES PLAINES RIVER TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4 TO A POINT ON THE SOUTHEASTERLY LINE OF THE I & M CANAL; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE I & M CANAL TO THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN MUNROE'S SUBDIVISION; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN MUNROE'S SUBDIVISION TO A POINT ON THE EASTERLY LINE OF THE GULF, MOBILE & OHIO RAILROAD; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF THE GULF, MOBILE & OHIO RAILROAD TO A POINT ON THE SOUTHWESTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO A POINT ON THE EAST LINE OF HERKIMER STREET; THENCE SOUTH ALONG THE EAST LINE OF HERKIMER STREET TO THE SOUTHWEST CORNER OF LOT 7 IN HILL'S SUBDIVISION; THENCE WEST

ALONG A LINE TO THE NORTHEAST CORNER OF LOT 8 IN HILL'S SUBDIVISION; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 8 TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH ALONG THE WEST LINE OF LOTS 8 AND 7 IN HILL'S SUBDIVISION TO THE SOUTHWEST CORNER OF LOT 7; THENCE EAST ALONG THE SOUTH LINE OF LOT 7 TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF LOT 7 TO THE NORTHEAST CORNER THEREOF; THENCE EAST ALONG A LINE TO THE NORTHWEST CORNER OF LOT 9 IN HILL'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOT 9 TO THE NORTHEAST CORNER THEREOF; THENCE NORTH ALONG THE EAST LINE OF LOTS 8 & 7 IN HILL'S SUBDIVISION TO A POINT ON THE SOUTHWESTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO A POINT ON THE EAST LINE OF COLLINS STREET; THENCE NORTH ALONG THE EAST LINE OF COLLINS STREET TO A POINT ON THE CENTERLINE OF VACATED DARTMOUTH STREET; THENCE EAST ALONG THE CENTERLINE OF VACATED DARTMOUTH STREET TO A POINT ON THE WEST LINE OF SHEFFIELD AVENUE; THENCE EASTERLY ALONG A LINE TO THE INTERSECTION OF THE EAST LINE OF SHEFFIELD AVENUE AND THE NORTH LINE OF DARTMOUTH STREET; THENCE EAST ALONG THE NORTH LINE OF DARTMOUTH STREET TO THE INTERSECTION WITH THE EAST LINE OF BRADFORD COURT; THENCE SOUTH ALONG THE EAST LINE OF BRADFORD COURT TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 3 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 3 TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 2; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 2 TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN BLOCK 5 IN SYLVAN HILLS SUBDIVISION; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 10 IN BLOCK 5 AND THE NORTH LINE THEREOF TO THE NORTHEAST CORNER OF LOT 10 IN BLOCK 5; THENCE SOUTH ALONG THE EAST LINE OF LOTS 10 & 11 IN BLOCK 5 TO A POINT ON THE NORTHEAST LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE SOUTHEASTERLY ALONG THE NORTHEAST LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO THE INTERSECTION WITH THE NORTH LINE OF LOT 12 IN BLOCK 5 IN SYLVAN HILLS SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOT 12 IN BLOCK 5 TO THE NORTHEAST CORNER THEREOF; THENCE SOUTH ALONG THE EAST LINE OF LOT 12 IN BLOCK 5 TO A POINT ON THE NORTHEASTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE EASTERLY ALONG THE NORTHEASTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO A POINT ON THE SOUTHWESTERLY LINE OF BELLE AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF BELLE AVENUE TO A POINT ON THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 96 IN OAKVILLE SUBDIVISION; THENCE NORTHEASTERLY ALONG THE SOUTHWESTERLY EXTENSION OF THE NORTHWESTERLY LINE OF LOT 96 TO THE NORTHWESTERLY CORNER OF LOT 96 IN OAKVILLE SUBDIVISION; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT 96 TO THE NORTHEASTERLY CORNER OF SAID LOT 96; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOTS 96 THRU 107 IN OAKVILLE SUBDIVISION TO THE NORTHEASTERLY CORNER OF SAID LOT 107; THENCE SOUTH ALONG THE EAST LINE OF LOTS 107 & 108 TO A POINT ON THE NORTHEASTERLY LINE OF BELLE AVENUE; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF BELLE AVENUE TO THE INTERSECTION WITH THE NORTH LINE OF STEIN STREET; THENCE EAST ALONG THE NORTH LINE OF STEIN STREET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 2 TO THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER OF SECTION 11; THENCE SOUTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 11 TO A POINT ON THE NORTH LINE OF MAPLE ROAD; THENCE NORTHEASTERLY ALONG THE NORTH LINE OF MAPLE ROAD TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED AS

DOCUMENT R2021-111788; THENCE NORTH ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2021-111788 TO THE NORTHWEST CORNER OF SAID LANDS, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2004-016172; THENCE NORTH ALONG THE WEST LINE OF SAID LANDS IN DEED R2004-016172 TO THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG THE NORTH LINE OF SAID LANDS IN DEED R2004-016172 TO THE NORTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 47 IN BROOKSIDE SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 47 TO A POINT ON THE NORTH LINE OF GREGORY AVENUE; THENCE EAST ALONG THE NORTH LINE OF GREGORY AVENUE TO THE SOUTHWEST CORNER OF LOT 42 IN BROOKSIDE SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 42 TO THE NORTHWEST CORNER OF SAID LOT 42; THENCE EAST ALONG THE NORTH LINE OF LOTS 42 & 43 IN BROOKSIDE SUBDIVISION TO THE NORTHEAST CORNER OF SAID LOT 43; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 43 TO A POINT ON THE NORTH LINE OF GREGORY AVENUE; THENCE EAST ALONG THE NORTH LINE OF GREGORY AVENUE TO A POINT ON THE WEST LINE OF HAGUE STREET; THENCE NORTH ALONG THE WEST LINE OF HAGUE STREET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 16 IN LIND'S 2<sup>ND</sup> SUBDIVISION; THENCE EAST ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 16 TO THE NORTHWEST CORNER OF LOT 16 IN LIND'S 2<sup>ND</sup> SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 16 TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 16 TO THE SOUTHEAST CORNER OF SAID LOT 16; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 16 TO A POINT ON THE EAST LINE OF HAGUE STREET; THENCE SOUTH ALONG THE EAST LINE OF HAGUE STREET TO THE INTERSECTION WITH THE NORTHERLY LINE OF MAPLE ROAD; THENCE SOUTHEASTERLY ALONG A LINE TO THE INTERSECTION WITH THE SOUTH LINE OF MAPLE ROAD AND THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 11 TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 11 TO A POINT ON THE CENTERLINE OF EAGLE STREET; THENCE WESTERLY ALONG THE CENTERLINE OF EAGLE STREET TO A POINT ON THE CENTERLINE OF WALNUT STREET; THENCE SOUTH ALONG THE CENTERLINE OF WALNUT STREET TO A POINT ON THE CENTERLINE OF ELGIN AVENUE; THENCE WEST ALONG THE CENTERLINE OF ELGIN AVENUE TO A POINT ON THE WESTERLY LINE OF U.S. ROUTE 6 (MAPLE ROAD); THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF US ROUTE 6 (MAPLE AVENUE) TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF STEVENS AVENUE; THENCE SOUTH ALONG THE WEST LINE OF STEVENS AVENUE TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE SOUTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO THE INTERSECTION WITH THE NORTH LINE OF CASS STREET; THENCE SOUTHWESTERLY ALONG THE NORTH LINE OF CASS STREET TO THE INTERSECTION WITH THE CENTERLINE OF PAGE AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF PAGE AVENUE AND THE SOUTHERLY EXTENSION THEREOF TO A POINT ON THE SOUTH LINE OF STEVENS AND PAGES SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF STEVENS AND PAGES SUBDIVISION TO THE NORTHWEST CORNER OF LANDS DESCRIBED IN DEED R2017-044368; THENCE SOUTH ALONG THE WEST LINE OF LANDS DESCRIBED IN DEED R2017-044368 TO A CORNER; THENCE EAST ALONG THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED R2017-044368 TO A CORNER; THENCE SOUTH ALONG THE WEST LINE OF LANDS DESCRIBED IN DEED R2017-044368 TO A POINT ON THE NORTH LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD; THENCE WEST ALONG THE NORTH LINE OF THE CHICAGO, ROCK ISLAND & PACIFIC RAILROAD TO THE CENTERLINE OF VACATED HENDERSON AVENUE; THENCE NORTH ALONG THE CENTERLINE OF VACATED HENDERSON AVENUE TO THE INTERSECTION WITH THE SOUTHEASTERLY LINE OF RELOCATED HENDERSON AVENUE; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF RELOCATED HENDERSON AVENUE TO THE

INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10 TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE CONTINUING EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 TO A POINT ON THE WEST LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE SOUTH ALONG THE WEST LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 10 TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 14; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 14 TO A POINT ON THE NORTH LINE OF LOT 3 OF COUNTY CLERK'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 15 AND PART OF THE WEST HALF OF SECTION 14 IN TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE EAST ALONG THE NORTH LINE OF LOTS 3 THRU 9 OF COUNTY CLERK'S SUBDIVISION TO THE NORTHWEST CORNER OF LOT 26 IN NJ ROWELL'S SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF LOT 26 TO THE NORTHEAST CORNER OF SAID LOT 26; THENCE NORTHEASTERLY ALONG A LINE, 159.20 FEET TO THE NORTHERLY CORNER OF LANDS DESCRIBED IN DEED R2010-017684; THENCE SOUTHEASTERLY ALONG A LINE OF LANDS DESCRIBED IN DEED R2010-017684 TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14; THENCE EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 TO A POINT ON THE WEST LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE SOUTH ALONG THE WEST LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO A POINT ON THE NORTH LINE OF WASHINGTON STREET; THENCE EAST ALONG THE NORTH LINE OF WASHINGTON STREET TO A POINT ON THE WEST LINE OF THE EAST 100 FEET OF THE WEST 300 FEET OF LOT 24 IN COUNTY CLERK'S SUBDIVISION; THENCE NORTH ALONG THE WEST LINE OF THE EAST 100 FEET OF THE WEST 300 FEET OF LOT 24 TO A POINT ON THE SOUTH LINE OF THE NEW YORK CENTRAL RAILROAD; THENCE EAST ALONG THE SOUTH LINE OF THE NEW YORK CENTRAL RAILROAD TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2017-092514; THENCE NORTH ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2017-092514 TO A POINT ON THE NORTH LINE OF THE NEW YORK CENTRAL RAILROAD; THENCE WEST ALONG THE NORTH LINE OF THE NEW YORK CENTRAL RAILROAD TO A POINT ON THE EAST LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE NORTH ALONG THE EAST LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14; THENCE EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 14 TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 14; THENCE CONTINUING EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 14 TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14; THENCE SOUTH ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14 TO A POINT ON THE NORTH LINE OF THE NEW YORK CENTRAL RAILROAD; THENCE WEST ALONG THE NORTH LINE OF THE NEW YORK CENTRAL RAILROAD TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2017-092514; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R2017-092514 TO A POINT ON THE SOUTH LINE OF THE NEW YORK CENTRAL RAILROAD; THENCE EAST ALONG THE SOUTH LINE OF THE NEW YORK CENTRAL RAILROAD TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14; THENCE SOUTHEASTERLY ALONG A LINE TO A POINT ON THE EASTERLY LINE OF BRIGGS STREET; THENCE SOUTH ALONG THE EAST LINE OF BRIGGS STREET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 728.14 FEET OF THE NORTHEAST QUARTER OF SECTION 14; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 728.14 FEET OF THE NORTHEAST QUARTER OF SECTION 14 AND CONTINUING EAST ALONG THE NORTH LINE OF THE SOUTH 728.14 FEET OF THE NORTHEAST QUARTER TO A POINT ON THE CENTERLINE OF SIEGMUND STREET; THENCE

NORTH ALONG THE CENTERLINE OF SIEGMUND STREET TO A POINT ON THE CENTERLINE OF 2<sup>ND</sup> AVENUE; THENCE WEST ALONG THE CENTERLINE OF 2<sup>ND</sup> AVENUE TO A POINT ON THE CENTERLINE OF OAKVIEW AVENUE; THENCE NORTH ALONG THE CENTERLINE OF OAKVIEW AVENUE TO A POINT ON THE CENTERLINE OF WASHINGTON STREET; THENCE WEST ALONG THE CENTERLINE OF WASHINGTON STREET TO A POINT ON THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 14; THENCE SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 14 TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 14; THENCE CONTINUING SOUTH ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 14 TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN ARTHUR T. MCINTOSH & CO'S JOLIET FARMS UNIT 2; THENCE WEST ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1 TO A POINT ON THE NORTH LINE OF LOGAN AVENUE; THENCE EAST ALONG THE NORTH LINE OF LOGAN AVENUE TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 15 IN ARTHUR T. MCINTOSH & CO'S JOLIET FARMS UNIT 2; THENCE SOUTH ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 15 TO THE NORTHEAST CORNER OF LOT 15 IN ARTHUR T. MCINTOSH & CO'S JOLIET FARMS UNIT 2; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 15 TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE WEST ALONG THE SOUTH LINE OF LOTS 15 & 14 TO A POINT ON THE EAST LINE OF LOGAN AVENUE; THENCE SOUTH ALONG THE EAST LINE OF LOGAN AVENUE TO A POINT ON THE NORTH LINE OF INTERSTATE 80; THENCE WEST ALONG THE NORTH LINE OF INTERSTATE 80 TO THE SOUTHEAST CORNER OF LOT 14 IN ARTHUR T. MCINTOSH & CO'S JOLIET FARMS; THENCE NORTH ALONG THE EAST LINE OF SAID LOT 14 TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE NORTHWEST ALONG THE NORTHEAST LINE OF LOT 13 IN ARTHUR T. MCINTOSH & CO'S JOLIET FARMS TO THE NORTHEASTERLY CORNER OF SAID LOT 13; THENCE WEST ALONG THE NORTH LINE OF SAID LOT 13 TO THE NORTHWESTERLY CORNER OF SAID LOT 13; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 13 TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED AS DOCUMENT R95-093661; THENCE WEST ALONG THE NORTH LINE OF LANDS DESCRIBED IN DEED R95-093661 TO THE NORTHWEST CORNER OF SAID LANDS; THENCE SOUTH ALONG THE WEST LINE OF SAID LANDS TO A POINT ON THE NORTH LINE OF INTERSTATE 80; THENCE WEST ALONG THE NORTH LINE OF INTERSTATE 80 TO A POINT ON THE EASTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO A POINT ON THE SOUTH LINE OF THE NORTH 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 14; THENCE WEST ALONG THE SOUTH LINE OF THE NORTH 330 FEET OF THE SOUTHWEST QUARTER OF SECTION 14 TO A POINT ON THE WESTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD; THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF THE ELGIN, JOLIET & EASTERN RAILROAD TO A POINT ON THE NORTH LINE OF INTERSTATE 80; THENCE WEST ALONG THE NORTH LINE OF INTERSTATE 80 TO A POINT ON THE NORTHWESTERLY LINE OF THE ABANDONED ELGIN, JOLIET & EASTERN RAILROAD; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF THE ABANDONED ELGIN, JOLIET & EASTERN RAILROAD TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN DEED R2017-013605; THENCE WESTERLY ALONG THE SOUTH LINE OF LANDS DESCRIBED IN DEED R2017-013605 TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN DEED R2017-013605; THENCE CONTINUING WEST ALONG A LINE TO A POINT ON THE EAST LINE OF ROWELL AVENUE; THENCE WEST ALONG A LINE TO THE INTERSECTION OF THE CENTERLINE OF ROWELL AVENUE AND THE CENTERLINE OF FLORENCE AVENUE; THENCE CONTINUING WEST ALONG THE CENTERLINE OF FLORENCE AVENUE TO A POINT ON THE CENTERLINE OF BENNET AVENUE; THENCE SOUTH ALONG THE CENTERLINE OF BENNET AVENUE TO A POINT ON THE CENTERLINE OF ELMWOOD AVENUE; THENCE WEST ALONG THE CENTERLINE OF ELMWOOD AVENUE AND THE WESTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY LINE OF HICKORY CREEK; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF HICKORY CREEK TO A POINT ON THE WEST LINE

OF SHERMAN STREET; THENCE NORTH ALONG THE WEST LINE OF SHERMAN STREET TO A POINT ON THE NORTHWESTERLY LINE OF HICKORY CREEK; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY LINE OF HICKORY CREEK TO A POINT ON THE NORTH LINE OF INTERSTATE 80; THENCE WESTERLY ALONG THE NORTH LINE OF INTERSTATE 80 TO A POINT ON THE CENTERLINE OF CHICAGO STREET (ILLINOIS ROUTE 53); THENCE SOUTH ALONG THE CENTERLINE OF CHICAGO STREET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 21 TO THE NORTHEAST CORNER OF BLOCK 1 IN A.O. MARSHALL'S SUBDIVISION; THENCE SOUTH ALONG THE EAST LINE OF BLOCK 1 IN A.O. MARSHALL'S SUBDIVISION TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG THE SOUTH LINE OF BLOCK 1 IN A.O. MARSHALL'S SUBDIVISION TO A POINT ON THE NORTHWESTERLY LINE OF HICKORY CREEK; THENCE SOUTHWESTERLY AND WESTERLY ALONG THE NORTHWESTERLY LINE OF HICKORY CREEK TO A POINT ON THE EASTERN SHORELINE OF THE DES PLAINES RIVER; THENCE NORtherly ALONG THE EASTERN SHORELINE OF THE DES PLAINES RIVER TO THE INTERSECTION WITH THE SOUTH LINE OF MCDONOUGH STREET; THENCE WEST ALONG THE SOUTH LINE OF MCDONOUGH STREET TO THE INTERSECTION WITH THE WESTERLY SHORELINE OF THE DES PLAINES RIVER; THENCE SOUTHWESTERLY ALONG THE WESTERLY SHORELINE OF THE DES PLAINES RIVER TO A POINT ON THE CENTERLINE OF VACATED SOUTH STREET; THENCE WEST ALONG THE CENTERLINE OF VACATED SOUTH STREET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 10 EAST; THENCE NORTH ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16 TO A POINT ON THE CENTERLINE OF CENTER STREET; THENCE NORTHEASTERLY ALONG THE CENTERLINE OF CENTER STREET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16; THENCE WEST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 16 TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART BOUNDED BY THE SOUTH LINE OF RUBY STREET, THE NORTH LINE OF JACKSON STREET, THE WESTERLY SHORELINE OF THE DES PLAINES RIVER AND THE EASTERN SHORELINE OF THE DES PLAINES RIVER; FURTHER EXCEPTING THEREFROM THAT PART BOUNDED BY THE SOUTH LINE OF JACKSON STREET, THE NORTH LINE OF CASS STREET, THE WESTERLY SHORELINE OF THE DES PLAINES RIVER AND THE EASTERN SHORELINE OF THE DES PLAINES RIVER; FURTHER EXCEPTING THEREFROM THAT PART BOUNDED BY THE SOUTH LINE OF CASS STREET, THE NORTH LINE OF JEFFERSON STREET, THE WESTERLY SHORELINE OF THE DES PLAINES RIVER AND THE EASTERN SHORELINE OF THE DES PLAINES RIVER; FURTHER EXCEPTING THEREFROM THAT PART BOUNDED BY THE SOUTH LINE OF JEFFERSON STREET, THE NORTH LINE OF MCDONOUGH STREET, THE WESTERLY SHORELINE OF THE DES PLAINES RIVER AND THE EASTERN SHORELINE OF THE DES PLAINES RIVER; FURTHER EXCEPTING THEREFROM THAT PART BOUNDED BY NORTH LINE OF MCDONOUGH STREET, THE WEST LINE OF HOBOLT ROAD, ROCK RUN CREEK ON THE WEST AND THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 9 EAST; FURTHER EXCEPTING THEREFROM LOT 3 IN CUTTER HILL SUBDIVISION AND ALSO PART OF LANDS IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10 EAST, SAID LANDS BEING DESCRIBED IN DEED RECORDED AS DOCUMENT R2013-092986; FURTHER EXCEPTING THEREFROM THE NORtherly 132 FEET OF THE WESTERLY 200 FEET OF THAT PART OF BLOCK 6 IN HICKORY HILLS SUBDIVISION, LYING ADJACENT TO AND EAST OF LOT 1 IN HICKORY HILLS SUBDIVISION, ALL LYING IN WILL COUNTY, ILLINOIS.

# **River Edge Redevelopment Zone**

## **Application for Certification**

November 4, 2025

**By:**

**City of Joliet**

Community Development Department  
Economic Development Division



[Insert letterhead]

November 4, 2025

Ben Denney  
Illinois Department of Commerce and Economic Opportunity  
Enterprise Zone Department  
River Edge Redevelopment Zone Program  
607 E. Adams St.  
Springfield, IL 62701

**Subject: Joliet River Edge Redevelopment Zone  
Application for Certification**

Dear Mr. Denney,

Pursuant to the River Edge Redevelopment Zone Act (65 ILCS 115/10-1 et seq.) and the corresponding administrative rules (14 Ill. Adm. Code Part 524), the City of Joliet respectfully submits this application for the certification of the proposed Joliet River Edge Redevelopment Zone (RERZ).

The establishment of the Joliet RERZ will serve as a catalyst for economic growth, environmental remediation, and community revitalization in areas along our riverfront. We are committed to working collaboratively with DCEO to ensure the success of this initiative.

Please contact Paulina Martínez at (815) 724-3734 or [pmartinez@joliet.gov](mailto:pmartinez@joliet.gov) if you require any additional information or clarification regarding this application.

Thank you for your consideration.

Sincerely,

---

H. Elizabeth Beatty, City Manager  
City of Joliet

## Table of contents

Part A. Legal applicant .....	5
Part B. Eligibility criterion .....	6
Part C. Social and economic analysis .....	7
C1. Existing plans.....	7
C2. Land use patterns .....	7
C3. Major employers, industrial parks, and vacant facilities .....	7
C4. Major employers .....	7
C5a. Industrial parks.....	7
C5b. Undeveloped land .....	8
C6. Vacant facilities .....	8
Part D. Economic assets and liabilities.....	9
D1. Economic obstacles and liabilities .....	9
D2. Economic development assets and special features .....	9
Part E. Development goals and objectives .....	11
E1. Goal #1: Revitalize historic, underutilized, and vacant properties in RERZ .....	11
E2. Goal #2: Increase housing options in RERZ, especially downtown.....	12
E3. Goal #3: Attract investment and support economic development in RERZ .....	13
E4. Goal #4: Expand quality-of-life amenities for residents and workers in RERZ.....	14
Part F. Course of action/zone management plan .....	16
F1. Targeted industries.....	16
F2. Marketing of RERZ.....	16
F3. Publicly owned land disposition .....	17
F4. Local incentives .....	18
Part G. Community support.....	19
Part H. Zone administrator .....	20
Part I. Designated zone organization .....	21
Part J. Applicant certification .....	22
Attachments.....	23

### List of attachments

- [Confirmation of notice of public hearing and copy of newspaper article]
- [Transcripts of public hearing]
- [Original and two certified copies of designating ordinance]
- Legal description of River Edge Redevelopment Zone
- Boundary map
- Land use map
- Major employers, industrial parks, and vacant facilities map
- Letters of support
- Existing plans

## **Part A. Legal applicant**

**Name of jurisdiction (municipality):** City of Joliet

**Street/P.O. box:** 150 W. Jefferson St.      **Zip code:** 60432

**City:** Joliet    **County:** Will

**Chief elected official:** Mayor Terry D'Arcy

**Contact person:** Paulina Martínez      **Phone:** (815) 724-3734

## Part B. Eligibility criterion

1. The Proposed River Edge Redevelopment Zone is a contiguous area adjacent to or surrounding a river? Yes X No \_\_\_\_
2. Total area of the proposed River Edge Redevelopment Zone: **10.99** square miles (minimum of one-half square mile and not more than 12 square miles, exclusive of lakes and waterways)
3. Is the proposed River Edge Redevelopment Zone entirely within the corporate limits of a single designating municipality? Yes X No \_\_\_\_
4. Does the proposed River Edge Redevelopment Zone have at least 100 acres of environmentally challenged land within 1,500 yards of the riverfront? Yes X No \_\_\_\_

# Part C. Social and economic analysis

In the following, a social and economic analysis of the proposed Joliet River Edge Redevelopment Zone (RERZ) is presented.

## C1. Existing plans

The following existing plans are attached to this application:

- Downtown Joliet ETOD Plan (July 2025), Houseal Lavigne
- Joliet Downtown Plan (August 2015), Camiros

## C2. Land use patterns

The proposed Joliet River Edge Redevelopment Zone is predominantly residential in character, with over half of the land (57.0%) occupied by housing. Business and commercial uses account for 16.8 percent of the area, providing a significant but secondary role in the land use mix. Institutional and special purpose properties (5.7%) and transportation/communication/utilities (3.4%) add further functional diversity, while industrial uses are limited to 2.0 percent. A notable share of land (13.0%) is classified as vacant, offering redevelopment potential, and smaller amounts are devoted to other uses, including open space, agricultural/undeveloped land, and water features. Overall, the zone reflects a mix of residential neighborhoods, commercial corridors, and underutilized parcels that present opportunities for reinvestment.

## C3. Major employers, industrial parks, and vacant facilities

Please see the attached map that locates major employers and vacant sites within the boundaries of the proposed Joliet RERZ. Associated ESRI ArcGIS shapefiles have been shared with DCEO by separate digital upload.

## C4. Major employers

The top five major employers in the proposed River Edge Redevelopment Zone, including the type of product or service and the total number of employees, are shown in the table below:

Name of employer	Product/service	Employment
1. North America Central School Bus	Transportation	4,211
2. Ascension Saint Joseph – Joliet Hospital	Healthcare	2,380
3. Harrah's Joliet	Hospitality and entertainment	1,500
4. Madison Industries	Manufacturing	712
5. University of St. Francis	Education	850

## C5a. Industrial parks

There are no industrial parks that fall within the proposed boundaries of the Joliet RERZ.

## C5b. Undeveloped land

The five largest areas of undeveloped or vacant land within the boundaries of the proposed Joliet RERZ are summarized in the table below:

UNDEVELOPED			
Location	PIN	Area (ac.)	Zoning
A. 292 Logan Avenue	30-07-14-116-008-0000	23.27	I-1 (Light Industrial)
B. SW Corner Larkin & Jefferson St Lot	30-07-07-305-001-0000	8.0	B-3 (General Business)
C. SE Corner of Oneida and Hammes	30-07-07-304-012-0000	7.1	B-3 (General Business)
D. Lyon's Lumberyard	30-07-15-102-017-0000	5.3	I-2 (General Industrial)
E. Old Silver Cross Site	30-07-11-200-005-0010	0.7	R-B (Restricted Business)

## C6. Vacant facilities

The five largest areas of vacant facilities within the boundaries of the proposed Joliet RERZ are summarized in the table below:

VACANT			
Location	PIN	Area (ac.)	Zoning
A. Collins St.	30-07-03-376-004-0000	42.6	I-2 (General Industrial)
B. 1125 Collins St.	30-07-03-105-012-0000	24.1	I-2 (General Industrial)
C. 1102 Collins St.	30-07-03-400-020-0000	14.9	I-2 (General Industrial)
D. 3101 Hennepin Dr.	06-03-25-103-008-0000	9.9	B-2 (Central Business)
E. Vacant McKinley Avenue	30-07-21-206-002-0000	9.6	R-2 (Single-Family Residential)

## Part D. Economic assets and liabilities

In the following, the economic obstacles and liabilities of the proposed Joliet River Edge Redevelopment Zone (RERZ) are described, as well as its economic development assets and special features.

### D1. Economic obstacles and liabilities

The City of Joliet's proposed RERZ faces a combination of structural, economic, and environmental challenges that have hindered reinvestment and economic activity in the area for decades. Once home to a robust base of industrial and transportation commerce, parts of the riverfront corridor now suffer from underutilization, blight, and environmental challenges, creating barriers to job creation, business growth, and property redevelopment.

Shifting trends in urban development during the post-war period led to the relocation of many core businesses from downtown Joliet to outlying areas. The loss of retail stores and professional services offices had an adverse effect on the downtown area and beyond, underscored by neglected properties and a general lack of maintenance and investment. In addition, Joliet's industrial history, as the "City of Steel and Stone," is evident in its aging infrastructure and environmental challenges in areas along the City's waterfront.

From a socioeconomic perspective, some areas of the proposed RERZ fall within low- to moderate-income census tracts, where disinvestment has led to persistent poverty (nearly 11.0% of Joliet residents live below the federal poverty line, with higher rates near the downtown area), aging housing stock, and limited access to capital for local entrepreneurs and property owners. Negative public perceptions around crime and safety issues have also created challenges for the area related to branding and identity. In contrast with newer suburban developments, much of the proposed RERZ lacks the modern amenities and site readiness features that many businesses seek when locating or expanding operations, including high-speed broadband/fiber-optic internet and shovel-ready sites.

In addition, a lack of downtown housing and residents significantly hampers economic activity in the proposed RERZ by limiting the area's ability to support a vibrant, walkable, and sustainable urban economy. Without a critical mass of residents living nearby, local businesses can struggle to generate consistent foot traffic, with demand falling even further in the evenings and on weekends. The absence of a stable residential base also reduces the area's appeal to private investors and limits the effectiveness of public realm improvements. As a result, economic momentum stalls, and the area remains underutilized outside of peak work hours or special events.

Finally, while efforts to coordinate economic development have improved markedly, there remains a need for more sustained collaboration between the public sector, private developers, and financial institutions to create a pipeline of catalytic projects. The RERZ designation is intended to overcome these barriers by providing structured incentives, unlocking redevelopment capital, and fostering a shared vision for transforming the riverfront into an active, mixed-use area that honors Joliet's rich history while positioning it for future growth.

### D2. Economic development assets and special features

The proposed RERZ possesses a distinct set of strengths, including its entertainment and cultural attractions, the prominence of governmental and institutional uses, and its role as a

transportation hub. One of its most prominent anchors is the historic Rialto Square Theatre, a 1,966-seat performing arts venue often referred to as the "Jewel of Joliet." The theater attracts thousands of visitors annually for concerts, comedy shows, and civic events, serving as both a cultural landmark and an economic catalyst for the surrounding restaurants, bars, and hotels.

Downtown Joliet is also a major seat of local government. With Joliet's City Hall and the recently constructed \$215 million Will County Courthouse, government offices are the proposed RERZ's largest employer, generating significant daytime activity, particularly in the downtown area. In addition, institutional users like the University of St. Francis and Saint Joseph Medical Center, both located west of the Des Plaines River, are also large employers that serve as strong anchors within the proposed RERZ and can help attract other users.

Transportation connectivity is another major asset that positions the proposed RERZ for sustained economic growth. Downtown Joliet serves as a regional transportation hub, featuring Metra's Rock Island and Heritage Corridor commuter lines, Amtrak's Texas Eagle and Lincoln Service Missouri River Runner lines, and Pace bus service. This level of transportation access and service is rarely found outside of a large city, which can be attractive to businesses looking to locate in Joliet or commuters looking for housing options near transit.

Finally, the overall layout and historic character of downtown Joliet create a strong foundation for placemaking and investment. The area features a compact, walkable street grid, a mix of historic and underutilized buildings ideal for adaptive reuse, and proximity to the Des Plaines River, offering opportunities for waterfront development and recreation. With strategic investments in streetscape improvements, public spaces like the planned City Square across from the Rialto Square Theatre, and new mixed-use projects, downtown Joliet is poised to evolve into a vibrant urban center that balances cultural heritage with modern economic activity.

The proposed RERZ contains four National Register Historic Districts, including the Downtown Joliet National Register Historic, East Side National Register Historic District, Upper Bluff National Register Historic District, and Illinois State Penitentiary-Joliet National Register Historic District. Designation of a National Register Historic District can be a powerful economic development tool, unlocking access to federal and state historic tax credits, grants, and other incentives that make rehabilitation projects financially feasible. The inclusion of these four districts underscores the City's commitment to using historic preservation as an economic development tool.

## Part E. Development goals and objectives

In the following, the development goals and objectives of the proposed Joliet River Edge Redevelopment Zone (RERZ) are described.

### E1. Goal #1: Revitalize historic, underutilized, and vacant properties in RERZ

#### Objective 1.1

Return five underutilized or vacant properties to productive use within five years of RERZ designation.

Tasks and activities:

- A. Create a property inventory and condition assessment of all historic, vacant, and underutilized parcels.

**Responsibility:** Community Development Department

**Timeline:** Q1-2 2026

- B. Launch RERZ incentive program for property owners and developers.

**Responsibility:** Economic Development Division

**Timeline:** Launch program guidelines by Q1 2026; launch Q2 2026

- C. Market prioritized properties to developers through regular outreach.

**Responsibility:** Economic Development Division

**Timeline:** Q2-3 2026 (and ongoing)

#### Objective 1.2

Complete adaptive reuse of three historic buildings within five years of RERZ designation.

Tasks and activities:

- A. Secure designation for local/state/national historic registers, if not already listed.

**Responsibility:** Community Development Department

**Timeline:** Engage consultant to prepare designation nomination in Q1-2 2027; secure designation in Q4 2028.

- B. Pursue state/federal historic tax credits for eligible projects and assist developers in applying.

**Responsibility:** Economic Development Division and private developers

**Timeline:** Applications supported starting Q2 2026

## E2. Goal #2: Increase housing options in RERZ, especially downtown

### Objective 2.1

Convert five upper floors of existing historic buildings into housing within five years of RERZ designation.

Tasks and activities:

- A. Identify candidate buildings and assess feasibility.

**Responsibility:** Economic Development Division, Planning Division, local architects, and consultant(s)

**Timeline:** Q2 2026

- B. Provide design and code compliance assistance to property owners.

**Responsibility:** Community Development Department, local architects, and consultant(s)

**Timeline:** Begin consultations Q3 2026

- C. Leverage building code flexibility for historic rehab where applicable

**Responsibility:** Community Development Department, Public Works Department, and Utilities Department

**Timeline:** Case-by-case, starting in 2026

### Objective 2.2

Facilitate the construction or rehab of 50 new housing units in the proposed RERZ within five years of RERZ designation.

Tasks and activities:

- A. Adopt zoning amendments to allow higher residential densities, mixed-use development, and reduced parking minimums in targeted areas.

**Responsibility:** Planning Division

**Timeline:** Draft by Q4 2026, adopt by Q4 2026

- B. Develop a developer outreach campaign to market housing opportunities and sites.

**Responsibility:** Economic Development Division and Communications Department

**Timeline:** Campaign launch by Q3 2026

- C. Offer pre-development assistance (e.g., site plans, market analysis, financial feasibility analysis) for up to five key sites/buildings.

**Responsibility:** Community Development Department and consultant(s)

**Timeline:** Ongoing from Q3 2026

### E3. Goal #3: Attract investment and support economic development in RERZ

#### Objective 3.1

Designate and promote priority redevelopment zones by Q4 2026.

Tasks and activities:

- A. Map priority redevelopment sites (e.g., Cass St. and Chicago St. corridors, Saint Joseph Medical Center, and select riverfront parcels)

**Responsibility:** Community Development Department

**Timeline:** Q1 2026

- B. Assess infrastructure, zoning, and environmental readiness for each site

**Responsibility:** Engineering Division and consultant(s)

**Timeline:** Q2-4 2026

- C. Create property profiles and investment briefs for the top five redevelopment sites

**Responsibility:** Economic Development Division

**Timeline:** Q4 2026

#### Objective 3.2

Launch a business recruitment and retention strategy focused on downtown and riverfront-compatible businesses by Q1 2027.

Tasks and activities:

- A. Conduct a business inventory and market gap analysis for downtown and riverfront districts

**Responsibility:** Economic Development Division and consultant(s)

**Timeline:** Q1-2 2026

- B. Identify five to 10 target sectors or business types (e.g., cafés and restaurants, drugstores, professional services, boutique retail)

**Responsibility:** Economic Development Division

**Timeline:** Q3 2026

- C. Develop business recruitment toolkit with available spaces, incentives, and demographic data.

**Responsibility:** Economic Development Division

**Timeline:** Q4 2026

## E4. Goal #4: Expand quality-of-life amenities for residents and workers in RERZ

### Objective 4.1

Increase access to daily goods and services in RERZ, especially downtown, by attracting five new convenience-based businesses within five years of RERZ designation.

Tasks and activities:

- A. Conduct retail gap analysis to identify underserved needs.

**Responsibility:** Economic Development Division and consultant(s)

**Timeline:** Q1 2026

- B. Offer targeted retail recruitment support, including rent assistance and marketing.

**Responsibility:** Economic Development Division and Joliet City Center Partnership

**Timeline:** Launch program Q3 2026

- C. Coordinate pop-up or temporary vendor spaces in vacant storefronts or public spaces.

**Responsibility:** Economic Development Division and Joliet City Center Partnership

**Timeline:** Seasonal pilot starting Summer 2026

### Objective 4.2

Develop two new public spaces or plaza enhancements within the proposed RERZ within five years of RERZ designation.

Tasks and activities:

- A. Identify priority sites for parklets, plazas, or green spaces in the proposed RERZ.

**Responsibility:** Community Development Department and Joliet Park District

**Timeline:** Site selection by Q3 2026

- B. Secure funding through grants or capital improvement budget.

**Responsibility:** Economic Development Division, and Grants Coordinator, Public Works Department

**Timeline:** Apply by Q4 2026

- C. Design and construct enhancements (e.g., seating, landscaping, lighting).

**Responsibility:** Engineering Division and private contractor(s)

**Timeline:** Construction complete by Q4 2029

## Part F. Course of action/zone management plan

In the following, the course of action/zone management plan for the proposed Joliet River Edge Redevelopment Zone (RERZ) is described.

### F1. Targeted industries

Joliet's strategic location makes it an attractive location for a variety of industries and business types. Its strategic location at the crossroads of major transportation routes, combined with available industrial land, access to labor, and proximity to the Chicago metro area, makes it especially well-suited for the following target industries:

#### Healthcare and life sciences industries

Joliet's growing and aging population, along with the presence of institutions like Saint Joseph Medical Center and other regional health facilities, supports continued investment in outpatient care, diagnostics, and health-related services. The area is also a cost-effective location for back-office health operations and medical logistics. Access to trained professionals from local education providers and proximity to the greater Chicago healthcare network make Joliet a practical and scalable location for healthcare service providers.

#### Downtown and tourism-related businesses

Downtown Joliet offers a unique setting for tourism-related enterprises, drawing from attractions such as the historic Rialto Square Theatre, Harrah's Casino, and historic U.S. Route 66. With growing investment in downtown redevelopment and residential infill, the area is becoming increasingly attractive to restaurants, boutique hotels, arts organizations, and professional services. A walkable environment, historic architecture, and a growing calendar of events create a vibrant setting for tourism and hospitality ventures.

#### Advanced manufacturing

Joliet is well-positioned to support advanced manufacturing due to its robust infrastructure, skilled labor force, and proximity to major markets in Chicago and the broader Midwest. Workforce training programs offered by Joliet Junior College and other regional institutions help meet the technical labor demands of modern manufacturers, and competitive land costs and access to reliable utilities make the area attractive for companies looking to expand or relocate.

Despite Joliet's strengths, several persistent deficiencies must be addressed to unlock the proposed RERZ's full potential, including the presence of environmentally contaminated sites, aging and inadequate infrastructure, and blighted properties. Public investments will be required to improve access, upgrade utilities, and remediate environmentally challenged sites. Additionally, the City must help mitigate the higher upfront costs often associated with riverfront redevelopment, including floodplain compliance. Through the RERZ designation, the City aims to overcome these barriers, attract private investment, and foster high-quality development that aligns with its vision for a vibrant and economically diverse area.

### F2. Marketing of RERZ

The City of Joliet's Economic Development Division will serve as the lead entity responsible for marketing the Joliet RERZ. The division will coordinate all outreach and promotional activities related to the zone and will serve as the primary point of contact for developers, property owners, businesses, and community stakeholders interested in pursuing projects within the RERZ.

To support these efforts, the City intends to produce print and digital promotional materials, create and maintain a dedicated RERZ webpage, and host events and outreach sessions. The City also anticipates leveraging additional marketing and technical assistance resources through partnerships with the Joliet Region Chamber of Commerce & Industry and Will County Center for Economic Development.

Planned marketing activities will include:

- Production of informational brochures for property owners and developers,
- An RERZ webpage featuring an interactive map, eligibility criteria, application forms, and FAQs,
- Hosting of RERZ information sessions and developer roundtables,
- Promotion through social media campaigns and newsletters,
- Participation in real estate development conferences, and
- Targeted outreach to owners of key riverfront properties and historic assets.

Through this multi-channel marketing effort, the City aims to raise awareness of the RERZ program, drive private investment, and ensure the zone achieves its potential as a catalyst for environmental, historic, and economic revitalization along the river corridor.

### F3. Publicly owned land disposition

The City of Joliet is committed to leveraging publicly owned real property within the proposed RERZ to catalyze private investment and achieve long-term redevelopment goals. To that end, the City intends to develop a structured public property disposition program that prioritizes the strategic sale, lease, or transfer of City-owned parcels to qualified developers, non-profit partners, and institutions whose projects align with the objectives of the RERZ. The primary goals of this program are to:

- Encourage productive reuse of underutilized or vacant City-owned parcels, particularly historic structures or those with riverfront access,
- Facilitate projects that advance the goals of environmental remediation, historic preservation, and job creation, and
- Ensure that redevelopment of public land contributes to a walkable, mixed-use urban environment that strengthens the economic vitality of the downtown and river corridor.

To achieve these goals, the City will issue periodic requests for proposals (RFPs) for key public sites within the RERZ, with clear evaluation criteria that focus on economic impact, design quality, community benefits, and consistency with the RERZ's overall goals and objectives. For smaller or less strategically located parcels, the City may consider direct negotiations or negotiated sales, subject to City Council approval, provided the proposed use meets minimum redevelopment standards and includes provisions for public benefits.

In all cases, the City will conduct disposition processes with transparency and will work closely with private developers and community partners to identify and remove barriers to redevelopment, such as site access, zoning constraints, or title issues. Through this coordinated disposition strategy, the City of Joliet seeks to position its publicly owned land assets as tools for economic growth, environmental cleanup, and high-impact redevelopment within the RERZ.

#### F4. Local incentives

No local incentives will be offered at this time.

## Part G. Community support

The preparation of the City of Joliet's River Edge Redevelopment Zone (RERZ) application was informed by meaningful input, collaboration, and support from a broad cross-section of community stakeholders. Throughout the planning process, the City engaged in discussions with business leaders, workforce and economic development professionals, non-profit and cultural institutions, and financial institutions to ensure that the proposed RERZ reflects shared priorities for revitalization, job creation, and long-term economic resilience.

Key partners included the Will County Center for Economic Development, which provided strategic guidance on redevelopment priorities with regional economic goals. The Joliet Region Chamber of Commerce & Industry offered insight into local business needs and advocated for policies that will help attract private investment within the proposed zone. The Workforce Investment Board of Will County provided valuable insights into the local labor market and emphasized the importance of integrating workforce training opportunities into redevelopment strategies.

In addition, the City consulted with representatives of Rialto Square Theatre, a cultural anchor within the proposed RERZ, whose continued success depends on a vibrant surrounding environment. The theater's leadership emphasized the importance of the RERZ in attracting complementary uses, increasing downtown foot traffic, and preserving the historic character of the area. The City also consulted with local financial institutions such as Midland States Bank, which shared perspectives on capital access, lending conditions, and the potential for leveraging RERZ incentives to support redevelopment of underutilized properties.

This collaborative, consultative approach underscores the broad-based community support for establishing an RERZ in Joliet. Stakeholders recognize the unique potential of the proposed RERZ to catalyze reinvestment in challenged areas, preserve key historic assets, expand housing and employment opportunities, and reinforce Joliet's role as a regional center of commerce, government, and culture.

## Part H. Zone administrator

**Name:** Paulina Martínez  
**Title:** Economic Development Director  
**Phone:** (815) 724-3734  
**Email:** [pmartinez@joliet.gov](mailto:pmartinez@joliet.gov)

The River Edge Redevelopment Zone (RERZ) Administrator is responsible for managing the administration and implementation of the RERZ program for the City of Joliet. In addition, the RERZ Administrator will serve as the primary point of contact for developers, property owners, businesses, and state agencies, coordinate project eligibility and compliance, maintain program records, and facilitate the application and certification process for state and local redevelopment incentives.

Paulina Martínez will serve as the RERZ Administrator for the proposed Joliet RERZ. Ms. Martínez brings experience in economic development, community engagement, and program management, and is well-positioned to support redevelopment efforts within the proposed zone.

The City Manager selected the RERZ Administrator based on criteria including knowledge of redevelopment programs, experience working with public-private partnerships, and the ability to manage inter-departmental coordination and stakeholder communications effectively.

Financial support for the RERZ Administrator position is provided through the City's Economic Development Division, with funding derived from the City's general fund. Where applicable, the City may also allocate administrative cost recovery from grant-funded or incentive-driven redevelopment projects to support ongoing program management.

## **Part I. Designated zone organization**

The City of Joliet does not intend on naming a designated zone organization at this time.

## Part J. Applicant certification

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant. I further certify that each incentive authorized by the governing body will be implemented and that all necessary administrative procedures will be established and effected.

CERTIFYING REPRESENTATIVE: (To be signed by the Chief Elected Official)

---

Designating Unit of Government (Municipality)

Chief Elected Official

---

Date

Title

## Attachments

[The confirmation of notice of public hearing along with a copy of newspaper article]

[Transcripts of the public hearing]

[The original and two certified copies of the designating ordinance]

[A legal description of the River Edge Redevelopment zone]

[Boundary map]

[Land use map]

[Letters of support]

[Existing plans]



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 593-25

File ID: 593-25

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department: Economic Development

Final Action:

Title: Ordinance Designating an Area as the Joliet River Edge Redevelopment Zone

Agenda Date: 11/04/2025

Attachments: Joliet\_RERZ\_Designation\_ORD\_.docx,  
Proposed\_RERZ\_Boundary.pdf,  
RERZ\_Legal\_Description.docx,  
Joliet\_RERZ\_Application.docx

Entered by: pmartinez@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/24/2025
1	2	10/29/2025	Dustin Anderson	Approve	10/31/2025
1	3	10/29/2025	Todd Lenzie	Approve	10/31/2025
1	4	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 594-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Dustin Anderson, Director of Community Development

**SUBJECT:**

Ordinances Associated with DeLeon Subdivision:

Ordinance Approving the Annexation of 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road (A-3-25)

Ordinance Approving the Classification of 8.1 Acres East of Thoroughbred Lane, South of Old Renwick Road, to R-1B (Single-Family Residential) Zoning (A-3-25)

Ordinance Approving the Preliminary Planned Unit Development of DeLeon Subdivision (PUD-6-25)

**BACKGROUND:**

The petitioner and property owner, Vilma Kraus, requests approval of the annexation of 8.1 acres east of Thoroughbred Lane and south of Old Renwick Road, classification to R-1B (single-family residential) zoning, and the Preliminary Planned Unit Development of DeLeon Subdivision. The purpose of the Planned Unit Development is to create six buildable lots for six single-family residences.

The 8.1-acre subject site is currently within unincorporated Will County and is undeveloped. The petitioner purchased the property in 2021. The site is surrounded on three sides by the Cambridge Run Subdivision, which was annexed into the City in 2002 and has residential zoning. The subject site has existing landscaped areas along its west and south perimeter that were installed in 2004 and 2005 when the adjacent Cambridge Run lots were developed. This existing landscaping will be preserved and a 60-feet landscape easement will be reserved over this area as part of the Planned Unit Development. The petitioner has submitted a preliminary landscape and tree preservation plan which indicates that they plan to preserve the trees on the south portion of the site. A final tree survey will be required with the Final Planned Unit Development.

The preliminary Planned Unit Development of DeLeon Subdivision creates six residential lots and one outlot on approximately 8.1 acres. The requested zoning classification is R-1B (single-family residential), which has a minimum lot area of 9,100 square feet and a minimum lot width of 75 feet. The proposed lots range in size from approximately 25,000 to 65,000 square feet and would each contain a single-family residence. The houses would be around 2,000 to 2,500 square feet and would be either one or two stories. The petitioner expects that the houses would be constructed over the next two to three years. The proposed homes would need to meet the Zoning Ordinance's requirement for the use of brick in exterior elevations, which requires that at least half of the homes have 50 percent brick on their front elevations. The homes would also need to comply with the anti-

monotony ordinance in section 47-17.30 of the Zoning Ordinance. Conceptual elevations will be required as part of the Final Planned Unit Development petition.

The lots would be accessed from a private road off Thoroughbred Lane, which is an existing street through the Cambridge Run subdivision that connects to Old Renwick Road at its north end. The private road would extend from an existing stub off the east side of Thoroughbred Lane. It is the only point of access to the property. The private road will be owned and maintained by all lot owners within the subdivision. The private road has a proposed right-of-way width of 60 feet to match the width of the existing stub. The Public Works construction ordinance requires local streets to have a right-of-way width of 66 feet. The petitioner requests a variance to reduce the required width from 66 to 60 feet due to the existing width of the road stub.

Storm water detention is proposed on the south side of the property. Maintenance of the landscape easement, the stormwater area, and the private road will be the collective responsibility of the owners of the six buildable lots. As part of the Final Planned Unit Development, the petitioner will be required to record covenants that address the responsibility of all lot owners for the maintenance of these shared elements of the development.

The proposed residences will be required to connect to City water and sewer, which are available in the area. Engineering details would be addressed as part of the Final Planned Unit Development. The proposed subdivision is subject to the park district contribution requirements of the Subdivision Regulations. As part of the Final Planned Unit Development, the petitioner will need to work with the Plainfield Park District to determine an amount for a cash contribution in lieu of park land dedication.

Approval of the annexation of 8.1 acres and the Preliminary Planned Unit Development of DeLeon Subdivision will allow the owner to proceed with finalizing plans to subdivide the land into six large single-family residential lots. Future approval of the Final Planned Unit Development is still required.

#### **PLAN COMMISSION PUBLIC HEARING:**

The Plan Commission held a public hearing on this matter at their meeting on August 21, 2025. Mike Rogina, engineer with Rogina Engineers and Surveyors LLC, represented the petition. Three residents spoke with questions about the petition. Meeting minutes are attached.

#### **RECOMMENDATION OF THE PLAN COMMISSION:**

Wendell Martin moved that the Plan Commission recommend approval of the annexation of 8.1 acres, classification to R-1B (single-family residential) zoning, approval of an annexation agreement, and Preliminary Planned Unit Development of DeLeon Subdivision, located east of Thoroughbred Lane, south of Old Renwick Road.

Michael F. Turk seconded the motion, which passed with five (5) aye votes and no nay votes. Voting aye were: Cox, Kella, Martin, Radakovich, and Turk. Voting nay were: none. Absent were: Crompton, Eulitz, Perez, and Roehr.

#### **RECOMMENDATION:**

Staff concurs with the recommendation of the Plan Commission and recommends that the Mayor and City Council approve the following:

1. Ordinance Approving the Annexation of 8.1 Acres Located East of Thoroughbred Lane, South

of Old Renwick Road

2. Ordinance Approving the Classification of 8.1 Acres East of Thoroughbred Lane, South of Old Renwick Road, to R-1B (Single-Family Residential) Zoning
3. Ordinance Approving the Preliminary Planned Unit Development of DeLeon Subdivision

**ORDINANCE NO.**

**ORDINANCE ANNEXING CERTAIN TERRITORY TO THE CITY OF JOLIET**  
**(8.1 Acres East of Thoroughbred Lane, South of Old Renwick Road)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,  
AS FOLLOWS:**

**SECTION 1:** The territory described in Exhibit A is hereby annexed to and declared a part of the City of Joliet, and the corporate limits of the City of Joliet are hereby extended to include the subject property and all adjacent roadways not already within the corporate limits of any municipality. The territory described herein shall be included within the Councilmanic District set forth below, and the ordinance establishing and describing the Councilmanic Districts is hereby amended accordingly.

**SECTION 2:** The owner of record of the territory being annexed pursuant to this Ordinance shall hereafter be subject to all ordinances, resolutions, regulations and other lawful requirements as other territory located within the City of Joliet and shall be liable for the faithful and timely payment of all taxes, contributions and fees, including, but not be limited to, the School Site Contribution, the Park Site Contribution Ordinance, the Water Connection Charge, the Sanitary Sewer Connection Charge the Fire Protection District Disconnection Fee, the Public Library District Disconnection Fee, the Development Impact Fee and Assurances for Public Improvements.

**SECTION 3:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portions of this Ordinance. In the event the imposition of fees under Section 2 hereof is deemed invalid, such invalidity shall not affect the annexation made pursuant to this Ordinance.

**SECTION 4:** This Ordinance shall be in effect upon its passage. The City Clerk shall file a plat of annexation of the subject property with the County Clerk, the Recorder of Deeds and the Township Assessor.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2025

---

**MAYOR**

---

**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN: 06-03-24-200-036-0000

ADDRESS: East of Thoroughbred Lane, South of Old Renwick Road

PLAN COMMISSION APPROVED: Yes

CED DOC. NO.: A-3-25

COUNCILMANIC DISTRICT NO.: 1

PREPARED BY: Helen Miller, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432  
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

**EXHIBIT A**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 899.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 226.82 FEET TO A POINT IN THE CENTERLINE OF OLD RENWICK ROAD PER LAND CONVEYED BY DOCUMENT NUMBER R78-42513; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST A DISTANCE OF 436.26 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED BY DOCUMENT NUMBER R78-42513 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513 AND THE SOUTH LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R199098201, A DISTANCE OF 439.45 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER R199098201; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID DOCUMENT NUMBER R199098201, A DISTANCE OF 1.46 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 3.86 FEET TO THE SOUTHEAST CORNER OF LOT 158 IN CAMBRIDGE RUN UNIT FIVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT NUMBER R2007056237; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 158, A DISTANCE OF 87.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF LOT 189 AND LOTS 1 THROUGH 7, INCLUSIVE IN CAMBRIDGE RUN UNIT FOUR, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, 643.89 FEET TO THE NORTHWEST CORNER OF LOT 162-1 IN SAID CAMBRIDGE RUN UNIT FOUR; THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS EAST ALONG THE NORTH LINES OF LOTS 162-1 THROUGH 167-2 INCLUSIVE, IN SAID CAMBRIDGE RUN UNIT FOUR, A DISTANCE OF 550.00 FEET TO THE EAST LINE OF THE WEST 53 1/3 RODS OF THE EAST 106 2/3 RODS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 642.43 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID DOCUMENT NUMBER R-78-42513; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 19.64 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS. COMMONLY KNOWN AS: EAST OF THOROUGHBRED LANE, SOUTH OF OLD RENWICK ROAD.

PIN: 06-03-24-200-036-0000



**ORDINANCE NO.**

**ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE NO. 5285, AS AMENDED) FOR THE CLASSIFICATION OF NEWLY ANNEXED PROPERTY**  
**(8.1 Acres East of Thoroughbred Lane, South of Old Renwick Road)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,  
AS FOLLOWS:**

**SECTION 1:** The Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby amended with the classification of the real property described in Exhibit A to R-1B (Single-Family Residential) zoning. The official zoning map of the City of Joliet shall be amended to reflect the classification of the subject property.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2025

---

**MAYOR**

---

**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN: 06-03-24-200-036-0000

ADDRESS: East of Thoroughbred Lane, South of Old Renwick Road

PLAN COMMISSION APPROVED: Yes

CED DOC. NO.: A-3-25

COUNCILMANIC DISTRICT NO.: 1

PREPARED BY: Helen Miller, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432

MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

**EXHIBIT A**

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 899.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 226.82 FEET TO A POINT IN THE CENTERLINE OF OLD RENWICK ROAD PER LAND CONVEYED BY DOCUMENT NUMBER R78-42513; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST A DISTANCE OF 436.26 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED BY DOCUMENT NUMBER R78-42513 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513 AND THE SOUTH LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R199098201, A DISTANCE OF 439.45 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER R199098201; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID DOCUMENT NUMBER R199098201, A DISTANCE OF 1.46 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 3.86 FEET TO THE SOUTHEAST CORNER OF LOT 158 IN CAMBRIDGE RUN UNIT FIVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT NUMBER R2007056237; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 158, A DISTANCE OF 87.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF LOT 189 AND LOTS 1 THROUGH 7, INCLUSIVE IN CAMBRIDGE RUN UNIT FOUR, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, 643.89 FEET TO THE NORTHWEST CORNER OF LOT 162-1 IN SAID CAMBRIDGE RUN UNIT FOUR; THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS EAST ALONG THE NORTH LINES OF LOTS 162-1 THROUGH 167-2 INCLUSIVE, IN SAID CAMBRIDGE RUN UNIT FOUR, A DISTANCE OF 550.00 FEET TO THE EAST LINE OF THE WEST 53 1/3 RODS OF THE EAST 106 2/3 RODS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 642.43 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID DOCUMENT NUMBER R-78-42513; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 19.64 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS. COMMONLY KNOWN AS: EAST OF THOROUGHBRED LANE, SOUTH OF OLD RENWICK ROAD.

PIN: 06-03-24-200-036-0000

**ORDINANCE NO.**

**ORDINANCE APPROVING THE PRELIMINARY PLANNED UNIT DEVELOPMENT**  
**(DeLeon Subdivision)**

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS,  
AS FOLLOWS:**

**SECTION 1:** The attached preliminary planned unit development is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2025

---

**MAYOR**

---

**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

SUBDIVISION: DeLeon Subdivision

PIN: 06-03-24-200-036-0000

PLAN COMMISSION APPROVED: Yes

CONDITIONS IMPOSED: Yes

CED DOC. NO.: PUD-6-25

## **EXHIBIT A**

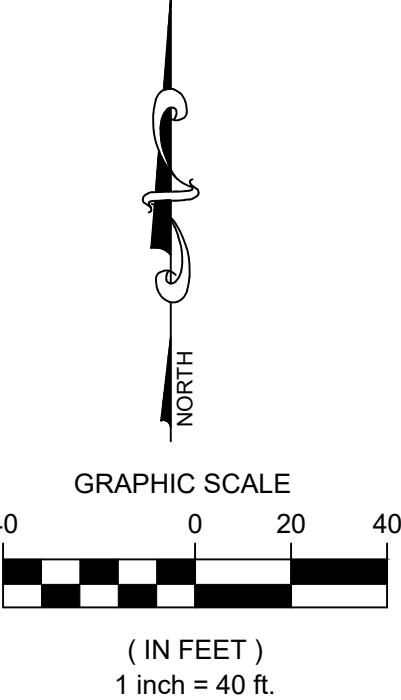
### **RESTRICTIVE COVENANTS:**

As part of the Final Planned Unit Development, the owner shall record restrictive covenants that address the responsibility of all lot owners for the maintenance of all shared elements of the subdivision, including the landscape easements, the stormwater detention area, and the private road.



# PRELIMINARY SITE PLAN

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST  
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



## LEGEND

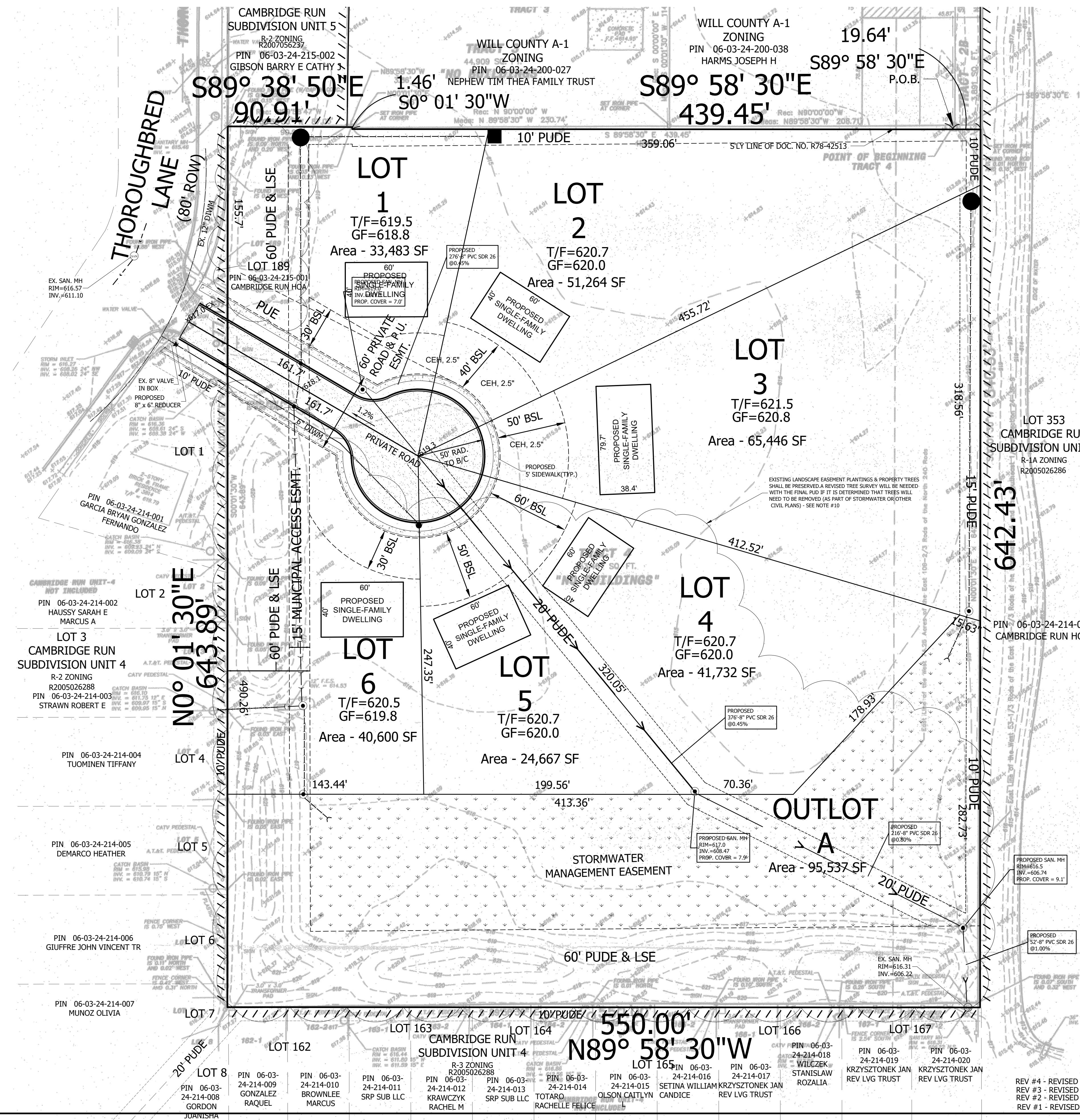
PROPOSED		EXISTING
_____	BOUNDARY LINE	_____
_____	SECTION LINE	_____
_____	LOT LINE	_____
— — —	EASEMENT LINE	— — —
— — —	SETBACK LINE	— — —
○	MANHOLE USE NOTED	○ SAN
● OR ■	CATCH BASIN	○ CB OR ■ CB
● OR ■	INLET	○ IN OR ■ IN
	FLARED END SECTION	⌇
VV	WATER VALVE IN BOX	VV
⊗	WATER VALVE VAULT	⊗
○	FIRE HYDRANT	○
(C)	SANITARY CLEAN OUT	
⊕	B-BOX	
— ) —	STORM SEWER	— ) — ) — ) — )
— )) — —	UNDER DRAIN	— — ) — —
— — > — —	SANITARY SEWER	— — > — —
— — > — —	SANITARY SERVICE	— — > — —
W — —	WATER MAIN	— — W — —
— — G — —	GAS MAIN	— — G — —
— — E — —	ELECTRIC LINE	— — E — —
— — T — —	TELEPHONE LINE	— — T — —
=====	CURB	=====
=====	CURB & GUTTER	=====
=====	DEPRESSED CURB	=====
=====	SIDEWALK	=====

## VARIATIONS REQUESTED

## 1. VARIATION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS ORDINANCE TO REDUCE THE RIGHT-OF-WAY WIDTH TO 60 FEET

#### GENERAL NOTES:

1. THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
2. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
3. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
4. UNLESS OTHERWISE NOTED,  
ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.  
ALL SIDE YARD SETBACKS SHALL BE 10' FEET
5. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
6. STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
7. ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
8. ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A
9. THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.
10. A REVISED TREE SURVEY WILL BE NEEDED WITH THE FINAL PUD IF IT IS DETERMINED THAT TREES WILL NEED TO BE REMOVED (AS PART OF STORMWATER OR OTHER CIVIL PLANS).



# PRESENT ZONING: WILL COUNTY A-1 PROPOSED ZONING: CITY OF JOLIET R-1E

## SITE DATA:

TOTAL LAND AREA : 8.114 ACRES  
TOTAL NO. OF LOTS: 6 & OUTLOT A  
AVG. BUILDABLE LOT AREA: 42,985 SF

PTN 06-03-24-200-03

## NOTE:

PUDE PUBLIC UTILITY &  
DRAINAGE EASEMENT  
PUE PUBLIC UTILITY EASEMENT  
LSE LANDSCAPE EASEMENT  
BSL BUILDING SETBACK  
LINE  
(M) MEASURED  
(R) RECORD

ING PER CITY COMMENTS 10/20/2025  
ENTS 9/18/2025  
ENTS 8/12/2025

<b>PT. OF NE1/4 OF SEC. 24, T36N-R9E</b>			
SCALE: 1"=40'	FIELDWORK DATE:	REVISED FIELDWORK DATE	DRAWN BY: CRR



DATE: August 14, 2025  
TO: Joliet Plan Commission  
FROM: Planning Staff  
SUBJECT: A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement  
PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision

GENERAL INFORMATION:

APPLICANT: Vilma Kraus  
STATUS OF APPLICANT: Owner  
REQUESTED ACTION: Approval of annexation of 8.1 acres and classification to R-1B zoning; and approval of the preliminary planned unit development of DeLeon Subdivision  
PURPOSE: To allow a six-lot residential subdivision  
EXISTING ZONING: Will County A-1 (Agricultural)  
LOCATION: East of Thoroughbred Lane, South of Old Renwick Road (06-03-24-200-036-0000) (Council District #1)  
SIZE: 8.1 acres  
EXISTING LAND USE: Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Residential, R-2 (single-family residential), Will County R-1 (single-family residence), and Will County A-1 (agricultural)  
SOUTH: Residential (Cambridge Run), R-3 (one- and two-family residential)  
EAST: Residential (Cambridge Run), R-1A (single-family residential)  
WEST: Residential (Cambridge Run), R-2 (single-family residential)

SITE HISTORY: The 8.1-acre site is located within unincorporated Will County and is currently undeveloped. The site is surrounded on the west, south, and east by the Cambridge Run subdivision, which was annexed in 2002 and 2003 and then built out over

the next several years. The subject site has existing landscaped areas along the west and south perimeter adjacent to Cambridge Run. Based on aerial imagery, this landscaping was installed in 2004 and 2005 at the same time that the adjacent lots were developed.

The petitioner and current owner purchased the property in 2021.

**SPECIAL INFORMATION:** The preliminary Planned Unit Development of DeLeon Subdivision consists of six residential lots and one outlot on approximately 8.1 acres. The request includes the annexation of the property and classification to the R-1B (single-family residential) zoning district, which has a minimum lot area of 9,100 square feet and a minimum lot width of 75 feet. The lots would be accessed from a private road off Thoroughbred Lane, which is an existing street through the Cambridge Run subdivision that connects to Old Renwick Road at its north end.

The proposed lots range in size from approximately 25,000 to 65,000 square feet and would each contain a single-family residence. The houses would be around 2,000 to 2,500 square feet and would each have an attached garage. One home would be a one-story ranch and the rest would have two stories. The petitioner expects that the houses would be constructed over the next two to three years. The proposed homes would need to meet the Zoning Ordinance's requirement for the use of brick in exterior elevations, which requires that at least half of the homes have 50 percent brick on their front elevations. The homes would also need to comply with the anti-monotony ordinance in section 47-17.30 of the Zoning Ordinance. Conceptual elevations will be required as part of the final Planned Unit Development petition.

There is existing perimeter landscaping along the west and south sides of the subject site that serve as a buffer from the adjacent residential subdivision. The existing landscaping will be preserved and a 60-feet landscape easement will be reserved over this area. A tree survey, which is required as part of the landscaping plan, is in progress and will need to be completed prior to Council review of the preliminary Planned Unit Development. Storm water detention is proposed on the south side of the property. Maintenance of the landscape easement, the stormwater area, and the private road will be the collective responsibility of the owners of the six buildable lots. As part of the final Planned Unit Development, the petitioner will be required to record covenants that address the responsibility of all lot owners for the maintenance of these shared elements of the development.

The proposed private road extends from an existing stub off the east side of Thoroughbred Lane. It is the only point of access to the property. The private road has a

proposed right-of-way width of 60 feet to match the width of the existing stub. The Public Works construction ordinance requires local streets to have a right-of-way width of 66 feet. The petitioner requests a variance to reduce the required width from 66 to 60 feet due to the existing width of the road stub.

The proposed residences will be required to connect to City water and sewer, which are available in the area. Engineering details would be addressed as part of the final Planned Unit Development. The proposed subdivision is subject to the park district contribution requirements of the Subdivision Regulations. The petitioner is working with the Plainfield Park District to determine if they will accept a cash contribution in lieu of land dedication.

**CONCLUSION:** Approval of the annexation of 8.1 acres and the preliminary Planned Unit Development of DeLeon Subdivision will allow the owner to proceed with finalizing plans to subdivide the land into six large single-family residential lots. Future approval of the final Planned Unit Development is still required.

Figure 1: Subject site (2025), located east of Thoroughbred Lane and south of Old Renwick Road; Cambridge Run subdivision within City of Joliet on west, south, and east sides



Figure 2: Subject site and existing road stub, view east from Thoroughbred Lane (August 2025)



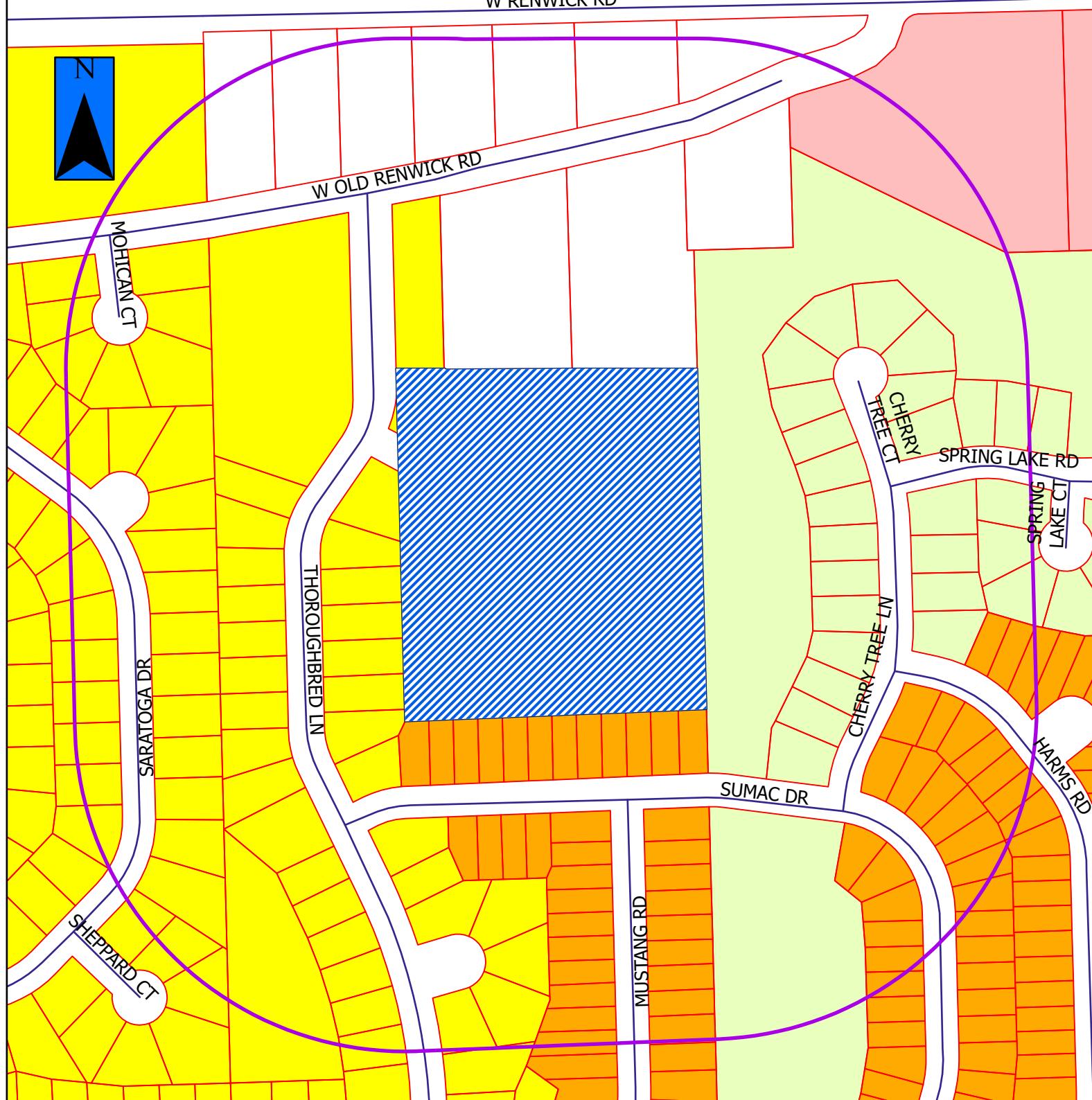
*Figure 3: Subject site, including existing landscaping on west perimeter adjacent to Cambridge Run lots, view south from road stub off Thoroughbred Lane (August 2025)*



*Figure 4: Subject site and existing landscaping at northwest perimeter, view east from Thoroughbred Lane (May 2025)*



W RENWICK RD



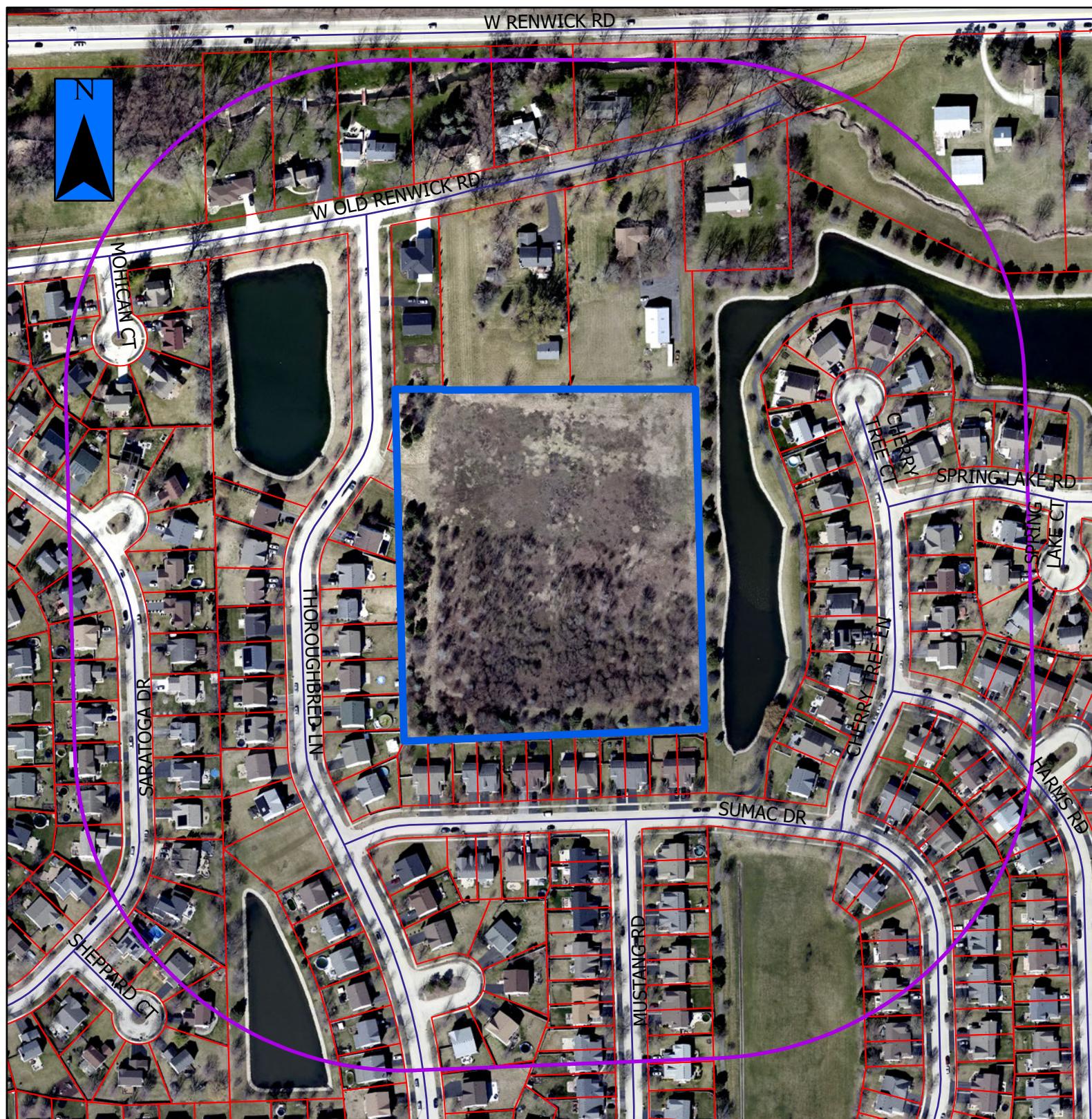
## A-3-25 & PUD-6-25

### Legend

B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B

= Property in Question

= 600' Public Notification  
Boundary

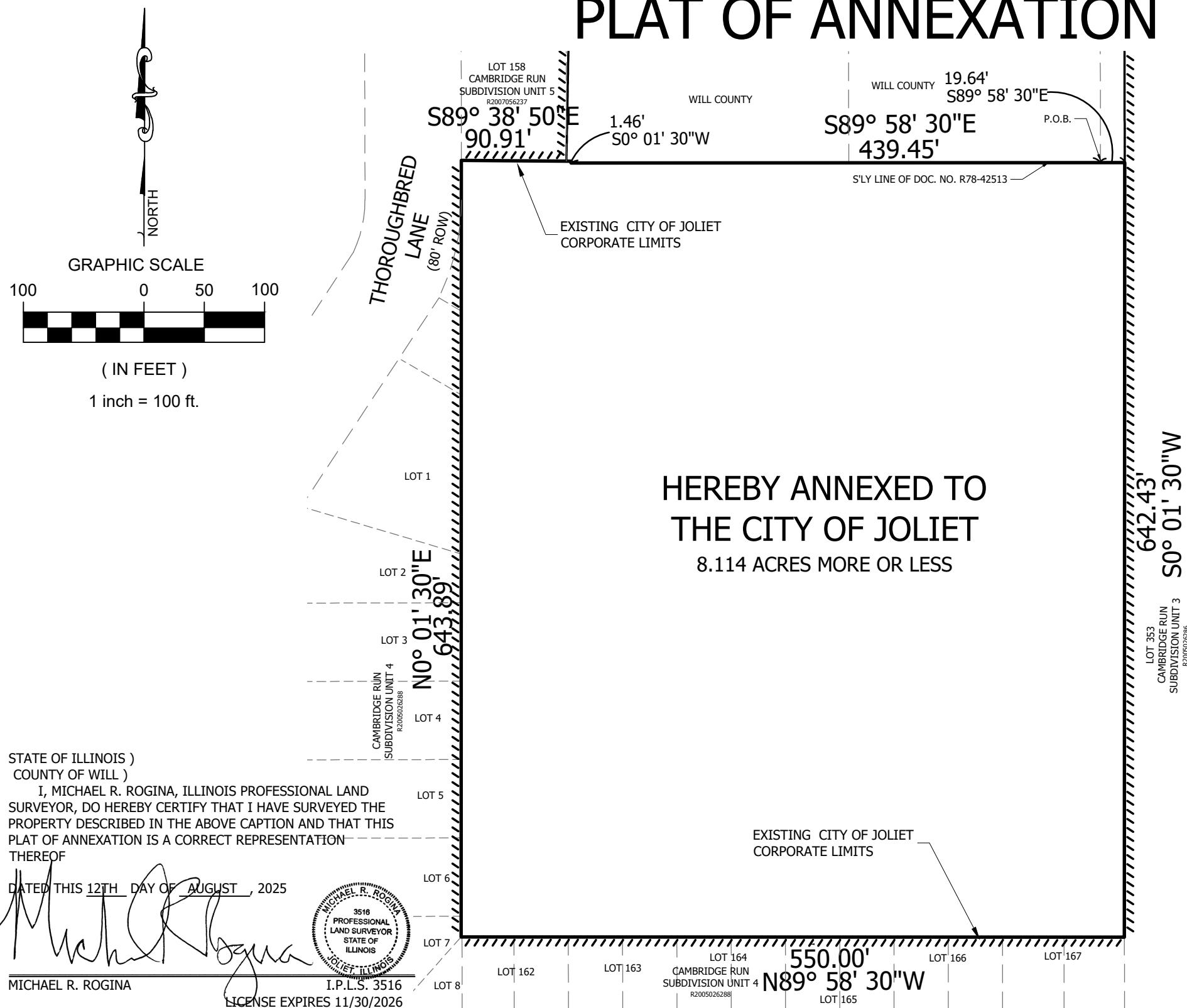


## A-3-25a & PUD-6-25a



- = Property in Question / Propiedad en cuestión
- = 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)

# PLAT OF ANNEXATION



## LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF SECTION 24; THENCE NORTH 89 DEGREES 45 MINUTES 01 SECONDS WEST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 899.65 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG A LINE PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 226.82 FEET TO A POINT IN THE CENTERLINE OF OLD RENWICK ROAD PER LAND CONVEYED BY DOCUMENT NUMBER R78-42513; THENCE CONTINUING ALONG SAID PARALLEL LINE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST A DISTANCE OF 436.26 FEET TO THE SOUTHEAST CORNER OF THE LAND CONVEYED BY DOCUMENT NUMBER R78-42513 TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513 AND THE SOUTH LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R199098201, A DISTANCE OF 439.45 FEET TO THE SOUTHWEST CORNER OF SAID DOCUMENT NUMBER R199098201; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID DOCUMENT NUMBER R199098201, A DISTANCE OF 1.46 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST 3.86 FEET TO THE SOUTHEAST CORNER OF LOT 158 IN CAMBRIDGE RUN UNIT FIVE, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED PER DOCUMENT NUMBER R2007056237; THENCE CONTINUING NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 158, A DISTANCE OF 87.05 FEET TO THE SOUTHWEST CORNER OF SAID LOT 158; THENCE SOUTH 00 DEGREES 01 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF LOT 189 AND LOTS 1 THROUGH 7, INCLUSIVE IN CAMBRIDGE RUN UNIT FOUR, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, 643.89 FEET TO THE NORTHWEST CORNER OF LOT 162-1 IN SAID CAMBRIDGE RUN UNIT FOUR; THENCE SOUTH 89 DEGREES 58 MINUTES 30 SECONDS EAST ALONG THE NORTH LINES OF LOTS 162-1 THROUGH 167-2 INCLUSIVE, IN SAID CAMBRIDGE RUN UNIT FOUR, A DISTANCE OF 550.00 FEET TO THE EAST LINE OF THE WEST 53 1/3 RODS OF THE EAST 106 2/3 RODS OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE NORTH 00 DEGREES 01 MINUTES 30 SECONDS EAST ALONG THE LAST DESCRIBED LINE, A DISTANCE OF 642.43 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID DOCUMENT NUMBER R78-42513; THENCE NORTH 89 DEGREES 58 MINUTES 30 SECONDS WEST, ALONG THE LAST DESCRIBED LINE, 19.64 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

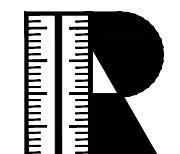
## NOTES:

PUDE PUBLIC UTILITY  
DRAINAGE EASEMENT  
LSE LANDSCAPE EASEMENT  
BSL BUILDING SETBACK LINE

PIN 06-03-24-200-036

PT. OF NE1/4 OF SEC. 24, T36N-R9E

SCALE: 1" = 80' FIELDWORK DATE: REVISED FIELDWORK DATE: DRAWN BY: CRR



**ROGINA**

ENGINEERS & SURVEYORS, L.L.C.  
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782  
Professional Design Firm License No. 184-006843 - Exp. 4/30/2025

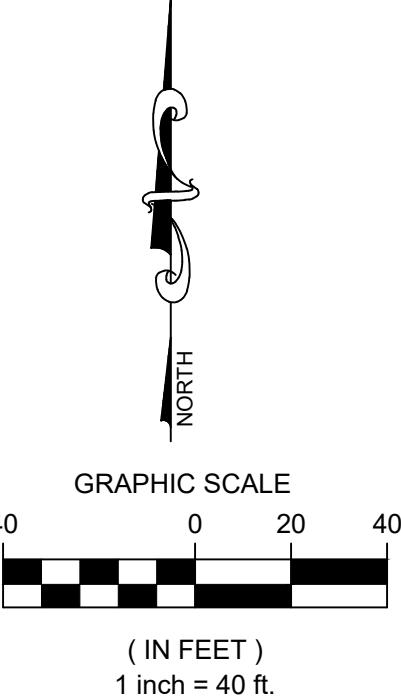
VILMA KRAUS

FILE NO:  
R992.01



# PRELIMINARY SITE PLAN

THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST  
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



## LEGEND

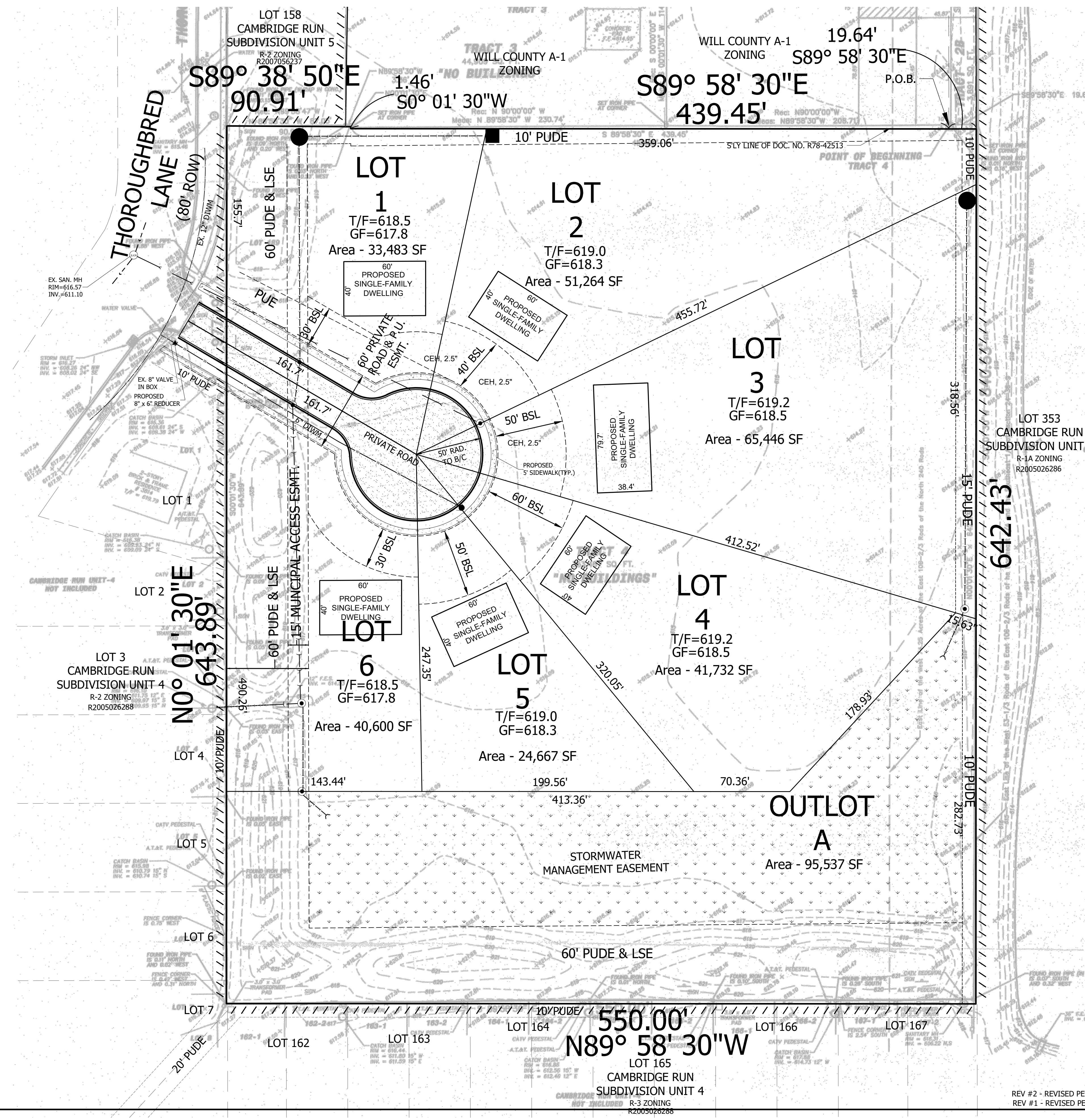
PROPOSED	EXISTING
BOUNDARY LINE	SECTION LINE
LOT LINE	EASEMENT LINE
SETBACK LINE	SETBACK LINE
MANHOLE USE NOTED	MANHOLE USE NOTED
CATCH BASIN	CATCH BASIN
INLET	INLET
FLARED END SECTION	FLARED END SECTION
WATER VALVE IN BOX	WATER VALVE IN BOX
WATER VALVE VAULT	WATER VALVE VAULT
FIRE HYDRANT	FIRE HYDRANT
SANITARY CLEAN OUT	SANITARY CLEAN OUT
B-BOX	B-BOX
STORM SEWER	STORM SEWER
UNDER DRAIN	UNDER DRAIN
SANITARY SEWER	SANITARY SEWER
SANITARY SERVICE	SANITARY SERVICE
WATER MAIN	WATER MAIN
GAS MAIN	GAS MAIN
ELECTRIC LINE	ELECTRIC LINE
TELEPHONE LINE	TELEPHONE LINE
CURB	CURB
CURB & GUTTER	CURB & GUTTER
DEPRESSED CURB	DEPRESSED CURB
SIDEWALK	SIDEWALK

## VARIATIONS REQUESTED

1. VARIATION FROM THE PUBLIC WORKS CONSTRUCTION STANDARDS ORDINANCE TO REDUCE THE RIGHT-OF-WAY WIDTH TO 60 FEET

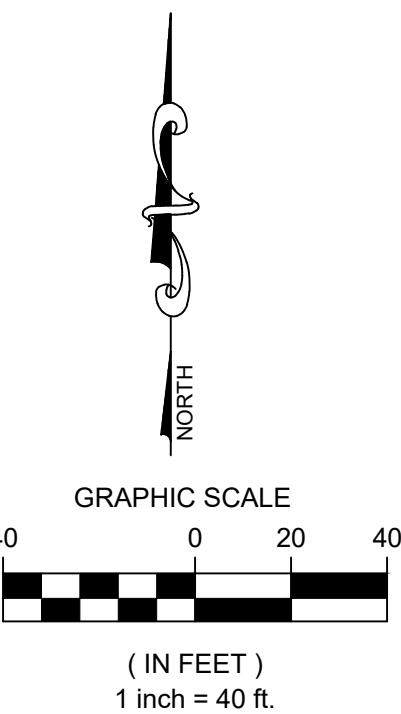
## GENERAL NOTES:

1. THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
2. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
3. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
4. UNLESS OTHERWISE NOTED, ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
5. ALL SIDE YARD SETBACKS SHALL BE 10' FEET
6. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
7. STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
8. ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
9. ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A.
10. THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.



# PRELIMINARY LANDSCAPE & TREE PRESERVATION PLAN FOR DELEON SUBDIVISION

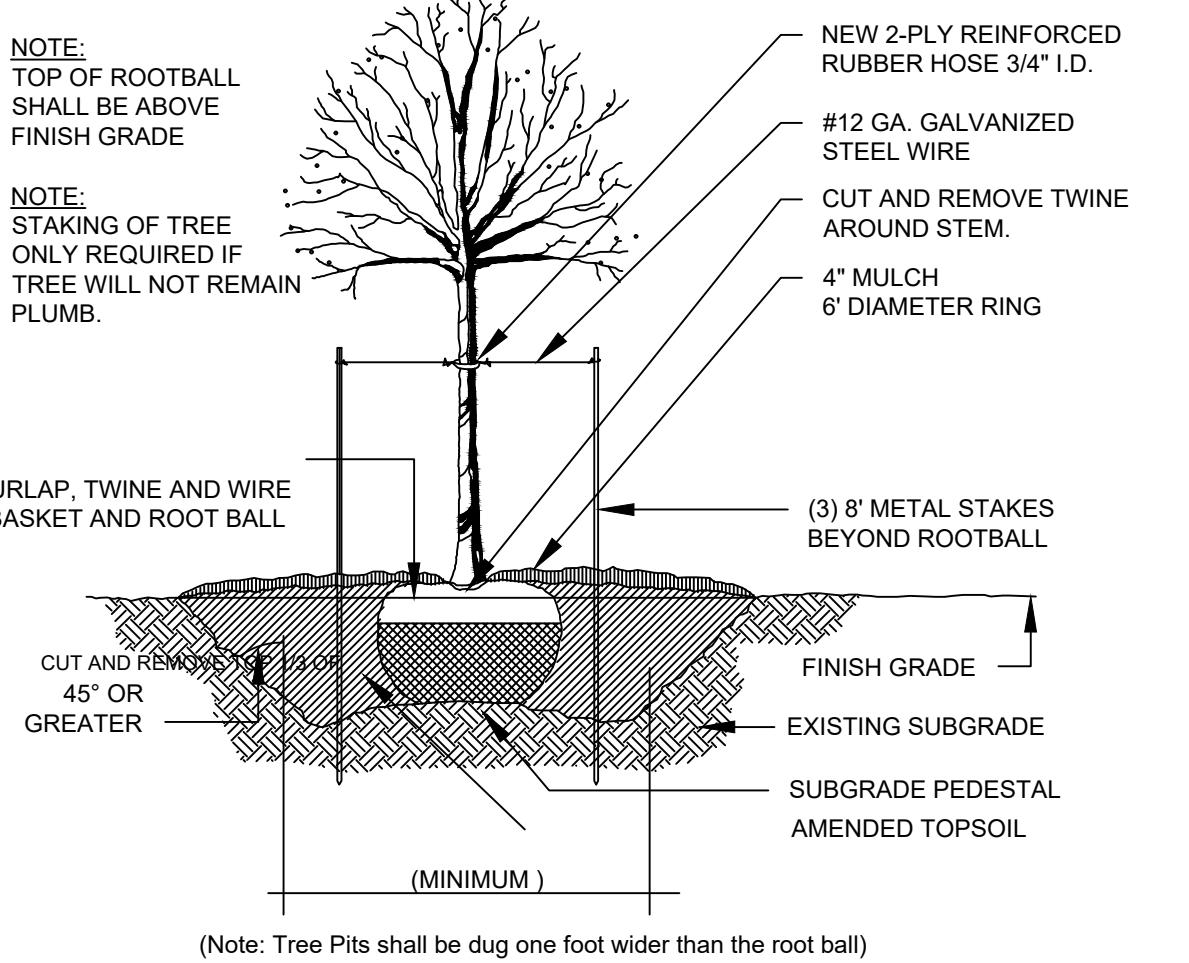
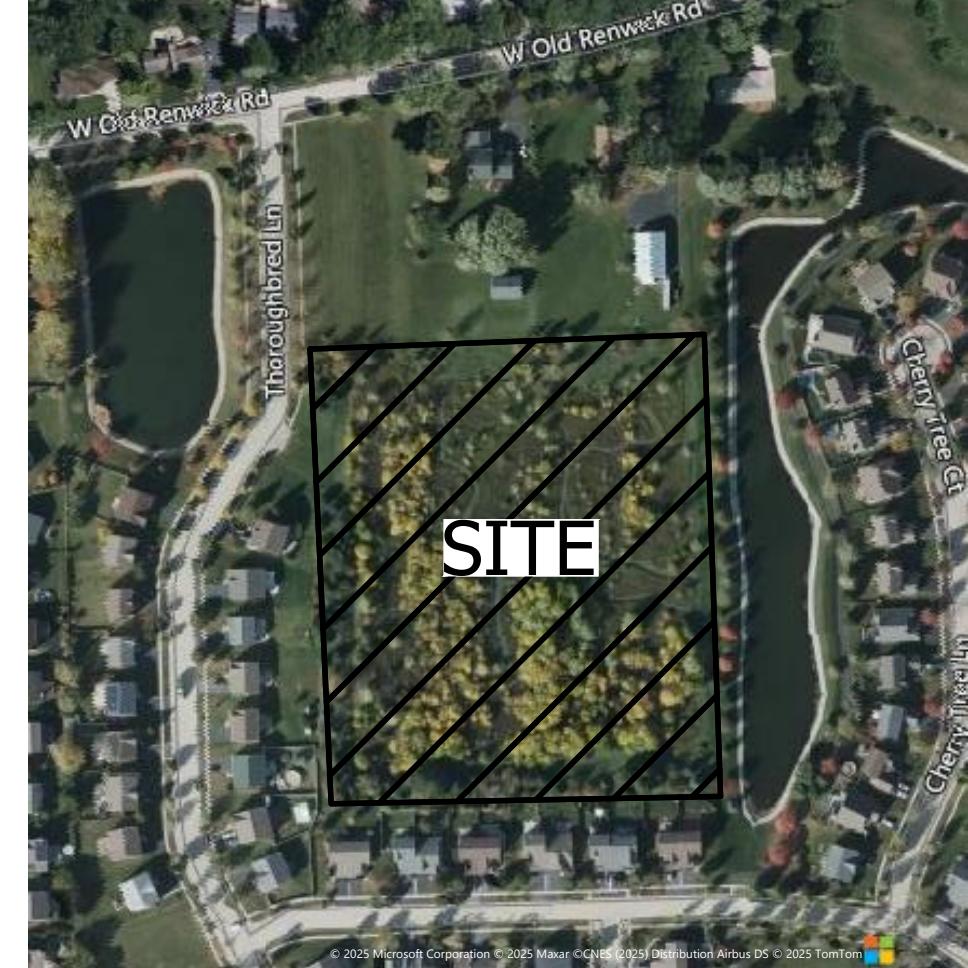
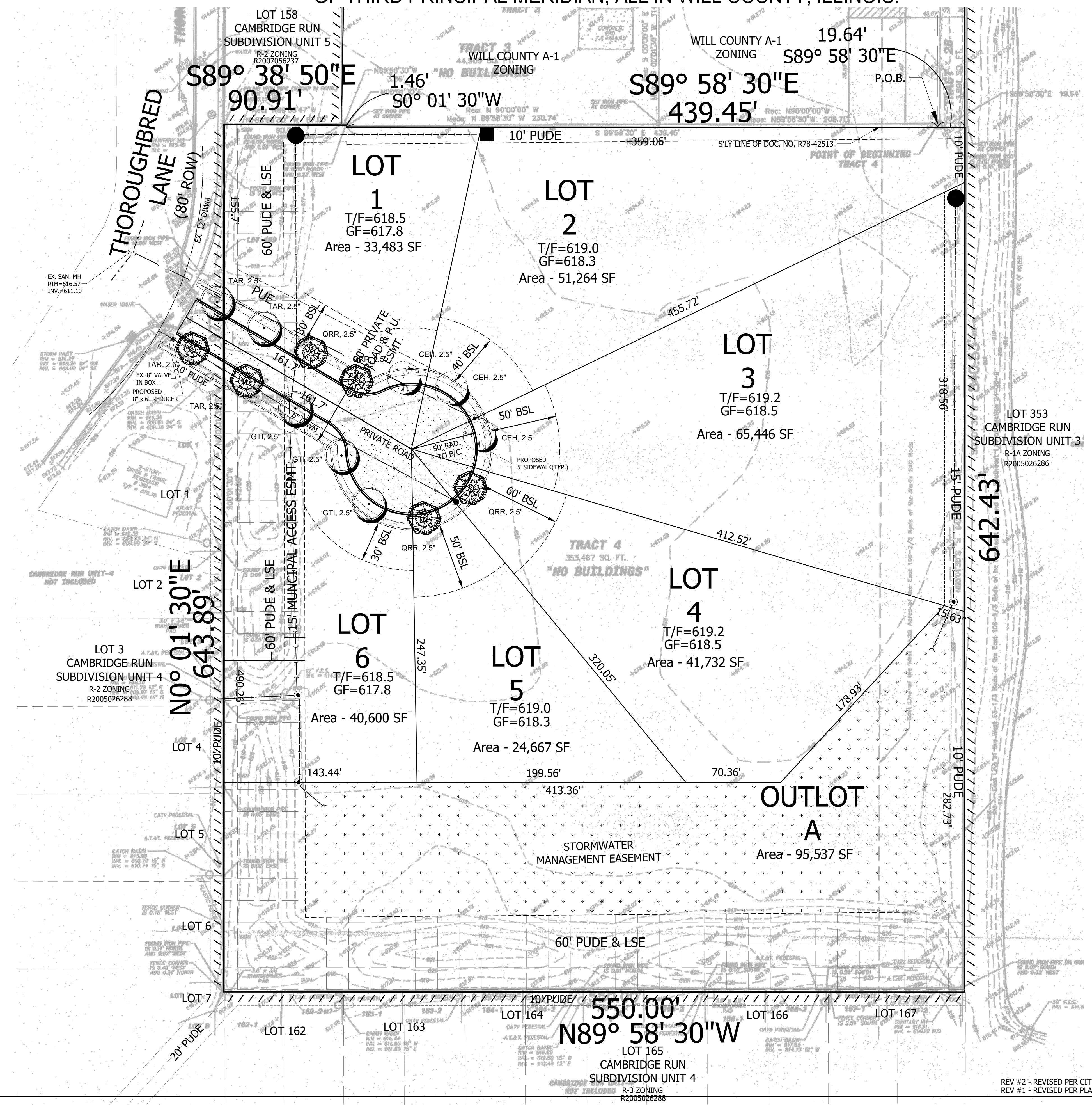
THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST  
OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.



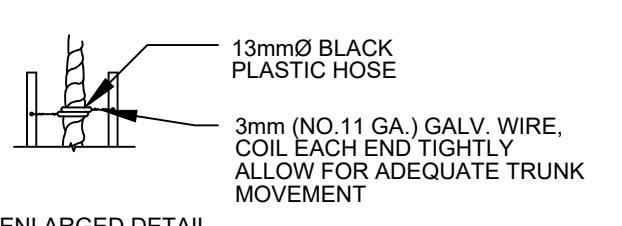
PROPOSED	EXISTING
BOUNDARY LINE	SECTION LINE
SECTION LINE	LOT LINE
EASEMENT LINE	SETBACK LINE
SETBACK LINE	
MANHOLE USE NOTED	
CATCH BASIN	OR
INLET	OR
FLARED END SECTION	OR
WATER VALVE IN BOX	
WATER VALVE VAULT	
FIRE HYDRANT	
SANITARY CLEAN OUT	
B-BOX	
STORM SEWER	
UNDER DRAIN	
SANITARY SEWER	
SANITARY SERVICE	
WATER MAIN	W
GAS MAIN	G
ELECTRIC LINE	E
TELEPHONE LINE	T
CURB	
CURB & GUTTER	
DEPRESSED CURB	
SIDEWALK	

## GENERAL NOTES:

1. THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
2. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
3. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
4. UNLESS OTHERWISE NOTED, ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
5. ALL SIDE YARD SETBACKS SHALL BE 10' FEET
6. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
7. STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
8. ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
9. ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A
10. THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.



## 2 TREE DETAIL



SHADE TREES  
2.5" SHADE TREES @ 40' ON CENTER MAXIMUM.  
SHADE TREES SHALL BE SPACED AS SHOWN AS SPACE ALLOWS.  
SUBSTITUTION OF SPECIES ONLY UPON APPROVAL BY CITY.

### SHADE TREE PLACEMENT GUIDANCE

- 15' MINIMUM SPACING FROM STREET LIGHTS
- 10' MINIMUM SPACING FROM STOP SIGNS AND FIRE HYDRANTS
- 8' MINIMUM SPACING FROM DRIVEWAYS
- 5' MINIMUM SPACING FROM UNDERGROUND UTILITIES

Plant List	Symbol	Botanical Name	Common Name	Specification
CEH		CELTIS OCCIDENTALIS	HACKBERRY	2.5" CALIPER
GTI		2.5" CALIPER		
QRR		GLEIDTIS TRIANCHANTHOS	THORNLESS HONEYLOCUST	2.5" CALIPER
TAR		INERMIS VAR.	RED OR ENGLISH OAK	2.5" CALIPER
TCR		QUERCUS RUBRA	AMERICAN LINDEN	2.5" CALIPER
		TILIA AMERICANA	REDMOND LINDEN	2.5" CALIPER
		TILIA EUCHLORA		



PIN 06-03-24-200-036

PT. OF NE1/4 OF SEC. 24, T36N-R9E			
SCALE: 1"=40'	FIELDWORK DATE:	REVISED FIELDWORK DATE:	DRAWN BY: CRR
(R)			
(M)			
(R)			
<b>ROGINA</b> ENGINEERS & SURVEYORS, LLC. 1225 Channahon Road, Joliet, Illinois 60435 Professional Design Firm License No. 184-006943 - Exp. 4/30/2027			
<b>VILMA KRAUS</b>			FILE NO: R992.01

**BEFORE THE MAYOR AND CITY COUNCIL  
OF THE CITY OF JOLIET, ILLINOIS**

**PETITION FOR ANNEXATION TO THE CITY OF JOLIET**

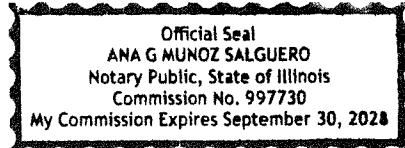
Pursuant to Section 7-1-8 of the Illinois Municipal Code, the undersigned being duly sworn, states on oath as follows:

1. The undersigned is duly authorized by law to execute and file this Petition for Annexation.
2. The undersigned is the owner of record of all of the land within the territory described in Exhibit "A" ("Territory"), attached hereto and incorporated herein by reference.
3. The undersigned constitutes at least 51% of the electors residing within the Territory, if any.
4. The Territory is not within the corporate limits of any municipality.
5. The undersigned requests the annexation of the Territory to the City of Joliet, Illinois, together with that portion of any highway adjoining the Territory, which is not within any municipality.

DATE: July 14 , 2025

**PETITIONER**

Subscribed and Sworn to before me  
this 14th day of July , 20 25.



**NOTARY PUBLIC**

CASE NO. \_\_\_\_\_  
DATE FILED \_\_\_\_\_

ANNEXATION INFORMATION SHEET

(PLEASE PRINT CLEARLY)

**I. Applicant's information:**

**NAME OF APPLICANT(S):**

Vilma	(FN)	Kraus	(LN)	(Suffix)
	(MI)			
FN	(MI)	(LN)		(Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) (\_\_\_\_\_) (W) (\_\_\_\_\_) CELL (\_\_\_\_\_) \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

**II. Owner's information:**

**NAME OF OWNER(S):** (If property ownership is in the name of a partnership, corporation, joint venture, trust or other entity, please list the official name of the entity and the name of the managing power.

Vilma	(FN)	Kraus	(LN)	(Suffix)
	(MI)			
FN	(MI)	(LN)		(Suffix)

HOME ADDRESS (include Suite, Apt. No.) CITY STATE ZIP CODE

BUSINESS ADDRESS CITY STATE ZIP CODE

CONTACT NUMBERS:

(H) (\_\_\_\_\_) (W) (\_\_\_\_\_) CELL (\_\_\_\_\_) \_\_\_\_\_

E-MAIL ADDRESS: \_\_\_\_\_

**In case of a land trust, attach a sheet with the name, address and telephone numbers of all trustees and beneficiaries of the trust.**

### **III. Agent Authorization:**

Please check one of the following:

*I will represent my petition before the Plan Commission and the City Council of the City of Joliet.*

*I hereby authorize the person named below to act as my agent in representing this application before the Plan Commission and the City Council of the City of Joliet.*

Note: The agent is the official contact person for this project and the single point of contact. All correspondence and communication will be conducted with the agent. If no agent is listed, the owner will be considered the agent.

(Please Print)

David A. Silverman

Agent's Name

Mahoney, Silverman & Cross, LLC

Company Name (If Applicable)

822 Infantry Drive, Suite 100, Joliet, IL 60435

Agent's Mailing Address City/State/Zip

(815) 730-9500

Agent's Phone

(\_\_\_\_) \_\_\_\_\_

Area Code Mobile

(815) 730-9598

Area code Fax

Email address: dsilverman@msclawfirm.com

If an agent is representing the owner of the property, please complete the following information:

I hereby authorize the person named above to act as my agent in processing this application before the City Council of the City of Joliet:

Owner's Signature (s):

[REDACTED]

\_\_\_\_\_

Date: 7/14/2025

Date: \_\_\_\_\_

### **IV. REGISTERED VOTERS RESIDING ON TERRITORY TO BE ANNEXED:**

N/A	NAME	ADDRESS	(____)	Area Code	Phone
			(____)	Area Code	Phone
			(____)	Area Code	Phone

## v. **Property information:**

**PROPERTY ADDRESS:**

Vacant Property, Thoroughbred Lane Joliet IL Plainfield 60435  
PROPERTY ADDRESS CITY STATE TOWNSHIP ZIP CODE

PROPERTY IDENTIFICATION NUMBER (P.I.N. or tax number(s)): 06-03-24-200-036

**LEGAL DESCRIPTION OF PROPERTY (OR ATTACH COPY OF "PLAT OF SURVEY"):**

-see Annexation Plat -

LOT SIZE:      WIDTH      DEPTH      AREA 8.11 acres

**PRESENT LAND USE:** Fallow ground

#### EXISTING ZONING: Will County A-1

**PROPOSED LAND USE AND/OR PURPOSE OF ANNEXATION:** Develop property for Single-Family

ZONING CLASSIFICATION REQUESTED: R-1B

## USES OF SURROUNDING PROPERTIES:

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements

The undersigned understands that they are not entitled to any City of Joliet funding for public improvements

I hereby depose and say that all of the above statements are true and correct to the best of my information and behalf.

 [REDACTED] PETITIONER

7/14/25

NA  
PETITIONER

DATE

CASE NO. \_\_\_\_\_

DATE FILED: \_\_\_\_\_

**CITY PLAN COMMISSION  
JOLIET, ILLINOIS**

**PETITION FOR A PLANNED UNIT DEVELOPMENT  
(Check One)**

Preliminary  
 Final

NAME OF PUD: DeLeon Subdivision

NAME OF PETITIONER: Vilma Kraus

HOME ADDRESS: [REDACTED]

CITY, STATE, ZIP: [REDACTED]

HOME PHONE: \_\_\_\_\_

CELL #: \_\_\_\_\_ E-MAIL: [REDACTED]

BUSINESS ADDRESS: N/A

CITY, STATE, ZIP: \_\_\_\_\_

BUSINESS PHONE: \_\_\_\_\_

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: David Silverman

ADDRESS: 822 Infantry Drive, Suite 100, Joliet, IL PHONE: 815-730-9500

OWNER: same as above

HOME ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

HOME PHONE: \_\_\_\_\_

CELL #: \_\_\_\_\_ E-MAIL: \_\_\_\_\_

BUSINESS ADDRESS: N/A PHONE: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

BUSINESS PHONE: \_\_\_\_\_

ENGINEER: ROGINA Engineers & Surveyors, LLC

ADDRESS: 1225 Channahon Road, Joliet, IL PHONE: 815-729-0777

LAND SURVEYOR: same as above

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

ATTORNEY: same as agent above

ADDRESS: \_\_\_\_\_ PHONE: \_\_\_\_\_

LEGAL DESCRIPTION OF PROPERTY: \_\_\_\_\_

-see Preliminary Plat-  
\_\_\_\_\_  
\_\_\_\_\_

COMMON ADDRESS: South of Old Renwick Road, East of Thoroughbred Lane

PERMANENT INDEX NUMBER (Tax No.): 06-03-24-200-036

SIZE: 8.11 acres

NO. OF LOTS: 6

PRESENT USE: Fallow Ground EXISTING ZONING: Will County A-1

USES OF SURROUNDING PROPERTIES: North: Residential

South: Residential - R-3

East: Residential - Stormwater Pond - R-2

West: Residential - R-2

Name of Park District: Plainfield Park District

Date Contacted Park District: 7/14/2025

Is any open space/park site being offered as part of a preliminary PUD? No

If yes, what amount? \_\_\_\_\_

(Acknowledgment by Park District Official) \_\_\_\_\_

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes \_\_\_\_\_ No  If yes, list the Case number and name: \_\_\_\_\_

Is any variance from the Subdivision Regulations being requested? Yes \_\_\_\_\_ No

If yes, describe: \_\_\_\_\_

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by

permanent index numbers: N/A

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss  
COUNTY OF WILL )

I, Vilma Kraus, hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 7/14/2025

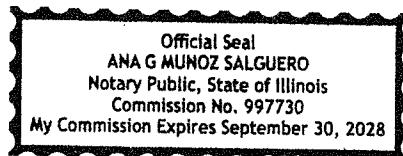
 Petitioner's Name

Subscribed and sworn to before me this 14 day of July, 20 25

September 30, 2028

Notary Public

My Commission Expires:



## CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

### I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- Building Permit (Complete Sections II and III)
- Business License (Complete All Sections)

### II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

---

PIN(s): 06-03-24-200-036

---

### III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

Vilma Kraus

---

---

---

E-MAIL

FAX:

#### **IV. BUSINESS OWNERSHIP**

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- Partnership:** State the names, addresses, and phone #'s of all partners
- Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

---

---

---

---

**E-MAIL:** \_\_\_\_\_ **FAX:** \_\_\_\_\_

**NOTE:**

If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

**SIGNED:** \_\_\_\_\_

**DATE:** July 14, 2025

***Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:***

Vilma Kraus, Owner, \_\_\_\_\_

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Pending Approval

Thursday, August 21, 2025

4:00 PM

City Hall, Council Chambers

## Plan Commission

### *Commission Members*

*Jason Cox  
Jeff Crompton  
Mike Eulitz  
John Kella  
Wendell Martin  
Roberto Perez  
Debbie Radakovich  
Brigette Roehr  
Michael Turk*

Citizens who are unable to attend the meeting can email comments in advance of the meeting to [publiccomment@joliet.gov](mailto:publiccomment@joliet.gov).

## CALL TO ORDER

## ROLL CALL

**Present**

Jason Cox, John Kella, Wendell Martin, Debbie Radakovich and Michael F. Turk

**Absent**

Jeff Crompton, Mike Eulitz, Roberto Perez and Brigette Roehr

ALSO PRESENT: Planning Director Jayne Bernhard, Deputy Director of Engineering Sean Mikos, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, Economic Development Specialist Emily McGuire, Assistant Corporation Counsel Deanna Donnelly, Legal Assistant Katy Fyksen, and Community Development Administrative Assistant Lauren Helland

## APPROVAL OF MINUTES

**Plan Commission Meeting Minutes 7-17-25**[TMP-8828](#)

Attachments: [Plan Commission Meeting Minutes 7-17-25.pdf](#)

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 7-17-25. The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk

**Absent:** Crompton, Eulitz, Perez and Roehr

## CITIZENS TO BE HEARD ON AGENDA ITEMS

None

## OLD BUSINESS: PUBLIC HEARING

**FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5) \*\*TO BE TABLED\*\***

[TMP-8825](#)

Attachments: [FP-4-25 Staff Report August 2025 Tabling.pdf](#)

Planning Director Jayne Bernhard explained City staff requested a tabling of Petition FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision to the September 18, 2025 Plan Commission meeting.

A motion was made by Michael F. Turk, seconded by Wendell Martin, to table FP-4-25: Final Plat of Laraway ANR Pipeline TC Energy Subdivision. (4101 S. Cherry Hill Road) (PIN # 10-11-12-200-002-0000) (COUNCIL DISTRICT #5)

\*\*TO BE TABLED\*\*. The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk

**Absent:** Crompton, Eulitz, Perez and Roehr

## OLD BUSINESS

None

## NEW BUSINESS: PUBLIC HEARING

**A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)**

[TMP-8826](#)

**PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)**

Attachments: [A-2-25 PUD-3-25 \(DeLeon Sub\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Michael Rogina of Rogina Engineers & Surveyors, LLC appeared on behalf of the petition. In response to Commissioner Cox's question, Mr. Rogina explained house sizes would be within 2,500 square feet.

Area residents Mary Beth Moeller, Barry Gibson, and Thea Nephew provided public comments regarding the petition. Mr. Rogina responded to their concerns about single-family zoning, storm water retention, landscape easement maintenance, and lack of buffer on the north side.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to approve A-3-25: Annexation of 8.1 Acres, Classification to R-1B (Single-Family Residential) Zoning, and Approval of an Annexation Agreement. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1)

PUD-6-25: Preliminary Planned Unit Development of DeLeon Subdivision. (East of Thoroughbred Lane, South of Old Renwick Road) (PIN # 06-03-24-200-036-0000) (COUNCIL DISTRICT #1).

The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk

**Absent:** Crompton, Eulitz, Perez and Roehr

**M-2-25: Amendment to the Subdivision Regulations  
Regarding Final Plats****TMP-8827****Attachments:** [M-2-25 \(Subdivision Regulations\) Staff Report](#)

Ms. Bernhard read the staff report into the record. In response to Commissioner Cox's question and Commissioner Kella's comment, Ms. Bernhard confirmed the amendment would eliminate paper copies, as the City's designated format was the ProjectDox portal, and construction plans would be required prior to final approval.

A motion was made by Jason Cox, seconded by Debbie Radakovich, to approve M-2-25: Amendment to the Subdivision Regulations Regarding Final Plats. The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk**Absent:** Crompton, Eulitz, Perez and Roehr**NEW BUSINESS**

None

**NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR  
RECOMMENDATION**

Ms. Bernhard explained the Comprehensive Plan survey would remain open through September 19 and highlighted the Community Workshop scheduled for September 17 from 5:00 to 7:30 p.m.

**PUBLIC COMMENT**

None

**ADJOURNMENT**

A motion was made by Wendell Martin, seconded by Jason Cox, to approve adjournment. The motion carried by the following vote:

**Aye:** Cox, Kella, Martin, Radakovich and Turk**Absent:** Crompton, Eulitz, Perez and Roehr

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 594-25

File ID: 594-25

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/22/2025

Department:

Final Action:

**Title:** Ordinances Associated with DeLeon Subdivision:

Ordinance Approving the Annexation of 8.1 Acres Located East of Thoroughbred Lane, South of Old Renwick Road (A-3-25)

Ordinance Approving the Classification of 8.1 Acres East of Thoroughbred Lane, South of Old Renwick Road, to R-1B (Single-Family Residential) Zoning (A-3-25)

Ordinance Approving the Preliminary Planned Unit Development of DeLeon Subdivision (PUD-6-25)

**Agenda Date:** 11/04/2025

**Attachments:** Ordinance - Annexation DeLeon.docx, Plat of Annexation A-3-25.pdf, Ordinance - Zoning Classification DeLeon.docx, Ordinance - Preliminary PUD DeLeon.docx, Preliminary PUD Plat DeLeon Subdivision.pdf, Preliminary Site Plan DeLeon Subdivision.pdf, Preliminary Landscape Plan DeLeon Subdivision.pdf, Plan Commission Staff Report Packet A-2-25 PUD-3-25.pdf, Plan Commission Minutes 08-21-25.pdf

**Entered by:** hmiller@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/31/2025	Gina Logalbo	Approve	10/27/2025
1	2	10/31/2025	Dustin Anderson	Approve	11/4/2025
1	3	10/31/2025	Todd Lenzie	Approve	11/4/2025
1	4	10/31/2025	Beth Beatty	Approve	11/4/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

**File #:** 595-25

**Agenda Date:** 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Dustin Anderson, Director of Community Development

**SUBJECT:**

Ordinance Vacating 0.028 Acres of a Public Drainage Easement at 1715 Terry Drive

**BACKGROUND:**

In 2007 the manufacturer operating at 1715 Terry Drive sought to expand their injection molding business. This required an addition to the existing structure. That expansion would encroach on the City's stormwater easement. At the time, the City reviewed the proposed plans, calculated the necessary detention volume actually required, and permitted the building expansion.

The structure was constructed, and the manufacturer continued to operate.

The site was developed by Howard Reeves through HOW Enterprises. HOW Enterprises is now owned by Howard's heirs. The new ownership would like to sell the property. The buyer's lender will not proceed with the transaction until the portion of the easement in question has been vacated by the City.

**CONCLUSION:**

In 2007 the City reviewed and approved the expansion of the building and the encroachment upon the recorded easement. The property cannot become productive until the City vacates a portion of the easement.

This item was brought to the September meeting of the Land Use and Economic Development meeting where it received a favorable recommendation.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council approve an Ordinance Vacating 0.028 Acres of a Public Drainage Easement at 1715 Terry Drive.

# PLAT OF VACATION

1715 TERRY DRIVE & 2428 REEVES ROAD

LOCATED IN: SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, 3RD P.M.  
JOLIET, WILL COUNTY, ILLINOIS 60436

## SITE INFORMATION

N/F: HOW ENTERPRISES, INC., AN ILLINOIS CORPORATION;  
ASK HC, L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY  
1715 TERRY DRIVE & 2428 REEVES ROAD  
JOLIET, ILLINOIS 60436  
APN: 0506252010020000, 050625200440000, 050625202045000  
230.796 ± SQUARE FEET, OR 5.298 ± ACRES

## PROPERTY DESCRIPTION

LOT 8 IN CROWN TRYGG INDUSTRIAL PARK, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24 AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1977 AS DOCUMENT NO. R77-00013, IN WILL COUNTY, ILLINOIS.

FOR INFORMATION ONLY, SAID PREMISES ARE DESCRIBED AS 1715 TERRY DRIVE, JOLIET, IL 60436 AND ARE DESIGNATED AS TAX IDENTIFICATION NO. 05-06-25-201-002, IN THE LAND RECORDS OF WILL COUNTY, IL.

## EASEMENT VACATION DESCRIPTION

A PORTION OF LOT 8 IN CROWN TRYGG INDUSTRIAL PARK, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24 AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1977 AS DOCUMENT NO. R77-00013, IN WILL COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8 INCH REBAR LYING ON THE WEST RIGHT-OF-WAY LINE OF TERRY DRIVE (A 66' PUBLIC RIGHT-OF-WAY), BEING THE NORTHEAST CORNER OF SAID LOT 8;

THENCE, ALONG THE NORTH LINE OF LOT 8, SOUTH 88 DEGREES 02 MINUTES 35 SECONDS WEST A DISTANCE OF 196.12 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT VACATION;

THENCE, LEAVING SAID NORTH LINE, SOUTH 01 DEGREE 51 MINUTES 33 SECONDS EAST A DISTANCE OF 151.91 FEET;

THENCE SOUTH 88 DEGREES 10 MINUTES 11 SECONDS WEST A DISTANCE OF 69.66 FEET;

THENCE NORTH 01 DEGREE 49 MINUTES 49 SECONDS A DISTANCE OF 151.75 FEET TO THE NORTH LINE OF AFOREMENTIONED LOT 8;

THENCE, ALONG SAID NORTH LINE, NORTH 88 DEGREES 02 MINUTES 35 SECONDS EAST A DISTANCE OF 69.58 FEET TO THE POINT OF BEGINNING, CONTAINING WITHIN 10,570 SQUARE FEET OR 0.243 ACRES, MORE OR LESS.

STATE OF ILLINOIS  
COUNTY OF WILL  
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND HE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

(OWNER)

STATE OF ILLINOIS  
COUNTY OF WILL  
I, \_\_\_\_\_, NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

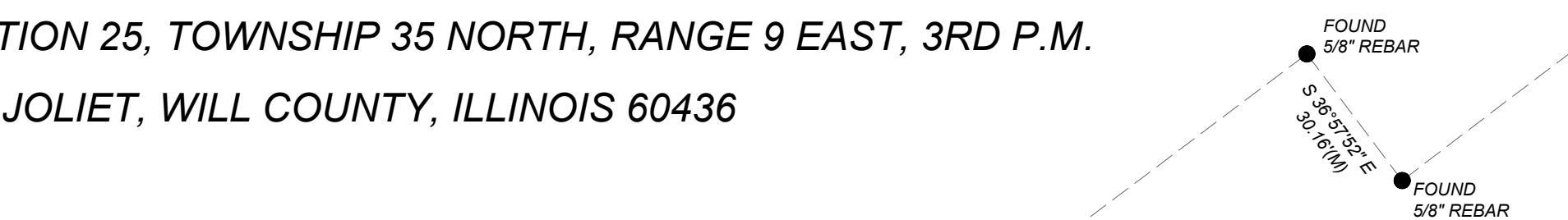
GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC

STATE OF ILLINOIS  
CITY OF JOLIET  
I, \_\_\_\_\_, JOLIET CITY COLLECTOR CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES OR SPECIAL ASSESSMENTS AGAINST THIS PROPERTY.

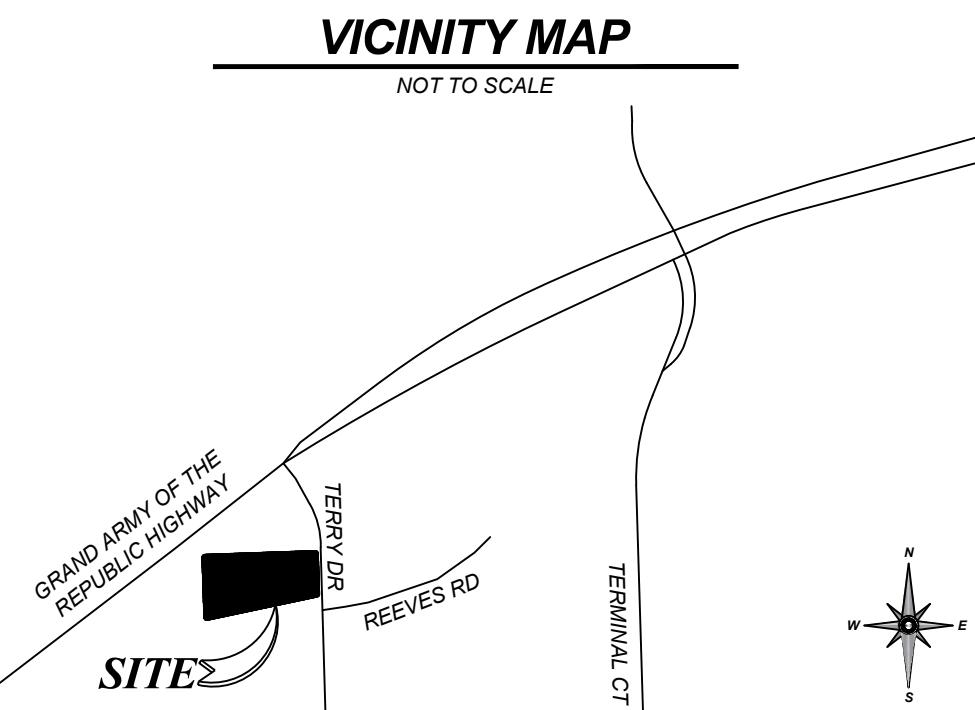
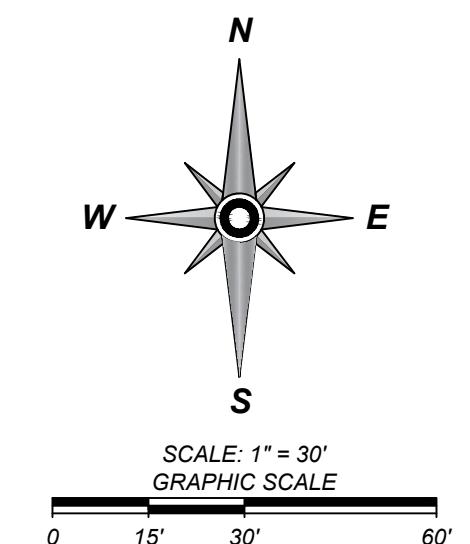
DATED AT \_\_\_\_\_, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

NOTARY PUBLIC



## LEGEND & SYMBOLS

- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- ◊ CONCURRED
- (M) MEASURED OR CALCULATED DIMENSION
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- BOUNDARY LINE
- EASEMENT LINE
- VACATED EASEMENT AREA



COUNTY OF WILL  
STATE OF ILLINOIS  
CITY OF JOLIET

APPROVED BY THE CITY COUNCIL OF THE MUNICIPALITY AFORESAID, ILLINOIS.

DATED AT \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

MAYOR

CITY CLERK

STATE OF ILLINOIS  
COUNTY OF WILL

APPROVED BY THE \_\_\_\_\_ PLAN COMMISSION OF COUNTY AFORESAID, THIS DAY OF \_\_\_\_\_.

CHAIRMAN OF PLAN COMMISSION

SECRETARY

STATE OF ILLINOIS  
COUNTY OF WILL  
THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES AGAINST ANY OF THE REAL ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

COUNTY CLERK OF COUNTY AFORESAID

STATE OF ILLINOIS  
COUNTY OF WILL  
THIS INSTRUMENT NO. \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COUNTY AFORESAID, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, AT \_\_\_\_\_ AND RECORDED IN BOOK OF PLATS NO. \_\_\_\_\_ AT PAGE \_\_\_\_\_.

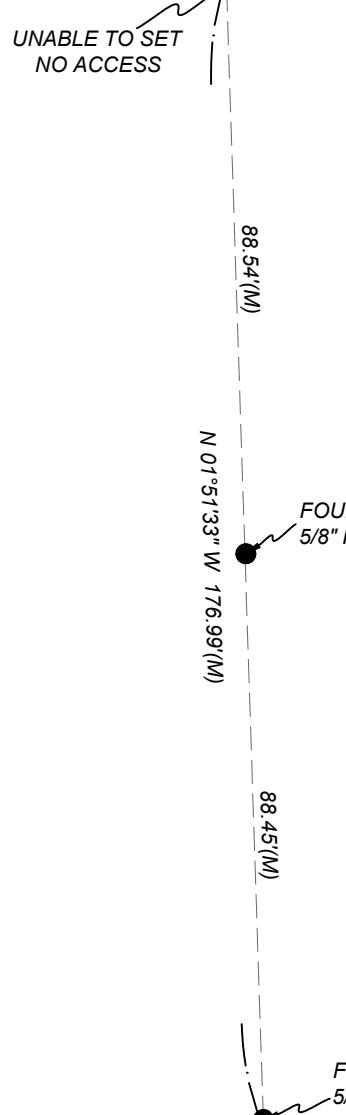
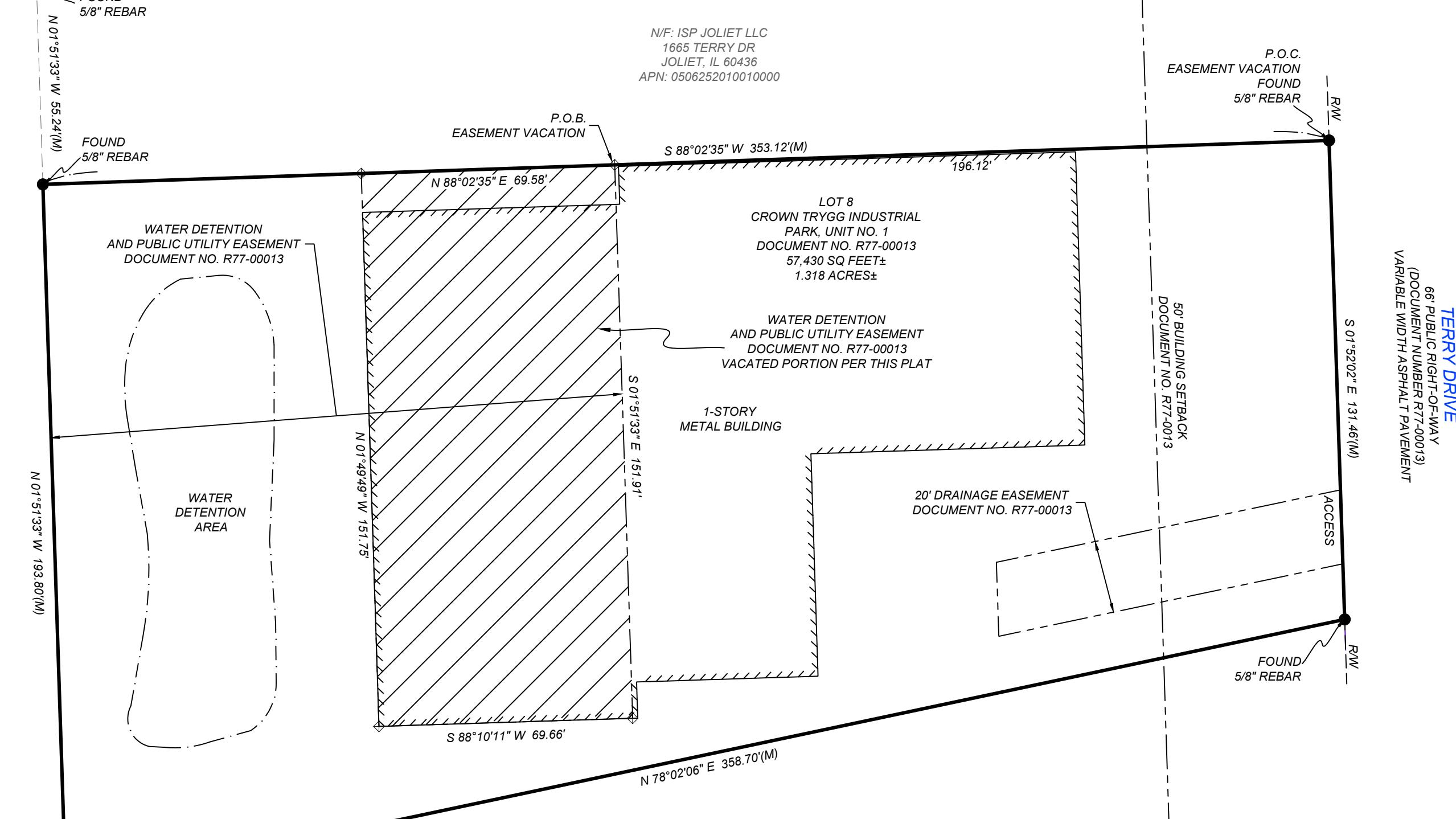
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

COUNTY RECORDER OF COUNTY AFORESAID

STATE OF ILLINOIS  
COUNTY OF WILL  
I, \_\_\_\_\_, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF COUNTY AFORESAID DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # \_\_\_\_\_ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PIN) \_\_\_\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_.

DIRECTOR



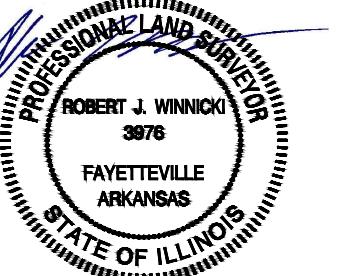
## SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, ROBERT J. WINNICKI, AN ILLINOIS REGISTERED LAND SURVEYOR, HAVE SURVEYED THE FOLLOWING DESCRIBED PROPERTY.

LOT 8 IN CROWN TRYGG INDUSTRIAL PARK, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24 AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 35 NORTH, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1977 AS DOCUMENT NO. R77-00013, IN WILL COUNTY, ILLINOIS.

I HEREBY CERTIFY THAT THIS EASEMENT DESCRIPTION AND DRAWING WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION, AND CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE AS DEFINED IN SECTION 1270.56 OF THE ILLINOIS ADMINISTRATIVE CODE AND THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989 (225 ILCS 3/60).

ROBERT J. WINNICKI  
PROFESSIONAL LAND SURVEYOR 035.003976  
STATE OF ILLINOIS  
LICENSURE EXPIRES 11/30/2026  
PROFESSIONAL DESIGN FIRM 184.00828-0010



DATE	REVISION HISTORY	BY

SURVEYOR JOB NUMBER: 25-3430-04	SURVEY DRAWN BY: CT - 10/02/2025
SURVEY REVIEWED BY: KAF	SHEET: 1 OF 1

# BLEW

Surveying | Engineering | Environmental  
3825 N. SHILOH DRIVE - FAYETTEVILLE, AR 72703  
EMAIL: SURVEY@BLEWINC.COM  
OFFICE: 479.443.4506 FAX: 479.582.1883  
WWW.BLEWINC.COM

# BLEW

Surveying | Engineering | Environmental

## PARCEL 1:

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF JOLIET, COUNTY OF WILL, STATE OF ILLINOIS, BEING KNOWN AS A PART OF LOT 8 IN CROWN TRYGG INDUSTRIAL PARK, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24 AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 35, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1977 AS DOCUMENT NO. R77-00013, IN THE WILL COUNTY LAND RECORDS, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN CROWN TRYGG INDUSTRIAL PARK, UNIT NO. 1;

THENCE NORTH 88 DEGREES 02 MINUTES 35 SECONDS EAST A DISTANCE OF 150.86 FEET TO A POINT ALONG THE NORTHERN LINE OF SAID LOT 8;

THENCE SOUTH 02 DEGREES 23 MINUTES 24 SECONDS EAST A DISTANCE OF 10.83 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 23 MINUTES 24 SECONDS EAST A DISTANCE OF 129.92 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 38 MINUTES 44 SECONDS EAST A DISTANCE OF 11.16 FEET TO A POINT;

THENCE SOUTH 88 DEGREES 10 MINUTES 11 SECONDS WEST A DISTANCE OF 65.37 FEET TO A POINT;

THENCE NORTH 01 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 141.06 FEET TO A POINT;

THENCE NORTH 88 DEGREES 10 MINUTES 11 SECONDS EAST A DISTANCE OF 63.55 FEET TO THE POINT OF BEGINNING, CONTAINING 9,064 SQUARE FEET OR 0.208 ACRES.



479-4434506



blewinc.com



3825 N Shiloh Dr.  
Fayetteville, AR 72703

**ORDINANCE NO.**

**ORDINANCE VACATING 0.208 ACRES OF A PUBLIC DRAINAGE EASEMENT AT  
1715 TERRY DRIVE**

**WHEREAS**, the Mayor and City Council have determined that it is in the best interest of the City of Joliet to vacate and release the sanitary sewer easement identified and described in Exhibit "A" to reduce conflicts with the proposed Vista Ridge subdivision.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, AS FOLLOWS:**

**SECTION 1:** That the sanitary sewer easement described in Exhibit "A" is hereby vacated and released.

**SECTION 2:** This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

**SECTION 3:** This Ordinance shall be in effect upon its passage.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2025

---

**MAYOR**

---

**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PIN: 05-06-25-201-002-0000  
ADDRESS: 1715 Terry Drive  
EASEMENT RESERVED: No  
PLAT ATTACHED: Yes

PREPARED BY: Dustin Anderson, Director, City of Joliet, 150 West Jefferson Street, Joliet IL 60432  
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

**EXHIBIT A**

ALL THAT TRACT OR PARCEL OF LAND SITUATE IN THE TOWN OF JOLIET, COUNTY OF WILL, STATE OF ILLINOIS, BEING KNOWN AS A PART OF LOT 8 IN CROWN TRYGG INDUSTRIAL PARK, UNIT NO. 1, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 24 AND PART OF THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 25, TOWNSHIP 35, RANGE 9 EAST, OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 3, 1977 AS DOCUMENT NO. R77-00013, IN THE WILL COUNTY LAND RECORDS, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF LOT 8 IN CROWN TRYGG INDUSTRIAL PARK, UNIT NO. 1;

THENCE NORTH 88 DEGREES 02 MINUTES 35 SECONDS EAST A DISTANCE OF 150.86 FEET TO A POINT ALONG THE NORTHERN LINE OF SAID LOT 8;

THENCE SOUTH 02 DEGREES 23 MINUTES 24 SECONDS EAST A DISTANCE OF 10.83 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 23 MINUTES 24 SECONDS EAST A DISTANCE OF 129.92 FEET TO A POINT;

THENCE SOUTH 04 DEGREES 38 MINUTES 44 SECONDS EAST A DISTANCE OF 11.16 FEET TO A POINT;

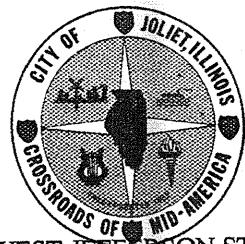
THENCE SOUTH 88 DEGREES 10 MINUTES 11 SECONDS WEST A DISTANCE OF 65.37 FEET TO A POINT;

THENCE NORTH 01 DEGREES 49 MINUTES 49 SECONDS WEST A DISTANCE OF 141.06 FEET TO A POINT;

THENCE NORTH 88 DEGREES 10 MINUTES 11 SECONDS EAST A DISTANCE OF 63.55 FEET TO THE POINT OF BEGINNING, CONTAINING 9,064 SQUARE FEET OR 0.208 ACRES, MORE OR LESS.

DEPARTMENT OF  
PUBLIC WORKS & UTILITIES  
(815) 724-4210  
Fax (815) 723-7770

CITY OF JOLIET



150 WEST JEFFERSON STREET  
JOLIET, ILLINOIS 60432-4158

August 9, 2007

Reply to: 921 E. Washington Street  
Joliet, IL 60433

Arthur Benner, P.E.  
Rogina & Associates, Ltd.  
93 Caterpillar Drive  
Joliet, IL 60436

Re: Mastermolding Building Addition  
Terry Drive

Dear Mr. Benner:

The Department of Public Works and Utilities has reviewed and accepted the site plan for the Mastermolding Building Addition located on Terry Drive with revisions dated 08/07/07. All stormwater detention and utility concerns have been met. The Department of Public Works and Utilities has no additional concerns for this site.

Should you have any questions or need additional information, please feel free to contact me at (815) 724-4210.

Sincerely,

A handwritten signature in black ink, appearing to read "Greg P. Ruddy".  
Gregory P. Ruddy, P.E.  
Public Works Administrator

cc: James R. Trizna, P.E., Director of Public Works  
David Mackley, Director of Inspectional Services



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 595-25

File ID: 595-25

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 09/16/2025

Department:

Final Action:

Title: Ordinance Vacating 0.028 Acres of a Public Drainage Easement at 1715 Terry Drive

Agenda Date: 11/04/2025

Attachments: Plat of Vacation.pdf, Legal Description.pdf, Ordinance - Easement Vacation Terry Drive.pdf, Public Works Approval Letter.pdf

Entered by: duanderson@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/30/2025
1	2	10/29/2025	Dustin Anderson	Approve	10/31/2025
1	3	10/29/2025	Todd Lenzie	Approve	10/31/2025
1	4	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 596-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Dustin Anderson, Director of Community Development

**SUBJECT:**

Ordinance Approving the Fourth Amendment to Development Agreement for Senior Suites of Joliet, LLC Building at 215 N. Ottawa Street

**BACKGROUND:**

On March 15, 2004, the City of Joliet and Senior Suites LLC entered into a Development Agreement, authorized by Ordinance No. 14605, for the redevelopment of 215 N. Ottawa Street (the former YMCA building). The project resulted in the creation of ninety (90) rental units, including eighty-four (84) age-restricted affordable units, which are required to remain affordable through 2037. Partial funding for the project was provided through the City Center Redevelopment Project Area - TIF District No. 2.

The original agreement awarded up to \$3,000,000 in TIF increment rebates or for the life of the TIF, which was originally set to expire in 2023. However, the life of the TIF was extended an additional twelve (12) years and is now set to expire in 2035. The Development Agreement has been amended three (3) times previously to:

1. Adjust the initial project timeline (April 4, 2005 - Ordinance No. 15060);
2. Increase the allocation of HOME funds (August 15, 2006 - Ordinance No. 15633); and
3. Permit the loan of HOME funds to be secured by a third-party mortgage (September 19, 2006 - Ordinance No. 15671).

Senior Suites of Joliet, LLC is requesting a fourth amendment to extend the existing TIF agreement by five (5) years. The proposed extension would allow the developer additional time to pursue financing opportunities with the Illinois Housing Development Authority's (IHDA) Low-Income Housing Tax Credit (LIHTC) programs. Securing these resources would enable the developer to stabilize the project and undertake approximately \$9 million in capital improvements to modernize the residential units, common areas, and building systems.

On October 22, 2025, the Land Use & Economic Development Committee voted to recommend approval of the proposed amendment to the full City Council.

**CONCLUSION:**

To date, the project has received \$1,463,403.86 in TIF rebates. Approval of a five-year extension to the agreement is projected to generate approximately \$470,000 in additional TIF assistance.

The proposed extension would preserve 84 age-restricted affordable housing units within a key

downtown Joliet building. It would also provide the developer sufficient time to apply for IHDA funding, which could extend the project's affordability covenants for an additional thirty (30) years or more. In addition, the developer anticipates investing approximately \$9 million to modernize the building.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council approve an Ordinance Approving the Fourth Amendment to Development Agreement with Senior Suites of Joliet, LLC Building at 215 N. Ottawa Street.

## ORDINANCE NO.

### **ORDINANCE APPROVING THE FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT FOR SENIOR SUITES OF JOLIET, LLC BUILDING AT 215 N. OTTAWA STREET**

**WHEREAS**, the City of Joliet is a home rule unit of local government and Article VII, Section 6(a) of the Illinois Constitution of 1970 provides that, except as limited by this Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs; and

**WHEREAS**, on March 15, 2004 the Developer and the City entered into a Development Agreement ("Development Agreement") pursuant to Ordinance No. 14605 wherein the Developer agreed to redevelop the existing facility located at 215 N. Ottawa Street, at the southwest corner of Ottawa Street and Webster Street in Joliet (the "Property") into an up to ninety (90) unit affordable age-restricted rental community (the "Project") in accordance with the Development Agreement and the zoning approvals granted by the City; and

**WHEREAS**, on April 4, 2005, the Development Agreement was amended (the "First Amendment") pursuant to Ordinance No. 15060 to increase the amount of Home Investment Partnership Program (HOME) funds allocated to the project to a total of \$1,000,000.00 and to modify certain project deadlines; and

**WHEREAS**, on August 15, 2006, the Development Agreement was again amended (the "Second Amendment") pursuant to Ordinance No. 15633 to modify the project deadlines; and

**WHEREAS**, on September 19, 2006, the Development Agreement was again modified (the "Third Amendment") pursuant to Ordinance No. 15671 to allow the loan of HOME funds to the developer to be secured with a third-party mortgage; and

**WHEREAS**, the parties have agreed to amend the Development Agreement once again in order to modify the terms and conditions established by the Development Agreement under which the Developer will receive assistance provided by the City and the time and manner in which the Property will be redeveloped; and

**WHEREAS**, the Property is located within the Joliet City Center Redevelopment Project Area and the Project is eligible to receive financial assistance in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-2); and

**WHEREAS**, this Fourth Amended Development Agreement is adopted pursuant to the home rule powers of the City of Joliet and the Tax Increment Allocation Redevelopment Act; and

**WHEREAS**, the Mayor and City Council hereby find and determine this Ordinance as presented herein is in the best interest of the City of Joliet.

**BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS AS FOLLOWS:**

**SECTION 1:** The City of Joliet hereby approves the attached Fourth Amended Development Agreement with Senior Suites of Joliet, LLC, an Illinois limited liability company, for the redevelopment of the building located at 215 N. Ottawa Street.

**SECTION 2:** The Mayor and City Clerk are hereby authorized and directed to execute the Fourth Amended Development Agreement on behalf of the City of Joliet.

**SECTION 3:** The City Manager is hereby authorized to take such action as may be reasonably required for the City to comply with the requirements of the Fourth Amended Development Agreement.

**SECTION 4:** This Ordinance and every provision thereof shall be considered separable and the invalidity of any section, clause, paragraph, sentence or provision of the Ordinance shall not affect the validity of any other provision of this Ordinance.

**SECTION 5:** All Ordinances or Resolutions or parts thereof conflicting with any of the provisions of this Ordinance shall be and the same hereby repealed. This would include, but not be limited to, Ordinance No. 14605 – Development Agreement approved March 15, 2004; Ordinance No. 15060 – First Amendment approved April 4, 2005; Ordinance No. 15633 – Second Amendment approved August 15, 2006; and Ordinance No. 15671 – Third Amendment approved September 19, 2006.

**SECTION 6:** This Ordinance shall be in effect from and after its passage, approval, and recording according to law.

**PASSED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

---

**MAYOR**

---

**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PREPARED BY: **Paulina Martínez**, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

MAIL TO: City Clerk, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

**FOURTH AMENDED DEVELOPMENT AGREEMENT FOR  
SENIOR SUITES OF JOLIET, LLC BUILDING AT 215 N. OTTAWA STREET**

**THIS AGREEMENT** (the "Fourth Amended Development Agreement") is made this \_\_\_\_\_ day of \_\_\_\_\_, 2025, ("Effective Date") by and between Senior Suites Joliet, LLC, an Illinois limited liability company (the "Developer") and the City of Joliet, a municipal corporation (the "City").

**RECITALS**

**WHEREAS**, the City of Joliet is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois; and

**WHEREAS**, this Fourth Amended Development Agreement modifies the Agreement dated March 15, 2005; Amendment #1 dated April 4, 2005; Amendment #2 dated August 15, 2006; Amendment #3 dated September 19, 2006; wherein the Developer and the City entered into Agreements ("Development Agreements") to the existing facility located at the southwest corner of Ottawa Street and Webster Street in Joliet (the "Property") into an up to ninety (90) unit affordable age-restricted rental community (the "Project") in accordance with the Development Agreements and the zoning approvals granted by the City; and

**WHEREAS**, the Property is located within the Joliet City Center Redevelopment Project Area and the Project is eligible to receive financial assistance in accordance with the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-2) ("Act"); and

**WHEREAS**, to redevelop the Property as set forth herein, the Developer received financial assistance from the 2000 Joliet City Center Redevelopment Project Area Special Tax Allocation Fund ("TIF Funds") and City of Joliet HOME Funds Program ("HOME Funds"); and

**WHEREAS**, this Fourth Amended Development Agreement is intended to modify the terms and conditions established by the previous or first Development Agreements under which the Developer will receive assistance provided by the City and the time and manner in which the Property will be redeveloped; and

**NOW THEREFORE**, in consideration of the foregoing recitals and the exchange of mutual consideration as set forth herein, the Developer and the City agree as follows:

**1. TIF EXTENSION**

The City agrees to take such action as may be necessary to cause the term of the 2000 Joliet City Center Redevelopment Project TIF, including the 2000 Joliet City Center Redevelopment Project Area Special Tax Allocation Fund, to be extended for an additional five (5) years from its current termination date of December 31, 2025, to December 31, 2030. No additional extensions will be permitted under this agreement.

## **2. TIF BENEFIT**

Section 3 of the Development Agreement is hereby amended to provide that Developer shall be entitled to receive 100% of the TIF increment beyond December 31, 2025, up to five (5) years, and shall not exceed Three Million Dollars (\$3,000,000.00) or the maximum amount allowable under said Act, whichever is less. Payments will be contingent on satisfactory inspections from the City of Joliet as required by the municipal code.

## **3. FAÇADE IMPROVEMENTS**

The Developer agrees to complete substantial façade improvements to the Property, which shall include, at a minimum, tuckpointing of masonry surfaces, power washing of the building exterior, repair and restoration of entrance stairs, and painting of all decorative metals attached to the façade, as well as doors and windows, as needed, in a manner consistent with good construction practices and the historic character of the building, and subject to approval by the City. The Developer must complete these improvements within two hundred and seventy-three (273) days of the execution of this agreement.

## **4. CLAIMS AGAINST THE CITY**

In addition to any other obligation established in this Fourth Amended Development Agreement, the Developer agrees to defend, indemnify and save harmless the City, its officers, employees and other officials from any and all claims of any nature whatsoever which may arise from the Developer's performance of this Fourth Amended Development Agreement, provided, however, that nothing contained in this Fourth Amended Development Agreement shall be construed as rendering the Developer liable for acts of the City, its officers, agents or employees. The duty to defend and indemnify includes, but is not limited to, the duty to defend and indemnify claims related to the Project's eligibility to receive TIF Funds or the City's authority to provide TIF Funds to the Developer as set forth herein.

## **5. PROPERTY STANDARDS**

The Developer, and its successors, shall develop and manage the Property with reasonable professional skill and in compliance with all applicable laws and ordinances.

## **6. DEFAULT AND TERMINATION**

In the event the Developer fails to comply with any of the material terms of this Fourth Amended Development Agreement following notice and a reasonable opportunity to cure the default, which period shall be at least thirty (30) days, the City shall have the right to (a) terminate this Fourth Amended Development Agreement; (b) terminate all contracts to which it is a party; (c) the return of all unexpended amounts previously advanced to the Developer; and (d) such other remedies as may be available at law or in equity. In addition to any other provision of this Fourth Amended Development Agreement, the Developer shall be in default of this Fourth Amended Development Agreement unless it has completed construction of the Project in accordance with this Fourth Amended Development Agreement.

In addition to any other remedy provided for in this Fourth Amended Development Agreement or that may be available to the City under law or in equity, the City may terminate this Fourth Amended Development Agreement upon thirty (30) days' notice to the Developer if commencement of the Project does not occur within twenty-four (24) months of the effective date of this Fourth Amended Development Agreement.

In the event the City fails to provide the financial assistance to the Property as set forth in this Fourth Amended Development Agreement following notice and a reasonable opportunity to cure, the Developer shall have the right to terminate this Fourth Amended Development Agreement and to pursue such other remedies as may be available at law or in equity.

## **7. OTHER SOURCES OF FUNDING**

The City's obligation to provide TIF Funds to the Developer shall be subject to the Developer submitting a successful application to the Illinois Housing Development Authority (IHDA) for the Acquisition Rehab Tax Credits within the extended five (5) year term of this Fourth Amended Development Agreement.

## **8. REPRESENTATIONS AND COVENANTS OF THE DEVELOPER**

(a) The Developer and the City are entering into this Fourth Amended Development Agreement in reliance on the special abilities of the Developer to perform or facilitate the performance of the development services, design services, construction management and property management work set forth herein. The Developer covenants with City to use its best efforts, skills, judgment, and abilities in performing or facilitating such development services, design services, construction management and property management work. The Developer shall observe applicable laws, regulations, rules, codes, ordinances, and orders.

(b) The Developer represents and warrants that it and all persons subject to its control that must be licensed or registered under any federal, state or local statute or regulation with regard to performing the development services, design services and construction work in relation to the Property will be duly licensed or registered and will maintain their licensing and registration throughout the Developer's performance of such development services, design services and construction management work.

(c) The Developer shall perform all services hereunder in accordance with generally accepted prevailing local standards of care, skill, diligence, and professional competence applicable to professionals engaged in developing and designing projects of similar size and type as the Property.

(d) Any contractors or subcontractors engaged by the Developer shall comply with all applicable federal, state, and local laws, regulations or codes in connection with the development services, design services and rehabilitation work contemplated by this Fourth Amended Development Agreement.

(e) The Developer shall comply with all applicable housing laws, including, but not limited to, the Fair Housing Act, as amended ordinances.

## **9. MISCELLANEOUS**

(a) The terms and provisions set forth in the First Development Agreement shall remain in full force and effect except to the extent amended by the terms and provisions set forth in this Fourth Amended Development Agreement, the First Amended Agreement, the Second Amended Agreement, or the Third Amended Agreement. To the extent of any inconsistency between the terms of the Agreement, First Amended Agreement, the Second Amended Agreement, and the terms set forth herein, the terms set forth in this Fourth Amended Development Agreement shall control. This Fourth Amended Development Agreement represents the parties' final and mutual understanding with respect to the subject matter hereof. It replaces and supersedes any prior agreements or understandings, whether written or oral. This Fourth Amended Development Agreement may not be modified or replaced except by another signed written agreement.

(b) This Fourth Amended Development Agreement, including any exhibits, constitutes the parties' entire agreement on this subject. There are no written or oral representations or understandings that are not fully expressed in this Fourth Amended Development Agreement. No change, waiver or discharge is valid unless set forth in an instrument that is signed by the party against whom it is sought to be enforced.

(c) Except as otherwise set forth herein, this Fourth Amended Development Agreement shall be governed and construed in accordance with the laws of the State of Illinois. All actions whether sounding in contract or in tort, relating to the validity, construction, interpretation, and enforcement of this Fourth Amended Development Agreement shall be instituted and litigated in the courts of the State of Illinois located in Will County, Illinois, and in no other. In accordance herewith the parties to the Fourth Amended Development Agreement submit to the jurisdiction of the courts of the State of Illinois, located in Will County, Illinois.

(d) The failure by either party at any time to give notice of any breach of or noncompliance with this Agreement is not a waiver of any other rights or remedies under this Fourth Amended Development Agreement.

(e) If any provision of this Fourth Amended Development Agreement is held to be illegal, invalid, or unenforceable, the provision will be fully severable and will be construed and enforced as if such illegal, invalid, or unenforceable provision is not a part of this Fourth Amended Development Agreement, and the remaining provisions of this Fourth Amended Development Agreement will remain in full force and effect.

(f) Each party and its counsel have reviewed and revised this Fourth Amended Development Agreement. Consequently, the rule of construction that ambiguities are resolved against the drafting party shall not be applicable in interpreting this Fourth Amended Development Agreement or its amendments or Exhibits.

(g) This Fourth Amended Development Agreement shall inure to the benefit of and bind the parties hereto and its respective legal representatives, successors, and assigns, provided that the Developer may not assign all or any part of this Fourth Amended Development Agreement without the prior written consent of the City.

(h) Time is of the essence of this Fourth Amended Development Agreement.

(i) The redevelopment obligations established herein touch and concern the Property and shall run with the land.

**10. EFFECTIVE DATE**

This Fourth Amended Development Agreement shall take effect upon the Effective Date.

The parties, by their authorized representatives, have executed this Fourth Amended Development Agreement effective as of the date first written above.

**CITY OF JOLIET,**  
A municipal corporation

**SENIOR SUITES OF JOLIET, LLC,**  
a limited liability company

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Date: \_\_\_\_\_

**ATTEST:**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT A**  
**SENIOR SUITES OF JOLIET**  
**AFFORDABLE HOUSING SUMMARY**

Senior Suites of Joliet is a 90-unit affordable housing community for moderate and lower income seniors at 215 Ottawa Street in downtown Joliet. The 99,830 sq. ft. community includes more than 5,500 square feet of common-area amenities including a dining room; a multipurpose lounge anchored by two historically preserved fireplaces; library space; exercise equipment; and free laundry facilities on each floor. Residents enjoy services including monthly housekeeping, planned activities, and scheduled transportation. Each apartment is equipped with a spacious bathroom, window treatments, and individually-controlled heating and air conditioning. Specially-designed features consider the changing needs of residents, such as easy-to-access cabinetry and appliances, conveniently located electrical outlets and light switches, and an Up-and-About system for residents to check-in with staff each morning.

The historic preservation and adaptive reuse of the former YMCA building was completed by the community's current owner in December of 2007. The redevelopment extensively restored and preserved the architecturally significant features of the original 1927 completed building designed by D.H. Burnham & Company and remains listed on the National Register of Historic Places. Financing for the affordable housing development included both Historic and Low Income Housing Tax Credits as well Tax Increment Financing and a variety of loans and grants from the City of Joliet, the Illinois Housing Development Authority, the Federal Home Loan Bank of Chicago, BMO, and the Joliet City Center Partnership.

In exchange for the public funding assistance, the property is obligated to adhere to certain affordable housing covenants requiring 84 of the 90 apartments to be reserved for lower income seniors and leased at various restricted rent levels to age and income qualified households through the end of 2037. Noted below is a table summarizing the affordable housing unit mix covenants and the current maximum rents and income restrictions. The rents for the six "market rate" apartments are only restricted by what the local market will bear.

<u>AREA MEDIAN INCOME</u>	<u>APT. TYPE</u>	<u>TOTAL APTS.</u>	<u>CURRENT MAX RENT</u>		<u>MAXINCOME</u>	<u>MAXINCOME</u>
			<u>(2025)</u>	<u>(2025)</u>	<u>1 PERSON HH (2025)</u>	<u>2 PERSON HH (2025)</u>
30%	Studio	5	\$ 588	\$ 25,200	\$ 28,800	
40%	Studio	2	\$ 785	\$ 33,600	\$ 38,400	
50%	Studio	3	\$ 981	\$ 42,000	\$ 48,000	
60%	Studio	4	\$ 1,177	\$ 50,400	\$ 57,600	
Market	Studio	2	\$ 1,260		N/A	N/A
30%	1BR	5	\$ 630	\$ 25,200	\$ 28,800	
40%	1BR	16	\$ 841	\$ 33,600	\$ 38,400	
50%	1BR	8	\$ 1,051	\$ 42,000	\$ 48,000	
60%	1BR	41	\$ 1,261	\$ 50,400	\$ 57,600	
Market	1BR	4	\$ 1,516		N/A	N/A
		90				



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 596-25

File ID: 596-25

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/23/2025

Department: Economic Development

Final Action:

**Title:** Ordinance Approving the Fourth Amendment to Development Agreement for Senior Suites of Joliet, LLC Building at 215 N. Ottawa Street

Agenda Date: 11/04/2025

Attachments: Senior\_Suites\_Ordinance.docx,  
Senior\_Suites\_Fourth\_Amendment\_Agreement.docx,  
Senior\_Suites\_Summary\_ExhibitA.docx

Entered by: pmartinez@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/27/2025
1	2	10/29/2025	Dustin Anderson	Approve	10/31/2025
1	3	10/29/2025	Kevin Sing	Approve	10/31/2025
1	4	10/29/2025	Todd Lenzie	Approve	10/31/2025
1	5	10/31/2025	Beth Beatty	Approve	10/31/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 598-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Dustin Anderson, Director of Community Development

**SUBJECT:**

Resolution Authorizing Execution of a Lease Agreement Between the City of Joliet and La Sociedad, Inc., DBA Casa Catrina Mexican Heritage Cuisine

**BACKGROUND:**

The City of Joliet issued a Request for Proposals (RFP) seeking an experienced restaurateur or hospitality professional to establish a family-friendly business at the old Joliet Union Station, 50 E. Jefferson Street, where the former MyGrain Brewery was located. MyGrain Brewery closed in 2023, and the space has been vacant since then.

A total of four (4) complete proposals were received and reviewed by a group of City staff members across different divisions, including Purchasing, Planning, City Manager's Office, Facilities, and Economic Development. Following the initial review, staff identified three candidates to advance to the formal interview stage. Following the interview process, staff determined that La Sociedad, Inc. DBA Casa Catrina Mexican Heritage Cuisine (Casa Catrina) was the most appropriate fit for this lease opportunity, based on their personnel bandwidth, previous experience, concept, marketing plan, and available capital. The Casa Catrina team includes Ángel Zamudio, Joaquín Anguiano, and José Vázquez. All three members of the team individually own restaurants and other series of businesses, including Culichi Town in Stone Park, and Tequila CJ in Chicago.

The Economic Development Division proceeded to conduct due diligence to confirm the information submitted by Casa Catrina's team, which included a comprehensive criminal and financial background check. There were no reportable items found through the background checks.

The proposed terms of the lease include:

- Initial lease term of five (5) years.
- Two (2) five-year renewal options if both parties agree.
- Starting rent of \$7,000.00, with a 5% annual increase.
- The tenant will be responsible for all utility bills and property taxes.
- Brewing operations must begin within 12 months of the execution of the lease; otherwise, the City of Joliet reserves the right to sell or lease the equipment to a third party.

The Land Use & Economic Development Committee met on October 22, 2025, and recommended approval by the City Council.

**CONCLUSION:**

The initial five-year lease is projected to generate \$464,153.03 in rent, and approximately \$232,000.00 in sales taxes, food & beverages taxes, and property taxes combined. Additionally, this project would activate a key vacancy in the downtown area.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council approve a Resolution Authorizing a Lease Agreement of Union Station at 50 E. Jefferson Street with La Sociedad, Inc., DBA Casa Catrina Mexican Heritage Cuisine.

## **RESOLUTION NO.**

### **A RESOLUTION AUTHORIZING EXECUTION OF A MODIFIED LEASE AGREEMENT WITH LA SOCIEDAD, INC., DBA CASA CATRINA MEXICAN HERITAGE CUISINE**

**WHEREAS**, Joliet Union Station, located at 50 East Jefferson Street, Joliet, Illinois PIN 30-07-10-335-016-0004 (the "Premises"), is owned by the City of Joliet (the "Landlord") and the Commuter Rail Division of the Regional Transportation Authority, Northeast Illinois Regional Commuter Railroad Corporation ("Metra"), as tenants in common; and

**WHEREAS**, on April 15, 1986, the City and Metra entered into a certain Agreement, a copy of which is available for public inspection in the Office of the City Clerk appended to Ordinance No. 8248, wherein the City is given the exclusive right to market and lease space in Joliet Union Station and to retain the revenue generated thereby; and

**WHEREAS**, La Sociedad, Inc. DBA Casa Catrina Mexican Heritage Cuisine (the "Tenant") requested to extend the term of the lease agreement at a certain portion of Joliet Union Station commonly known as Unit 103; and

**WHEREAS**, the Mayor and City Council have determined that it is in the City's best interest to enter into a Lease Agreement with La Sociedad, Inc; and

**WHEREAS**, the City of Joliet is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois.

### **BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET PURSUANT TO ITS STATUTORY AND HOME RULE POWERS AS FOLLOWS:**

**SECTION 1:** The Mayor and City Council hereby find that the recitals contained in the Preamble to this Resolution are true, correct and complete and hereby incorporate the Preamble by reference as if fully set forth in this Section 1.

**SECTION 2:** The Mayor and City Manager are hereby authorized to execute the Union Station Lease Agreement, and incorporated herein, between the City of Joliet and La Sociedad, Inc. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

**SECTION 3:** The City Clerk is authorized and directed to record the Lease between the Landlord and Tenant with the Will County Recorder of Deeds.

**SECTION 4:** Each section and part thereof of this Resolution is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or constitutionality of the remaining portion(s) of this Resolution.

**SECTION 4:** All resolutions or parts thereof in conflict with the terms of this Resolution are hereby repealed and of no further force and effect to the extent of such conflict.

**BE IT FURTHER RESOLVED** that this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025

---

**MAYOR**

---

**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

PREPARED BY: Paulina Martínez, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

MAIL TO: City Clerk, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

**LEASE AGREEMENT BETWEEN THE CITY OF JOLIET AND LA SOCIEDAD, INC. DBA CASA CATRINA MEXICAN HERITAGE CUISINE**

**THIS LEASE AGREEMENT** ("Lease") has been executed on the date set forth below immediately prior to the parties' signatures, but is made effective \_\_\_\_\_, and is by and between the **CITY OF JOLIET**, an Illinois municipal corporation ("Landlord"), and **La Sociedad, Inc., DBA Casa Catrina Mexican Heritage Cuisine**, an Illinois corporation ("Tenant").

**WITNESSETH:**

**WHEREAS**, Joliet Union Station, located at 50 East Jefferson Street, Unit 103, Joliet, Illinois PIN 30-07-10-335-014-0004 (the "Premises"), is owned by the City of Joliet (the "Landlord") and the Commuter Rail Division of the Regional Transportation Authority, Northeast Illinois Regional Commuter Railroad Corporation ("Metra"), as tenants in common; and

**WHEREAS**, on April 15, 1986, the City and Metra entered into a certain Agreement, a copy of which is available for public inspection in the Office of the City Clerk appended to Ordinance No. 8248, wherein the City is given the exclusive right to market and lease space in Joliet Union Station and to retain the revenue generated thereby; and

**WHEREAS**, the Mayor and City Council have determined that it is in the City's best interest to enter into a Lease Agreement with La Sociedad, Inc., DBA Casa Catrina Mexican Heritage Cuisine; and

**WHEREAS**, the City of Joliet is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois.

**1. LEASED PREMISES AND COMMON AREAS; USE** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Leased Premises specifically described in the attached **Exhibit A** (the "Leased Premises"). The Leased Premises may be used and occupied as a restaurant and brewery with an on-site commercial kitchen, related sales and managerial offices and ancillary storage areas. Tenant shall not use or allow the Leased Premises to be used for any purpose other than as specified herein, including the operation of a sexually oriented business as defined by the ordinances of the Landlord, and will not allow the Leased Premises to be used for any unlawful purpose. Tenant will not install or otherwise permit to be operated video or arcade games within the Leased Premises.

Use of Common Areas.

Tenant may use the Common Areas specifically described in the attached **Exhibit B** (the "Common Areas") to which, and for the purposes for which, other commercial tenants at the Joliet Union Station are given access during the Term, subject to the following conditions:

- a) The Common Areas shall be used by Tenant and Tenant's employees and invitees on a non-exclusive basis in common with employees and invitees of the Landlord and other tenants and parties to whom the right to use the Common Areas has been or is hereafter granted.
- b) Tenant shall not directly or indirectly conduct business in the Common Areas or make any use of the Common Areas which interferes in any way with the use of the Common Areas by other parties.
- c) Tenant's right to use the Common Areas shall terminate upon the expiration or earlier termination of this Lease or Tenant's right to possession of the Leased Premises.

### Common Area Maintenance and Control.

Landlord reserves the right at all times to determine the nature and extent of all Common Areas and shall have exclusive control and management thereof. Landlord reserves the right to use, permit or deny the use of the Common Areas for any purpose which the Landlord's sole opinion may be in the best interests of the Joliet Union Station, including without limitation promotions, events, exhibits, displays, shows and other activities.

**2. TERM** All references herein to "Term" shall mean the Initial Term (as hereinafter defined) or the "Subsequent Term" (as hereinafter defined) as applicable.

- a) Current Term – The current term of this Lease ("Current Term") commenced on \_\_\_\_\_ (the "Commencement Date") with an expiration date of \_\_\_\_\_. The Tenant and the Landlord mutually agree that rent will not follow the calendar year but rather a 12-month cycle (e.g., December 2025 to December 2026).
- b) Subsequent Term – Tenant shall have the right to renew this Lease for up to two (2) additional consecutive renewal terms of five (5) years each, contingent on the Landlord's agreement to renew the Lease. The Tenant must notify the Landlord in writing eighteen (18) months prior to the expiration of the Lease of their intention to renew the Lease. Each request to renew shall be approved by the Mayor and City Council. Landlord reserves the right to renegotiate all terms and conditions of this Lease upon each renewal, and any renewal shall be subject to mutual written agreement by both parties.

### **3. RENT**

- a) Current Rent – During the Current Term of this Lease, Tenant shall pay rent to Landlord each month in the amount of \$7,000.00.
- b) Annual Rent Increase - Beginning on the first anniversary of the Lease Commencement Date, and on each anniversary thereafter during the Term of this Lease, the monthly Base Rent shall automatically increase by five percent (5%) over the Base Rent payable during the immediately preceding twelve-month period. This increase shall occur without the need for further notice from Landlord to Tenant, and Tenant agrees to pay the increased Rent as of the applicable anniversary date.

YEAR 1	-	\$7,000.00/month
YEAR 2	-	\$7,350.00/month
YEAR 3	-	\$7,717.50/month
YEAR 4	-	\$8,103.38/month
YEAR 5	-	\$8,508.54/month

- i. Any and all amounts payable under this Lease to Landlord shall be paid to Landlord at the address of Landlord set forth herein below (or such other address as Landlord may designate by notice to Tenant).
- ii. Any Rent not paid when due shall accrue interest from the due date at the rate of 1.5% per month until payment is received by the Landlord. Such service charges and interest payments shall not be deemed consent by the Landlord to late payments, nor a waiver of the Landlord's right to insist upon timely

payments at any time, nor a waiver of any remedies to which the Landlord is entitled as a result of the late payment of Rent.

### **3.1 Annual Landlord Event.**

Tenant agrees to allow Landlord use of the Lease Premises at no cost to Landlord for Landlord to host two (2) events per calendar year at dates which are agreeable to both Landlord and Tenant. Tenant agrees to cater and provide and serve food and soft drinks with a limit up to \$3,000 per event.

**4. SECURITY DEPOSIT** Upon execution of this Lease, Tenant shall pay to Landlord the sum of Seven Thousand Dollars (\$7,000.00) as a Security Deposit. The Security Deposit shall be held by Landlord as security for the full and faithful performance by Tenant of all terms, covenants, and conditions of this Lease. The Security Deposit shall not be applied by Tenant toward the payment of Rent or any other charges due under this Lease, except as may be expressly agreed to in writing by Landlord or otherwise detailed within this Agreement.

### **5. BREWING OPERATIONS & EQUIPMENT AND OTHER EQUIPMENT**

a) **Brewing Operations & Equipment** Tenant agrees to commence brewing operations at the Premises within six (6) months following the Commencement Date of this Lease. For purposes of this Section, "brewing operations" shall mean the active production of beer or other malt beverages for commercial purposes, including the use of brewing equipment and the production of product intended for sale or distribution. In the event Tenant is unable to commence brewing operations within the initial six (6) month period, Tenant may request a one-time extension of up to six (6) additional months. Such request must be made in writing and delivered to Landlord no later than thirty (30) days prior to the expiration of the initial six (6) month period. The written request shall include a detailed explanation of the cause of the delay and a good faith estimate of the revised commencement date. If Tenant fails to commence brewing operations within (i) the initial six (6) month period, or (ii) the extended period if a timely and proper extension request has been made and approved, then Landlord shall have the right, upon written notice to Tenant, to:

- i. Revoke Tenant's right to use that portion of the Premises designated or allocated for brewing operations and equipment (the "Brewing Area"); and
- ii. Take possession of any brewing equipment owned by Landlord located within the Brewing Area; and
- iii. Lease or sell such brewing equipment to third parties at Landlord's sole discretion, without further obligation to Tenant.

Tenant shall have no claim, right of possession, or offset related to the Brewing Area or any brewing equipment once the rights have been revoked pursuant to this Section. Such revocation shall not relieve Tenant of its remaining obligations under the Lease. For the avoidance of doubt, Tenant's rent obligations under this Lease shall remain unchanged, and no rent reduction or abatement shall apply as a result of any revocation of the Brewing Area, as the rent was not determined based on square footage.

b) **Other Equipment** Tenant acknowledges that certain equipment listed in **Exhibit C** ("Landlord Equipment") is owned by Landlord and provided for use in the operation of the Premises. Excluding the brewing equipment, Tenant agrees to place all other Landlord Equipment into active use within six (6) months of the Commencement Date.

If Tenant fails to utilize any of the Landlord Equipment (other than the brewing equipment) within such six (6) month period, Landlord reserves the right, upon written notice to Tenant, to take back possession of the unused Landlord Equipment. Landlord may thereafter sell, lease, or otherwise dispose of such Landlord Equipment at its sole discretion, without obligation to Tenant. Tenant shall cooperate with Landlord in facilitating the removal of any such Landlord Equipment.

**6. REPLACEMENT OF LOST AND DAMAGED EQUIPMENT** Tenant acknowledges that the Landlord has provided certain equipment, furniture, and fixtures for use in the operation of the restaurant, including but not limited to plates, glassware, silverware, tables, chairs, and similar items listed in **Exhibit C**. Tenant shall be responsible for maintaining all Landlord Equipment in good condition, reasonable wear and tear excepted.

Landlord reserves the right to make an annual insurance claim against Tenant's insurance policy to account for any lost, stolen, or damaged Landlord Equipment during the preceding lease year. Tenant shall maintain insurance coverage sufficient to cover replacement costs for such Landlord Equipment and shall list Landlord as an additional insured and loss payee under said policy. Tenant shall provide Landlord with a certificate of insurance evidencing such coverage upon execution of this Lease and upon each annual renewal.

**7. UTILITIES** Tenant shall be solely responsible for all costs and expenses associated with the utilities serving the Premises (including the Leased Premises)

**8. PAYMENT OF TAXES & OTHER EXPENSES** Tenant shall, at Tenant's sole cost and expense, pay when due before any penalties accrue thereon all taxes and assessments, including property taxes, general and special, and all other impositions, ordinary and extraordinary, of every kind and nature whatsoever, which may be levied, assessed or imposed upon the Leased Premises, or on any part thereof, at any time and from time to time during the Term of this Lease as a result of Tenant's use or occupancy of the Leased Premises. If Tenant fails to pay any of the foregoing charges when due, Landlord may pay such charges on behalf of Tenant, and Landlord may recover said amount so paid by Landlord plus a penalty in the amount of twenty-five percent (25%).

**9. REPAIRS & MAINTENANCE** Landlord shall be responsible, at Landlord's sole cost and expense, for all major repairs to the Premises, including but not limited to repairs to the roof, foundation, structural components, plumbing, electrical systems, HVAC systems, and any other repairs necessary to maintain the Premises in a habitable and structurally sound condition. Such responsibility includes the repair or replacement of any major building systems or components that fail due to normal wear and tear, age, or other non-tenant-related causes. Tenant shall promptly notify Landlord in writing of any condition requiring such repair. Landlord shall make all necessary repairs within a reasonable time after receiving notice, subject to availability of materials and contractors. Tenant shall, at Tenant's sole expense, keep the Premises in clean, sanitary, and orderly condition and perform all routine, day-to-day maintenance. Tenant shall be responsible for all minor repairs, replacements, and maintenance necessary to keep the Premises in good condition, including but not limited to replacement of light bulbs, batteries for smoke/carbon monoxide detectors, unclogging drains, and maintaining appliances provided by Tenant. Tenant shall not commit or allow any waste or damage to the Premises. Tenant shall promptly notify Landlord, in writing, of any damage, defect, or required repair to the Premises, including but not limited to issues affecting plumbing, heating, electrical systems, or structural integrity. Failure to provide timely notice may result in Tenant being held liable for any additional damage resulting from delay.

**10. COMPLIANCE WITH APPLICABLE LAWS AND INSURANCE** Tenant shall, at its own

cost and expense, at all times conduct its operations on the Leased Premises in full compliance with all applicable laws, codes, orders, regulations, rules, ordinances and requirements of all city, county, state and federal governmental units, and of each of them, and of any and all of its or their departments, bureaus or officials, and of the Board of Fire Underwriters where the Leased Premises are situated, whether the same now are in force, or those that may, at any time in the future, be passed, enacted or directed. Tenant shall observe and comply with the requirements of all policies of insurance at any time in force with respect to the buildings and improvements on the Leased Premises and the equipment and other contents therein.

## **11. INSURANCE**

- a. Tenant shall procure and maintain, at its own cost and expense, commercial general liability insurance, written on an occurrence basis, insuring against claims for bodily and personal injury, death and property damage occurring in connection with the use and occupancy of the Leased Premises by Tenant. Such insurance shall afford a limit of at least \$1,000,000 for each occurrence and at least \$2,000,000 general aggregate, and at least \$1,000,000 for each occurrence for personal and advertising injury. Tenant shall procure and maintain, at its own cost and expense, Workers Compensation and Employers' Liability insurance in accordance with statutory limits and Liquor Liability insurance providing coverage of at least \$500,000 per occurrence. All of the foregoing policies shall name Landlord as an additional insured including a provision of legal representation in the defense of claims asserted against the City of Joliet. The certificate shall read: Lease of Joliet Union Station Grand Ballroom Facility - The City of Joliet, and its officers and employees, are hereby named as Additional Insured. Lessee shall deliver to Landlord copies of the original insurance policies (or certificates thereof) together with satisfactory evidence of payment of the premiums thereon within fifteen (15) days of any demand for such documents by Landlord.
- b. Neither Landlord nor Tenant shall be liable or responsible for, and each party hereby releases the other from, any and all liability to the other and any person claiming by, through or under the other, by way of subrogation or otherwise, for any injury, loss, damage or destruction to any person or any or all property to the extent covered by insurance carried hereunder, whether or not caused by acts or negligence of the aforementioned persons.

**12. EARLY TERMINATION** Tenant may elect to terminate this Lease prior to the expiration of the Lease Term by providing Landlord with no less than thirty (30) days' prior written notice of Tenant's intent to vacate the Premises ("Early Termination"). Notwithstanding any other provision of this Lease, in the event of such Early Termination by Tenant, Tenant acknowledges and agrees that the Security Deposit shall be forfeited in full to Landlord as liquidated damages and not as a penalty. Such forfeiture shall not relieve Tenant from its obligation to pay all Rent and other charges due through the effective date of the Early Termination. Landlord shall have no further obligation to return any portion of the Security Deposit to Tenant under this Lease.

## **13. INDEMNIFICATION**

- a. Except for any damage arising from the negligence or willful acts of Landlord, Tenant shall indemnify, defend and hold harmless Landlord and its elected officials, managers, employees, agents, attorneys and representatives, from and against any and all suits, claims, demands, causes of action, damages, liabilities, losses, costs and expenses, including, without limitation, reasonable attorneys' fees and costs of litigation, suffered or incurred by any of them which arise from any of the following: (i) any condition that is the

responsibility of Tenant within the Leased Premises; (ii) any breach or default on the part of Tenant in the performance of any covenant or agreement to be performed pursuant to the terms of this Lease; or (iii) any failure by Tenant to comply with all federal, state and local laws, statutes, ordinances and regulations now and hereafter in force. At Landlord's request, Tenant shall immediately respond and assume the investigation, defense and expense of all claims and causes of action arising out of or in connection with any of the foregoing. Landlord may, at its sole cost and expense, join in such defense with counsel of its choice.

- b. Except for any damage arising from the negligence or willful acts of Tenant, Landlord shall indemnify, defend and hold harmless Tenant and its officers, directors, shareholders, employees, agents and representatives, from and against any and all suits, claims, demands, causes of action, damages, liabilities, losses, costs and expenses, including, without limitation, reasonable attorneys' fees and costs of litigation, suffered or incurred by any of them which arise from any of the following: (i) any condition that is the responsibility of Landlord within the Leased Premises and any condition in or upon the Premises; (ii) any breach or default on the part of Landlord in the performance of any covenant or agreement to be performed pursuant to the terms of this Lease; (iii) any accident, injury or damage whatsoever caused to any person, firm or corporation or other entity occurring during the Term of this Lease within the Premises (excluding the Leased Premises) or caused by any negligently maintained equipment, fixtures, machinery, or structural features that are the responsibility of Landlord within the Leased Premises; or (iv) any failure by Landlord to comply with all federal, state and local laws, statutes, ordinances and regulations now and hereafter in force. At Tenant's request, Landlord shall immediately respond and assume the investigation, defense and expense of all claims and causes of action arising out of or in connection with any of the foregoing. Tenant may, at its sole cost and expense, join in such defense with counsel of its choice.

**14. ALTERATIONS** Tenant may, from time to time, at its own cost and expense, make such alterations, improvements, or additions (collectively, the "Alterations"), in, of or to the Leased Premises as Tenant deems necessary or desirable, with the prior consent of Landlord, which consent shall not be unreasonably withheld or delayed. As a condition to Landlord's consent hereunder: (i) Tenant shall submit to Landlord detailed plans and specifications for such Alterations, and (ii) Landlord may review any written construction agreement with the general contractor which Tenant proposes to execute (or, if no general contractor will be used, a copy of each proposed written agreement with the various subcontractors). Tenant shall, at its own expense, obtain or cause to be obtained all building permits, licenses, temporary and permanent certificates of occupancy and other governmental approvals which may be required in connection with the making of Alterations. Tenant shall pay promptly for all Alterations made in and upon the Leased Premises by or on behalf of Tenant. All such Alterations shall be deemed to constitute a part of the Leased Premises and shall be and remain the exclusive property of Landlord, excepting such trade fixtures that are susceptible to removal without damage or injury to the Leased Premises.

**15. LIENS NOT PERMITTED** Tenant shall not at any time suffer or permit the attachment to the Leased Premises of any lien. In the event any lien attaches to the Leased Premises as a result of any act or omission of Tenant and is not discharged or released, Landlord shall have the right, at Landlord's option, of paying the same or any portion thereof, upon notice to Tenant, and any amounts so paid, including expenses and interest, shall be so much additional rent hereunder due from Tenant to Landlord and shall be repaid to Landlord immediately upon demand. Alternatively, Tenant may contest the lien at its sole cost and expense.

**16. DAMAGE OR DESTRUCTION** In the event of damage to or destruction of the

Premises by fire or other casualty during the Term of this Lease, regardless of the extent of such damage or destruction, Landlord may, but is not required to, make repairs or reconstruction of the improvements so damaged or destroyed to a substantially equivalent condition and state prior to such damage or destruction. In the event Landlord shall elect not to commence such repairs or reconstruction within forty-five (45) days of such damage or destruction, Tenant may terminate the Lease or renegotiate the terms of this Lease by giving written notice thereof to Landlord. Following such damage or destruction, the rent payable by Tenant hereunder shall proportionately abate with respect to that portion of the Leased Premises rendered untenantable (computed on a pro rata basis of the damaged Leased Premises as it related to the whole) until such time as the repair or reconstruction is completed, and the Leased Premises have been restored to a tenantable condition. Notwithstanding the foregoing, if any such damage or destruction is the result of Tenant's or any of Tenant's employees', agents', or invitees' negligence, (i) Tenant shall make such repairs or reconstruction to restore the Leased Premises to its condition prior to such damage or destruction at its own cost and expense and (ii) rent during any period or periods of such repairs or reconstruction shall not abate.

**17. HAZARDOUS MATERIAL** Tenant shall keep and maintain the Leased Premises in compliance with, and shall not cause or permit the Leased Premises to be in violation of, any federal, state, or local laws, ordinances or regulations relating to industrial hygiene or to the environmental conditions on, under, about, or affecting the Leased Premises. Tenant shall not use, generate, manufacture, store, or dispose of on, under or about the Leased Premises or transport to or from the Leased Premises any flammable explosives, radioactive materials, hazardous wastes, toxic substances, or related materials, including, without limitation, any substances defined as or included in the definition of hazardous substances, hazardous wastes, hazardous materials, or toxic substances under any applicable federal or state laws or regulations (collectively referred to as "Hazardous Materials").

**18. TAKING OF LEASED PREMISES**

- a) In the event of a taking by eminent domain or condemnation, or by any exercise of the right of any competent authority, or by agreement between Landlord and those having the authority to exercise such right (hereinafter referred to as a "Taking") of the entire Leased Premises, then: (i) this Lease and the Term hereof shall terminate as of the date of vesting of title or transfer of possession, whichever occurs earlier, as a result of the Taking; and (ii) rent at the then-current rate shall be apportioned as of the date of such termination.
- b) Notwithstanding the provisions of Section 15(a) above, in the event any proceeding shall be instituted for a Taking of any part of the Leased Premises, either party hereto shall have the right to terminate this Lease upon not less than ninety (90) days prior written notice to the other party, in which event rent at the then-current rate shall be apportioned as of the date of such termination. In the event that either party does not exercise its right to terminate this Lease pursuant to the preceding sentence, and in the event that after such Taking, the Leased Premises shall be tenantable and usable for the purposes set forth hereinabove, then the Term of this Lease shall continue in effect; provided, however, Tenant shall receive a proportionate reduction from its rental obligations hereunder corresponding to the portion of the Leased Premises of which Tenant shall have been deprived.

**19. TENANT'S DEFAULT**

The occurrence of any one or more of the following events shall constitute a default and material breach of this Lease by Tenant:

- a) Failure to Pay Rent or Other Sums The failure of Tenant to make any payment of rent or

any other payment required to be made by Tenant hereunder, as and when due, and such failure continues for a period of ten (10) days after written notice thereof by Landlord to Tenant; or

- b) **Failure to Perform Other Obligations** The failure of Tenant to observe or perform any of the covenants, agreements, or obligations to be observed or performed by Tenant under this Lease, and such failure continues for a period of thirty (30) days after written notice thereof by Landlord to Tenant; provided, however, that if the nature of the default reasonably requires more than thirty (30) days to cure, Tenant shall not be deemed in default if Tenant commences to cure within said thirty (30) day period and thereafter diligently prosecutes such cure to completion; or
- c) **Violation of Laws or Failure to Pay Taxes** The violation by Tenant of any applicable City property standards, building codes, municipal ordinances, or law, relating to the Premises or operation of the business, or the failure to pay when due any and all taxes, including but not limited to property taxes, sales taxes, or other taxes required by law or by this Lease.

Upon the occurrence of any default by Tenant hereunder, and in addition to all other rights and remedies available to Landlord at law or in equity, Landlord shall have the right to terminate this Lease and re-enter and retake possession of the Premises by summary proceedings or otherwise. Tenant shall provide no less than thirty (30) days' and no more than one hundred eighty (180) days' written notice of lease termination following any such default. Termination shall not relieve Tenant of its obligation to pay all sums due under this Lease or to remedy any outstanding violations existing prior to the effective date of termination. Tenant shall also be obligated to pay Landlord the reasonable costs of recovering possession of the Premises and any attorney's fees incurred as a result of such default.

**20. SURRENDER BY TENANT AT END OF TERM** Tenant shall, on the last day of the Term of this Lease or upon any termination of this Lease pursuant to the provisions hereof, or upon any other termination of this Lease, immediately surrender and vacate the Leased Premises and deliver possession of the Leased Premises into the possession and use of Landlord in broom-clean condition free of debris, without fraud or delay and in good order, condition, and repair (ordinary wear and tear excepted), free and clear of all lettings and occupancies, free and clear of all liens and encumbrances other than those existing on the date of this Lease and those, if any, created by Landlord, without any payment or allowance whatever by Landlord on account of or for any buildings and improvements erected or maintained on the Leased Premises at the time of the surrender, or for the contents thereof or appurtenances thereto. Upon the expiration or termination of this Lease for any reason, Tenant shall immediately remove from the Leased Premises all trade fixtures, office furniture, office equipment and personal property of Tenant at Tenant's sole expense and shall immediately repair any damage to the Leased Premises resulting from such removal and shall restore the Leased Premises to the same condition as existed prior to the installation thereof, subject only to reasonable use and natural wear. If Tenant fails to remove any trade fixtures, office furniture, office equipment or personal property from the Leased Premises which Tenant is required to remove prior to the expiration or earlier termination of the Term, such trade fixtures and personal property shall be conclusively presumed to have been abandoned by Tenant and title to such property shall pass to Landlord without any payment or credit, and Landlord may, at its option and at Tenant's expense, remove, store and/or dispose of such property.

**21. HOLDING OVER** If Tenant retains possession of the Leased Premises or any part thereof after the expiration or termination of the Term or Tenant's right of possession, whether by lapse of time or otherwise, then Tenant shall continue to pay to Landlord 200% of the Fixed Monthly Rent on a per diem basis for each day Tenant retains possession of the Leased Premises

or any part thereof. In addition to such payment of rent and without limiting any other rights and remedies which Landlord may have on account of such holding over by Tenant, Tenant shall pay to Landlord all direct and consequential damages suffered by Landlord on account of such holding over by Tenant. The provisions of this Section shall not be deemed to limit or constitute a waiver of the right of Landlord to evict Tenant as provided in this Lease or at law.

**22. FIXTURES, MACHINERY AND EQUIPMENT** All fixtures, machinery and equipment which are necessary to the general operation and maintenance of the Leased Premises (other than those which are not affixed or attached to the Leased Premises (e.g., lawn mowers)) shall be the property of Landlord whether owned by Landlord at the commencement of the Term hereof, subsequently purchased or installed by Landlord, or purchased by Tenant in accordance with the provisions of this Lease. All lighting fixtures and heating and air conditioning equipment shall be considered necessary to the general operation and maintenance of the Leased Premises.

**23. SUBORDINATION** The rights and interests of Tenant under this Lease shall be subject and subordinate to any mortgage or trust deed creating a mortgage that may be placed upon the Leased Premises by Landlord and to any and all advances to be made thereunder, and to the interest thereon, and all renewals, replacements and extensions thereof, if the mortgagee or trustee named in such mortgage or trust deed shall elect to subject and subordinate the rights and interests of Tenant under this Lease to the lien of its mortgage or trust deed and shall agree to recognize this Lease in the event of foreclosure if Tenant is not in default (which agreement may, at such mortgagee's option, require attornment by Tenant). Notwithstanding such subordination, Tenant's right to quiet possession of the Leased Premises shall not be disturbed if Tenant is not in default hereunder and so long as Tenant shall pay rent and observe and perform all the provisions hereof. Any such mortgagee or trustee may elect to give the rights and interests of Tenant under this Lease priority over the lien of its mortgage or deed of trust. In the event of either such election and upon notification by such mortgagee or trustee to Tenant to that effect, the rights and interests of Tenant under this Lease shall be deemed to be subordinate to, or to have priority over, as the case may be, the lien of such mortgage or trust deed, whether this Lease is dated prior to or subsequent to the date of such mortgage or trust deed. Tenant shall execute and deliver whatever instruments may be required for such purposes and, in the event Tenant fails so to do within ten (10) days after written demand, Tenant does hereby make, constitute, and irrevocably appoint Landlord as its attorney-in-fact and in its name, place and stead to do so.

**24. ESTOPPEL CERTIFICATES** Tenant agrees at any time and from time to time, within ten (10) days of Landlord's request, to deliver to Landlord or such other person as Landlord may direct, a written statement, duly executed (i) certifying that this Lease has not been modified and is in full force and effect or, if there has been a modification of this Lease, that this Lease is in full force and effect as modified, stating such modifications, (ii) specifying the dates to which the rental and other charges have been paid, and (iii) stating whether or not, to the knowledge of the party executing such instrument, Landlord is in default and, if Landlord is in default, stating the nature of such default.

**25. QUIET ENJOYMENT** Landlord covenants and agrees that Tenant shall peaceably and quietly have, hold, and enjoy the Leased Premises and all rights, easements, appurtenances, and privileges belonging or in any way appertaining thereto during the Term of this Lease. No other tenant of the Premises or the guests, customers and invitees of such tenants shall have access to the Leased Premises for ingress, egress or for any other purpose whatsoever. Subject to Landlord's right to access the space for maintenance and other purposes, as specified herein, Tenant shall have exclusive possession of the entirety of the Leased Premises. Notwithstanding same, Landlord and its authorized representatives may: (i) inspect the Leased Premises, (ii) exhibit the Leased Premises to current and prospective tenants, purchasers, lenders, insurers, governmental authorities, and brokers, (iii) place in and upon the Leased Premises or such other

places as may be determined by the Landlord "For Rent" signs or notices if Tenant shall abandon or vacate the Leased Premises, terminate the Lease, or at any time during the last 120 days of the Term and (iv) enter or permit entry to the Leased Premises in emergencies or for any other reasonable purpose, or for the purpose of exercising any other rights or remedies expressly granted or reserved to the Landlord under this Lease or applicable law.

Landlord reserves the right to lease any unleased portion of the Joliet Union Station to such other tenants as the Landlord, in the Landlord's sole discretion, deems appropriate, whether or not engaged in the same or similar business for which Tenant is permitted to use the Premises under this Lease. If the Landlord leases any portion of Joliet Union Station to a business that is principally engaged in catering events at Joliet Union Station, Tenant shall have the right to terminate this Agreement. Tenant acknowledges that the Landlord has made no representations as to the presence of any specific tenant or number or types of tenants at Joliet Union Station as of or after the Commencement Date, hours, or days that such other tenants shall or may be open for business, or gross sales which may be achieved by Tenant or any other tenants at Joliet Union Station. A vacation or abandonment of its premises or cessation of business in Joliet Union Station by any other tenant or occupant shall not release or excuse Tenant from obligations under any provision of this Lease.

The Landlord reserves the right to: (i) change the name of Joliet Union Station and the address or designation of the Premises, (ii) install, maintain, alter and remove signs on or about the exterior and interior of Joliet Union Station, (iii) add land, easements or other interests to or eliminate the same from the Joliet Union Station, and grant easements and other interests and right in Joliet Union Station to other parties, (iv) change the shape, size, location, design, or use of any surface parking, kiosks, parking areas, driveways, landscaped areas and other Common Areas, change the striping of parking areas and direction and flow of traffic, and convert Common Areas to leasable areas and leasable areas to Common Areas, (v) enclose any mall or other area, or remove any such enclosure, add structural support columns that may be required within the Leased Premises or Common Areas, (vi) in connection with the foregoing matters or with any other inspections, repairs, maintenance, improvements or alterations in or about Joliet Union Station or as a result of any casualty, incident, strike, condemnation, act of God, law or governmental requirement or request, or any other case, erect scaffolding, barricades, and other structures reasonably required in, or otherwise close, Common Areas or portions thereof, including but not limited to public entry ways and areas, restrooms, stairways, escalators, elevators and corridors.

**26. LANDLORD'S PERFORMANCE OF TENANT'S COVENANTS** In the event Tenant shall at any time fail to perform any covenant or agreement of Tenant required under the provisions of this Lease, Landlord at its option, and in addition to any and all other rights and remedies of Landlord in such event, may (but shall not be required to) perform or cause the performance of Tenant's obligations hereunder, and all monies expended by Landlord in connection therewith shall be so much additional rental due from Tenant to Landlord and shall be payable by Tenant on demand by Landlord.

**27. NOTICES** Any notices, consents, approvals, submissions, demands or other communications (collectively, the "Notices") which may be given or required under this Lease or pursuant to any laws or governmental regulation, shall be in writing and sent or delivered to the respective parties (i) by personal delivery (effective on delivery), (ii) by United States, registered or certified mail, return receipt requested, postage prepaid (effective two (2) business days after deposit), or (iii) by overnight delivery by a nationally recognized courier service (effective on the next business day), at the following address of the respective parties:

If to Landlord: City of Joliet  
Attn: City Manager  
150 W. Jefferson Street  
Joliet, Illinois 60432

With a copy to: City of Joliet  
Attn: Legal Department  
150 W. Jefferson Street  
Joliet, Illinois 60432

If to Tenant: La Sociedad, Inc.  
Attn: Jose Manuel Vazquez  
4721 S. Cicero Avenue  
Chicago, IL 60632-4807

or to such other addresses as any party hereto may, from time to time, designate in writing delivered in a like manner.

**28. ENTIRE AGREEMENT; MODIFICATIONS** This Lease contains the entire agreement between the parties hereto with respect to the transactions contemplated hereby, and no modification hereof shall be effective unless in writing and signed by the party against which it is sought to be enforced.

**29. GOVERNING LAW; VENUE** This Lease shall be governed by and construed in accordance with the laws of the State of Illinois. Any action arising hereunder shall be held exclusively in the state or federal courts located in Will County, Illinois, and the parties hereby acknowledge and agree that such exclusive jurisdiction and venue is reasonable.

**30. ATTORNEYS' FEES** In the event of any action or proceeding arising out of the interpretation, enforcement, or defense of this Lease, the parties shall be responsible for their own attorneys' fees and costs.

**31. ASSIGNMENT OR SUBLETTING** Tenant shall not assign this Lease or sublet or license the use of all or any part of the Leased Premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld.

**32. PARTIES BOUND** This Agreement shall be binding upon and inure to the benefit of the parties hereto and to their respective heirs, executors, administrators, successors, and permitted assigns.

**33. RECORDING** The parties agree that this Lease shall be recorded at the office of the Recorder of Deeds.

**34. NO PARTNERSHIP** Tenant shall not be deemed, in any way or for any purpose, to have become, by the execution of this Lease or any action taken under this Lease, a partner of Landlord, in Landlord's business or otherwise, or a member of any joint enterprise with Landlord.

**35. NO BROKER** Landlord represents that it dealt with no broker or brokers, and Tenant represents that it dealt with no broker or brokers, in connection with the negotiation, execution, and delivery of this Lease.

**36. CAPTIONS** The captions appearing herein are for the convenience of the parties only and shall be construed to affect the meaning of the provisions of this Lease.

**37. COUNTERPARTS** This Lease shall be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.

**38. LIQUOR LICENSE** Tenant shall have the right to terminate this Lease upon thirty (30) days prior written notice to Landlord in the event Tenant's liquor license for the Leased Premises lapses, is not renewed, or if an application of Tenant for a new liquor license at the Leased Premises is

denied.

**39. END OF TERM ARRANGEMENTS** Upon the commencement of the final year of this Lease, Landlord and Tenant shall begin discussions of the implementation of a succession plan for the operation of the Leased Premises or the possible renewal of the Lease upon the expiration of its Terms.

**IN WITNESS WHEREOF** this Lease has been duly executed by the parties hereto this \_\_\_\_\_ day of \_\_\_\_\_ 2025.

**TENANT**

La Sociedad  
An Illinois corporation

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its (Title): \_\_\_\_\_

Date: \_\_\_\_\_

**LANDLORD**

City of Joliet  
an Illinois municipal corporation

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its (Title): \_\_\_\_\_

Date: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Its (Title): \_\_\_\_\_

Date: \_\_\_\_\_

## **EXHIBIT A**

### **THE LEASED PREMISES**

The "Leased Premises" shall mean all of that portion of the Premises consisting of the following:

- a) The entirety of the indoor first floor of the Premises, including, but not limited to, the hallways, foyer, kitchen, office, brewing area, restaurant space, loading dock, and party room.
- b) The entirety of the first floor fenced outdoor patio.
- c) The right to use any common areas and hallways of the Premises and the benefit of any and all improvements thereon and the benefit of any and all easements, appurtenances, rights, and privileges now or hereinafter belonging thereunto.

## **EXHIBIT B**

### **THE COMMON AREA**

The "Common Areas" shall mean all of that portion of the Premises consisting of the following:

- a) The entirety of the first-floor main entrance foyer and the entirety of the sitting room south of, and immediately adjacent to; and
- b) All areas of the Joliet Union Station which are now or hereafter made available by the Landlord from time to time for the general use or benefit of the Landlord, other tenants, or the public, and other parties to whom the right to use the Common Areas has been or is hereafter granted, and their employees and invitees, as such areas currently exist and as they may be changed from time to time. Without limiting the generality of the foregoing, the Common Areas may include, as designated by the Landlord from time to time, any parking areas, entrances, passageways, concourses, courts, arcades, service corridors, loading platforms and truck docks, delivery areas, elevators, ramps, stairs, landscaped and vacant areas, public bathrooms, information and telephone booths, director signs and equipment, common lighting facilities, drainage areas, lounges and shelters, package pick-up stations, drinking fountains, public comfort and first aid stations, public meeting rooms, bus stops, taxi stands, and all furniture, decorations, fixtures, improvements, systems and equipment, and other facilities, located in or serving any of the foregoing, except to the extent reserved for use by one or more designated tenants.

**EXHIBIT C**

**LANDLORD**  
**EQUIPMENT & PERSONAL PROPERTY**  
**LISTED AT LEASED PREMISES**

Quantity	Item:
1	Continental Refrigerator 68" x 34"
1	Palladio Model 300 Commercial Meat Slicer: 35 Blade Inclination
1	Beverage-Air PE60HC-24M 60" Sandwich Prep Table Two Door Mega Top with Dual-Sides
1	Randell 2-Door Refrigerator 52x48"
1	Randell 9301-7 Undercounter Refrigerator: 48" L, 30" D, two sections, (2) 24" doors, stainless steel top, front & sides
3	Pitco 24" Model Frialator 40 lbs. Stainless Steel Natural Gas Floor Fryer
1	Groen Eclipse 30 Galion Tilting Model BPM 300 Natural Gas Braising Pan S/N J9378321-1
1	Omcan 10 Quart Mode VFM10 Planetary Mixer
1	Robot Coup Model R2 Combination Food Processor
2	VEVOR Commercial Countertop Blender Blender
3	Menumaster Model MFS I 2TS Commercial Microwave Oven
27	Bakery Pan Aluminum Rack 20 Tier with Wheels
4	Nemco Model 6055A Full Size Countertop Food Warmer
2	Vulcan Model VCCB36 36" Radiant Gas Charbroiler
6	Southbend 6- burner Natural Gas Model S36D 36" S-Series Restaurant Range
1	Southbend Model P48-NFR 60,000 BTU Overhead Salamander Broiler
1	Perlick 52" Model BBSN52-RO-1 Narrow Door Back Bar Refrigerator
1	Perlick 84" BBS84-RO-1 Back Bar Refrigerator
1	Perlick DB24 24" One Section Back Bar Dry Storage Cabinet
5	Mahogany Finish Wood Highchair
1	118" X 22" X 62" Handmade Wooden Display Case With Glass Shelf.
1	Flexstyle 16oz Paper Food Container
1	Wild Goose Glycol Chiller
1	(Lot) RMS Grist Mil/Roller Grinder, Flex Augers, Grist Case, Scale, Specialty Hopper, Bulk Rack
1	ABE (American Beer Equipment) 10 BBL Brewhouse: Modulating Kettle, Mash/Lauter Tun, Kettle/Whirlpool, Heat Exchanger, Grist Hydrator, Strike, Water Flow, Wort chiller, Aeration Assembly, Glycol Control Valve, Process Pumps, Stainless Steel Frame/ Platform, Control Panel, Filtration Press
1	ABE 20 BBL Stainless Steel Hot Liquor Tank: Tank Pump System.
1	ABE 10 BBL Stainless Steel Fermentation Tank: Hop Port, 360° CIP Spray Ball, Jacket, Temp probes, Sample Valve, Pressure, Pressure Vacuum Relief Valve, racking arm
1	ABE 20 BBL Stainless Steel Brite Tank, 360° CIP Spray Ball
2	10 BBL Fermentation Tank: sensor and glycol valve Hop Port, 360° CIP Spray Ball, Jacket, Temp probes, Sample Valve, Pressure, Pressure Vacuum Relief Valve, Racking Arm

<b>1</b>	ABE Tank Glycol Temperature Control Panel, Tank & Feed System
<b>1</b>	Utility Transfer Pump
<b>1</b>	Wild Goose Canning, Goose Neck Infeed Streamlines can filler Canning System With Dixie Cowler Model 25D-900 Can Lid Seamer
<b>1</b>	Crown 4,000 lbs. Electric Model RC5545-40 Forklift S/N 1A383932: Side Shift, Charger
<b>1</b>	Keg Washer
<b>1</b>	Captive Air 102" X 60" Stainless Steel Fume Hood: Fire System, Exhaust vents
<b>1</b>	Titan Stainless Steel 3-Compartment Sink With right and Left hand Drainboard
<b>1</b>	Stainless Steel Single-Compartment Sink with Left hand Drainboard and dual over shelves
<b>1</b>	Titan Stainless Steel Mop Sink
<b>2</b>	Stainless Steel Hand Wash Sink
<b>3</b>	Sony 50" Flat Screen TV
<b>2</b>	Metal Outdoor Picnic Table
<b>1</b>	Free Standing 20' X 18' 'L' Shape Custom Built Laminate Top Bar
<b>1</b>	KolPak 90" X 96" Walk-in Freezer
<b>1</b>	KolPak 90" X 144" Walk-in Refrigerator
<b>5</b>	Order Warming Lights
<b>2</b>	Captive Air 114" X60" Fume Hood
<b>2</b>	9 Door Employee Locker
<b>1</b>	(Lot) 3-Wood Desks with Returns, Brother Model MRFC-7840W Printer, Barron Office Safe, 3 Drawer Lateral File, 4 Drawer Standard File, 4 Office Chairs
<b>1</b>	Perlick 24" Refrigerator
<b>1</b>	KolPak 15' X 24' Walk-in Refrigerator
<b>2</b>	36" X 36" Stainless Steel Rolling Table
<b>1</b>	(Lot): Stainless Steel Shelves
<b>2</b>	10-Tap Chrome Tower
<b>1</b>	Underbar Sink with Right and Left Side Drain Board
<b>1</b>	Perlick Undercounter Beverage Dispenser
<b>1</b>	Stainless Steel Speed Rail
<b>1</b>	Underbar Hand Wash Sink
<b>1</b>	18" X 24" Stainless Steel Table
<b>1</b>	Underbar polypropylene Glass Wash Sink
<b>1</b>	Craft Brew Water Reverse Osmosis Brewing System
<b>1</b>	Premier Stainless Systems Multiple Station Keg Washer
<b>1</b>	Polypropylene Holding Tank
<b>1</b>	Portable Tank Transfer Pump
<b>1</b>	Atlas Copco Model SF4FF Oil-Free Scroll Air Compressor
<b>24</b>	Metal seat and Back, Bar Chair
<b>6</b>	Formica Top Dining Table
<b>36</b>	Wood Dining Chair

<b>6</b>	30" X 6' Wood Top Table
<b>1</b>	(LOT) Assorted Tables and Chairs <i>NOTE: Some items were covered in protected Plastic sheets, all Items were Stacked on each other lining the walls of the dining area.</i>
<b>1</b>	(LOT) Assorted Flatware, Glassware, Pots, Pans, Skillets, Cooking Utensils, Barware, Trays, Tablecloths, Napkins, Pitchers, Etc.
<b>7</b>	Green Antimicrobial Kitchen Storage Rack
<b>10</b>	Server Service Stands
<b>6</b>	60" Stainless Steel Kitchen Prep Tables
<b>6</b>	72" Stainless Steel Kitchen Storage Rack
<b>10</b>	Barrel Racks

# La Catrina Mexican Cuisine - Joliet, IL

La Catrina is a growing culinary and cultural concept that aims to establish itself in the historic Union Station in Downtown Joliet. This Mexican restaurant is the next evolution of a successful business model developed by Chef [Joaquín Anguiano](#) and his team, who have launched projects such as [Tequila C.J.](#) in Chicago, [Flor de Fuego](#) in Manhattan, IL, and an upcoming opening in Homewood.

La Catrina is designed to be a vibrant, inclusive, and family-friendly destination, attracting both local residents and visitors. The proposed location offers over 12,700 square feet of interior space and 3,500 square feet of patio, creating the ideal setting for memorable dining experiences and community-driven events. This proposal is not simply about leasing a space, but about contributing to the revitalization and cultural elevation of Downtown Joliet.

## **Vision:**

To become the most representative and authentic Mexican restaurant in Joliet, promoting culture, flavor, and community.

## **Mission:**

To provide a modern Mexican dining experience by blending tradition, hospitality, and social responsibility, through a professional team committed to local development, diversity, and service excellence.

Tequila C.J. began as a small business earning just \$500 a year and has grown into a restaurant generating over \$8 million annually. It now welcomes more than one million visitors per year and has received multiple awards as one of the best Mexican restaurants in the Chicago area. The leadership team has collaborated with industry figures such as Jorge Cueva ([Mr. Tempo](#)), participated in cultural festivals, and worked closely with community organizations.

La Catrina represents the next generation of this proven model, with expanded potential that includes a future in-house brewery. Our goal is not just to open a restaurant, but to build a strong brand with community responsibility, job creation, and economic impact in Joliet.

We are not just asking for a space—we are offering a committed partnership with the City of Joliet. As a gesture of transparency and professionalism, we request fair terms, including a 6 to 12-month rent-free period to allow for significant investment in site improvements. All funds will be invested directly by the ownership team. We invite Joliet's leadership to visit our most recent location, Flor de Fuego in Manhattan, IL—just 10 minutes away—to experience the quality, vision, and potential we bring.

## **Estimated Initial Investment**

La Catrina plans to launch its operations with an estimated initial investment of approximately \$400,000 USD, distributed strategically as follows:

- \$150,000 allocated to inventory, food and beverage supplies, licensing, and additional kitchen equipment.
  - \$90,000 reserved for staff payroll during the first months of operation.
- Up to \$100,000 for renovation, decoration, signage, and structural improvements (fully funded by the team).
- \$60,000+ reserved as operational backup, and for initial marketing, branding, and promotion efforts.

## **Facilities and Operational Potential**

The available space at Union Station offers 12,700 square feet of interior space and 3,500 square feet of outdoor patio. This provides exceptional potential for diversified operations, including indoor dining, private events, and patio service.

The venue can accommodate up to 200 seated guests and up to 300 for cocktail-style events. It also includes built-in brewery infrastructure, which the team plans to develop into a future craft beer brand under the name 'La Catrina.' This will enhance brand value and open new revenue channels.

## **Local Job Creation and Inclusive Hiring**

La Catrina expects to employ between 20 and 27 team members during its initial operational phase, broken down as follows:

- 8 to 10 kitchen and prep staff.
- 10 to 12 front-of-house staff, including servers, hosts, and bartenders.
- 3 to 5 team members in management, cleaning, and support roles.

The hiring process will prioritize local Joliet residents and foster an inclusive, diverse work environment. Opportunities will be open to all individuals regardless of language, background, or cultural identity. Bilingualism in English and Spanish will be considered a valuable asset for client-facing roles, given the restaurant's Mexican cultural theme, but it will not be a requirement for most positions.

La Catrina is fully committed to non-discrimination and to offering equal employment opportunities across all hiring and operations.

## **Marketing Strategy and Positioning**

La Catrina will implement a comprehensive marketing strategy that leverages both digital and traditional methods to build brand visibility and attract a diverse customer base. Our branding will focus on culture, experience, and connection with the local community.

### **Key marketing initiatives include:**

- Daily content across social media platforms (Instagram, Facebook, TikTok).
  - Targeted digital ads via Google and local news media.
  - Email campaigns with loyalty promotions and seasonal offers.
- A fully responsive website with menu, reservations, and contact.
  - Local flyers and collaborations with nearby businesses.
- Monthly themed events with live music, artists, and cultural showcases.

## **Community Engagement and Visibility**

La Catrina aims to be a cultural hub in Downtown Joliet. Our leadership has a strong history of collaborating with nonprofit organizations, schools, and community events. We are committed to participating in local festivals, city-wide initiatives, and building relationships with Joliet's cultural and business community. The restaurant will also host artistic and culinary showcases that reflect our values of cultural pride and inclusion.

## **Proposal and Request to the City of Joliet**

We respectfully propose the following agreement to establish La Catrina at Union Station:

- Monthly rent: \$6,000.
- Requesting a rent-free grace period of 6 to 12 months to allow full investment into renovations, staffing, inventory, and operations.
- All renovations and improvements will be funded entirely by our team—no capital investment is requested from the City.
- Full commitment to high standards of cleanliness, service, safety, and cultural contribution.

To build trust and transparency, we extend a formal invitation to Joliet city officials to visit our newest restaurant, Flor de Fuego, located just 10 minutes away in Manhattan, IL. This visit will allow them to experience firsthand the quality, professionalism, and community value that La Catrina will bring to Joliet.

## **Closing Statement**

La Catrina is more than a restaurant—it is an economic, cultural, and community investment. With a leadership team that has proven success, a clear growth vision, and a passion for inclusive hospitality, we are prepared to become a vibrant part of Joliet's downtown and support the city's development goals.

Thank you for your consideration and for the opportunity to partner in building something special for the people of Joliet.

**1. Inventory Use:**

We plan to utilize the majority of the equipment provided in the MyGrain inventory. Any unused items will be properly stored in a designated area of the restaurant.

**2. Hours of Operation:**

- Monday to Thursday: 8:00 AM – 9:00 PM
- Friday and Saturday: 8:00 AM – 10:00 PM
- Sunday: 8:00 AM – 8:00 PM

These hours may be adjusted slightly depending on customer demand during our first few months of operation.

**3. Completed Sources and Uses Form:**

Attached is the finalized “Sources and Uses” spreadsheet. The breakdown of our \$400,000 investment is as follows:

- \$150,000 – Food & liquor inventory
- \$100,000 – Renovations & additional kitchen equipment
- \$100,000 – Payroll and rent (first 3 months)
- \$42,500 – Contingency reserve
- \$7,500 – Marketing (15% of the reserve)

All funds will be deposited into the business bank account and are sourced from previous business ventures and investments made by the ownership team.

Ownership will be distributed as:

- Joaquín Anguiano – 33%
- José Manuel Vázquez – 33%
- Ángel Alberto Zamudio – 34%

# ANGEL ALBERTO ZAMUDIO

---

## EDUCATION

### **Eastern Illinois University, Charleston, IL**

Bachelor of Arts: Economics, May 2005

Minor: Business Administration

## EXPERIENCE

### **Culichitown Restaurant / Stone Park, IL      October 2017- Present**

*Owner*

- Coordinated daily restaurant management operations.
- Recruiting, training, managing and developing a team.
- Constantly made effort to promote the restaurant name and mission in local community and related events.
- Ensuring the highest standards of foods and service.
- Ensured compliance with health and safety regulations while developing effective in-store marketing strategies.
- Analyzed profitability measures to drive strategic planning and operational improvements.
- Negotiated vendor contracts to secure favorable pricing and quality supplies.

### **Volaris Airlines      June 2011- June 2017**

*Sales Representative*

- Responsible for achieving revenue, profitability and productivity through marketing, sales and branding effectiveness.
- Developed, managed and maintained sales territory through travel agencies and direct to consumer events.
- Penetrated corporate sales to generate new business for the airline.
- Worked with internal departments on implementing revenue generating strategies, monitoring and evaluating competitive tactics and the impact on sales.
- Promoted new markets to ensure branding recognition through sales blitz, activations and sponsorships.
- Maintained relationships with travel agents and assisted with reservation issues, waivers and policy implementations.
- Negotiated sponsorship/advertising contracts with advertising agencies, radio stations and newspapers.
- Participated in weekly conference calls to discuss route trend and implement prompt strategies as needed to maintain load factor and profitability.

### **J & J International Distributor, Crest Hill, IL      Dec. 2008- Jun. 2011**

*Tequila Don Ramon –Sales Representative*

- Aggressively prospected new leads to introduce product to the market while achieving a sales goal.
- Responsible for identifying new potential customers through networking events.
- Developed promotional sales and strategies to encourage an increase in volume such as salesperson spiffs and advertising accrual plans.
- Worked independently from home handling business situations in a timely, professional manner while gaining respect through superior service.

### **Enlace Travel & Services, Inc., Joliet, IL**

Nov. 2007 – Present

*Manager*

- Oversee daily functions of travel agency and ensure that business transactions are done properly.
- Responsible for delegating daily activities of three employees to achieve weekly sales goals.

- Reconcile daily cash and credit card transactions.
- Develop budget for advertising and sponsorships campaigns.
- Assist travel agents with customer complaints due to travel interruption, schedule changes, etc.

**American General Financial Services, Joliet, IL**      May 2006 – Nov. 2007

*Financial Representative*

- Established client relations with potential customers by assisting in the loan process.
- Forecasted client risk and made credit decisions based on analysis obtained.
- Responsible for daily deposits with an average of \$15,000.

## **SKILLS**

- Microsoft Word, Excel, PowerPoint, Access, SPSS, Sabre and Amadeus

## **FOREIGN LANGUAGE**

- Fluent in oral and written Spanish

## **ACTIVITIES**

- **President of Caminos de Guanajuato A.C.**, 2007-Present.
- **Treasurer of Federación Mexicana de Charrería de IL**, 2015- 2022
  - Responsible for the annual budget of \$50,000 for its 384 members.
- **Treasurer of Caminos de Guanajuato A.C.**, 2002-2004.
  - Raised funds to cover team's expenses and sought sponsors for annual banquet.
- **Member of Sigma Pi Fraternity International**, 2000 - Present.
  - Organized community service events.



Location: Chicago, IL  
Origin: Aguascalientes, Mexico

### Professional Profile

Chef with over 25 years of experience in traditional Mexican cuisine, healthy food, seafood, and premium meat cuts prepared to all doneness levels. Expert in handling and preparing high-quality proteins, fresh seafood, and authentic regional Mexican dishes. Visionary entrepreneur with a strong track record in creating, developing, and expanding successful restaurants in Chicago. Currently leads a marketing and tech team focused on developing POS solutions tailored for Mexican restaurants. Also building a personal brand to share experiences, connect with other entrepreneurs, and continue growing professionally.

### Professional Experience

- Founder & Executive Chef – Tequila CJ – Chicago, IL (2014 – Present)
- Founder of one of Chicago's most recognized Mexican restaurants.
- First location with 90-seat capacity and 14 staff members, generating \$1.7 million in annual revenue.
- Second location with 275-seat capacity and over 65 staff members, reaching \$7.6 million in annual revenue by 2024.
- Responsible for concept development, premium meat-based menu, mixology, branding, and operations.
- Scaled the business through pandemic challenges, establishing it as a staple of Mexican cuisine in Chicago.
- Seafood Chef – Mi Lindo Bucerías – Bucerías, Mexico (2013)
- Specialized in Nayarit-style seafood.
- Mastery of seafood preparation and cooking techniques.
- Line Cook – Nuevo León – Pilsen, Chicago, IL (2007 – 2013)
- Worked in a traditional Mexican kitchen.
- Supported meat and grill stations.
- Cook – Mi Tierra Restaurante – La Villita, Chicago, IL (2000 – 2002)
- Prepared Mexican dishes, seafood, and premium meat cuts to order.
- Healthy Food Cook – Cafetería Benito Juárez – Aguascalientes, Mexico (1997 – 2000)

### Education

Business Administration – Tecnológico de Aguascalientes, Mexico (2003 – 2007)

### Current Projects

Tequila Raíces – Homewood, IL

Upcoming restaurant concept (estimated opening July 2026)

- Projected investment: \$5 million

- Location: 18138 Dixie Highway

- Supported by Homewood Mayor Richard Hofeld

Development of specialized POS software for Mexican restaurants

- Designed to optimize operations, menu management, and order tracking

- Created in collaboration with his in-house marketing and tech team

Entrepreneurial Initiative & Personal Brand

- Active sales of exclusive dry seasoning blends to restaurants

- Upcoming retail launch of dry seasonings and traditional wet sauces

- The personal brand aims to share knowledge, inspire collaboration, and promote continuous growth in the culinary and business community





# Jose Manuel Vazquez



██████████



██████████



██████████

## PROFESSIONAL SUMMARY

Dynamic manager with a proven track record at Midway Food & Liquors, excelling in customer relations and financial management. Enhanced operational efficiency and employee development, achieving significant cost reductions. Skilled in relationship building and strategic planning, fostering a collaborative culture that drives business growth and maximizes performance.

## SKILLS

- Customer relations
- Small business operations
- Relationship building
- Verbal and written communication
- Business management
- Operations management
- Financial management
- Staff hiring
- Sales leadership
- Employee development
- Administrative oversight
- Financial planning
- Cost reduction

## WORK HISTORY

### MANAGER

07/2012 to 10/2017

#### Midway Food & Liquors | Chicago Heights, IL

- Managed and motivated employees to be productive and engaged in work.
- Accomplished multiple tasks within established timeframes.
- Maintained professional, organized, and safe environment for employees and patrons.
- Enhanced customer satisfaction by resolving disputes promptly, maintaining open lines of communication, and ensuring high-quality service delivery.
- Maximized performance by monitoring daily activities and mentoring team members.
- Resolved staff member conflicts, actively listening to concerns and finding appropriate middle ground.
- Controlled costs to keep business operating within budget and increase profits.
- Cross-trained existing employees to maximize team agility and performance.
- Improved safety procedures to create safe working conditions for workers.
- Developed a strong company culture focused on employee engagement, collaboration, and continuous learning opportunities.

### OWNER

10/2017 to CURRENT

#### Midway Food & Liquors | Chicago, IL

- Managed day-to-day business operations.
- Developed and maintained strong relationships with clients, resulting in repeat business and referrals.
- Oversaw daily operations, ensuring all tasks were completed accurately and efficiently by team members.
- Increased customer satisfaction by implementing efficient business processes and providing exceptional service.
- Managed financial aspects of the business, including budgeting, financial reporting, and tax preparation.
- Consulted with customers to assess needs and propose optimal solutions.
- Trained and motivated employees to perform daily business functions.
- Hired, trained, and managed a high-performing team of employees dedicated to achieving company goals.
- Implemented marketing strategies to increase brand awareness and attract new customers.
- Established a positive workplace culture that fostered employee engagement, collaboration, and loyalty.
- Established foundational processes for business operations.
- Achieved financial growth with strategic planning, cost control measures, and targeted marketing efforts.
- Enhanced operational efficiency and productivity by managing budgets, accounts, and costs.
- Evaluated industry competition regularly to maintain a competitive advantage in the marketplace.
- Monitored market conditions to set accurate product pricing and take advantage of emerging trends.
- Ensured regulatory compliance by staying abreast of industry-related changes and implementing necessary policies or procedures as needed.
- Generated revenues yearly and effectively capitalized on industry growth.

#### **FINANCIAL CONTROLLER**

03/2019 to 07/2023

#### **CULICHITOWN**

- Oversaw all aspects of the month-end close process, ensuring timely completion of accurate financial statements for executive review.
- Managed payroll data entry and processing for **Number** employees to comply with predetermined company guidelines.
- Maintained strong relationships with external auditors, facilitating smooth annual audit processes and addressing any concerns promptly.
- Reduced operating costs through meticulous budget management and cost analysis.
- Improved financial reporting accuracy by streamlining processes and implementing efficient financial controls.
- Planned budgets, authorized expenditures, monitored accounting processes, established service rates and coordinated financial reporting to oversee all fiscal procedures.

- Prepared accurate financial reports and monthly statements for accounts receivable.
- Enhanced cash flow management with timely accounts receivable monitoring and collections efforts.
- Identified areas for operational improvement through detailed financial analysis, leading to increased profitability and reduced expenses.
- Led organizational cash flow and cash flow forecasting initiatives.
- Assisted in the preparation of annual tax filings, ensuring full compliance with local, state, and federal regulations while minimizing tax liabilities where possible.
- Optimized working capital availability by proactively managing inventory levels, accounts receivable balances, vendor payment terms negotiation.
- Followed up with delinquent accounts to obtain funds and reduce aging balances.
- Prepared balance sheets, cash flow reports and income statements.
- Provided treasury and cash management by overseeing reconciliation of banking activity, credit card processing, and sales tax returns.
- Completed journal entries, reconciliations, and account analysis to prepare quarterly financial documents and general account management.
- Accurately completed financial statement audits and thoroughly reviewed results.
- Managed daily financial functions in collaboration with accounting and payroll personnel.
- Managed budgets, assets, portfolios, accounts payable, and receivable and general financial reporting procedures.
- Oversaw accounts payable and receivable operations for [Type](#) business with [\\$Amount](#) in monthly expenses.

**OWNER**

10/2023 to CURRENT

**El Don Pollo Y Carne Al Carbon**

- Negotiated contracts with suppliers for better pricing and terms, reducing overall costs for the business.
- Organized and attended trade shows and special events to showcase products, network with other businesses and attract new customers.
- Successfully navigated challenging economic conditions by making informed decisions that protected the business's financial stability.
- Mentored staff members on best practices in customer service and sales techniques, leading to increased performance levels.
- Achieved significant cost savings by implementing energy-efficient solutions across company facilities.
- Developed and implemented strategic plans for revenue growth, focusing on diversification and market expansion.
- Fostered strong relationships with clients to boost retention rates, conducting regular feedback sessions.
- Expanded business into new markets, cond

- Elevated brand awareness with targeted marketing campaigns, leveraging social media and digital platforms.
- Managed purchasing, sales, marketing and customer account operations efficiently.
- Assisted in recruiting, hiring and training of team members.
- Scheduled employees for shifts, taking into account customer traffic and employee strengths.
- Recruited, hired, and trained initial personnel, working to establish key internal functions and outline scope of positions for new organization.

**EDUCATION**

**High School Diploma**

**05/2009**

**Brother Rice HighSchool, Chicago, IL**



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 598-25

File ID: 598-25

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/23/2025

Department: Economic Development

Final Action:

**Title:** Resolution Authorizing Execution of a Lease Agreement Between the City of Joliet and La Sociedad, Inc., DBA Casa Catrina Mexican Heritage Cuisine

Agenda Date: 11/04/2025

Attachments: Resolution\_Casa\_Catrina\_Lease\_Agreement.docx,  
Casa\_Catrina\_Attachments.pdf

Entered by: pmartinez@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/31/2025	Gina Legalbo	Approve	10/27/2025
1	2	10/31/2025	Dustin Anderson	Approve	11/4/2025
1	3	10/31/2025	Kevin Sing	Approve	11/4/2025
1	4	10/31/2025	Todd Lenzie	Approve	11/4/2025
1	5	10/31/2025	Beth Beatty	Approve	11/4/2025



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Memo

---

File #: 599-25

Agenda Date: 11/4/2025

---

**TO:** Mayor and City Council

**FROM:** Dustin Anderson, Director of Community Development

**SUBJECT:**

Resolution Approving a Memorandum of Understanding between the Regional Transportation Authority and the City of Joliet for Transit Oriented Development Zoning Regulations

**BACKGROUND:**

The City Council adopted the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan at their July 15, 2025 meeting. This Downtown Joliet ETOD Plan creates a long-term vision and policy framework for the City to enhance the areas around the station into a vibrant, mixed-use district with housing and economic vitality for residents of all ages, income levels, and abilities. Updating the City's Zoning Ordinance to enable this vision was a key recommendation of this Plan. The City applied for and was awarded technical assistance through the Regional Transportation Authority's (RTA's) Community Planning Program for consultant services to prepare zoning code updates that advance mixed use and multi-family housing development in the area surrounding the Joliet Gateway Transportation Center. The cost for consultant services for updates to the City's Zoning Ordinance to support transit-oriented development are covered in full through the RTA's program.

The Scope of Work for this project includes stakeholder and community engagement with an open house on proposed zoning changes as well as a workshop with the Plan Commission. All proposed changes to the City's Zoning Ordinance that emanate from this zoning ordinance update project will require review and approval by the City Council following the recommendation of the Plan Commission. Should the Council approve this Memorandum of Understanding with the RTA, the project will likely start in early 2026 and conclude with City Council review in early 2027.

This agenda item was reviewed by the Land Use and Economic Development Committee at its October 22, 2025 meeting and was recommended to the City Council with a vote 3-0.

**CONCLUSION:**

The Memorandum of Understanding (MOU) outlines the roles and responsibilities of the Regional Transportation Authority (RTA) and City of Joliet to execute this zoning code update project, from project initiation through adoption of proposed zoning code amendments. Approval of the MOU will enable City staff to move forward with implementation of the ETOD Plan's top recommendation, which is updating the City's Zoning Ordinance.

**RECOMMENDATION:**

Based on the above, it is recommended that the Mayor and City Council approve the Resolution Approving a Memorandum of Understanding between the Regional Transportation Authority and the

City of Joliet for Transit Oriented Development Zoning Regulations.

**RESOLUTION NO.\_\_\_\_\_**

**RESOLUTION APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN  
THE REGIONAL TRANSPORTATION AUTHORITY AND THE CITY OF JOLIET FOR  
TRANSIT ORIENTED DEVELOPMENT ZONING REGULATIONS**

**BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET,  
ILLINOIS, AS FOLLOWS:**

**SECTION 1:** The Memorandum of Understanding between the City of Joliet and the Regional Transportation Authority, which is attached hereto and made a part hereof, is approved.

**SECTION 2:** The City Manager is authorized to execute the Memorandum of Understanding for and on behalf of the City of Joliet.

**SECTION 3:** This Resolution shall be in effect upon its passage.

**PASSED** this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

---

**MAYOR**

---

**CITY CLERK**

**VOTING YES:** \_\_\_\_\_

**VOTING NO:** \_\_\_\_\_

**NOT VOTING:** \_\_\_\_\_

## **MEMORANDUM OF UNDERSTANDING**

### ***Purpose***

The purpose of this Memorandum of Understanding (“MOU”) is to establish a working relationship between the Regional Transportation Authority (“RTA”) and City of Joliet for the Joliet TOD Zoning Code Update.

### ***Areas of Understanding***

1. RTA / City of Joliet Relationship
  - Scope of work for project will be jointly determined by RTA and City of Joliet.
  - All work performed by RTA staff must be related to the scope of work.
  - RTA will determine which of the relevant RTA staff will be assigned to work on the project (based on availability, skills, familiarity with the City of Joliet).
2. Consultant Assistance
  - RTA will contract with a consulting firm to assist RTA staff with work on the project
  - RTA will be responsible for consultant procurement and selection
  - RTA will be responsible for management of the consulting firm, administration of the contract, and all eligible costs incurred by the consultant
3. Access to Resources
  - RTA staff will contribute RTA data and other resources, including specialized staff based at RTA (for advanced mapping, data, outreach, communications, or topic-specific expertise).
  - The City of Joliet will provide RTA with access to relevant staff that will need to be involved in the project, and will ensure that they allocate appropriate time.
  - The City of Joliet will provide RTA with access to all relevant internal data, reports, and other information.
  - The City of Joliet’s leadership (key staff, board members, other elected officials, other decision-makers) will commit to participate in the project and allocate sufficient time at meetings (committee meetings, Board meetings, etc.) to ensure and complete a successful project.
4. Demonstration of Local Support
  - The City of Joliet will be responsible for working with RTA to identify a project steering committee, if necessary.
  - The City of Joliet agrees to participate in public outreach and engagement efforts; including assisting in dissemination of project and meeting information, attending and assisting at public meetings, and providing key stakeholder contact information.
  - The City of Joliet agrees to complete the scope of work for the project and, if applicable, adopt the completed plan.
5. Project Management
  - A full project scope of work is attached hereto as Exhibit A.

- Changes to project scope or timelines must be jointly agreed to by RTA and the City of Joliet; major changes in scope may result in discontinuation of project.

***Term of MOU***

This MOU shall be effective on the last date of execution below, and shall continue for a period of 24 months.

The undersigned parties agree to the terms listed above.

RTA Representative:

---

Maulik Vaishnav / Senior Deputy Executive Director

Date

City of Joliet Representative:

---

NAME AND TITLE

Date

**EXHIBIT A**

# Scope of Services Joliet ETOD Zoning Code Update

## Project Background and Purpose

The Regional Transportation Authority (RTA), on behalf of the City of Joliet (the City), is seeking to procure the services of a consultant to prepare zoning code updates that advance equitable transit-oriented development (ETOD) in the area surrounding the Joliet Gateway Transportation Center. This zoning code update will be a critical step in implementing the [Downtown Joliet Equitable Transit-Oriented Development Plan](#), completed through the RTA's Community Planning Program and adopted by the Joliet City Council on July 15, 2025.

The ETOD-specific zoning code changes will be focused on priority areas identified in the ETOD Plan, particularly the area surrounding Joliet's Gateway Transportation Center in Downtown Joliet.

The City of Joliet's ETOD Plan provides a vision, policy framework, and implementation strategies to promote compact, walkable, mixed-use development around transit that benefits all residents — with a focus on equitable outcomes for historically underrepresented and transit-dependent populations. The Plan recommends zoning changes that will remove regulatory barriers to ETOD, support a diverse array of housing options, encourage small business growth, and enhance the public realm. Zoning changes should be rooted in the recommendations from the Plan.

## Project Objectives

The Joliet ETOD Zoning Code Update will directly implement recommendations from the [Downtown Joliet ETOD Plan](#) by:

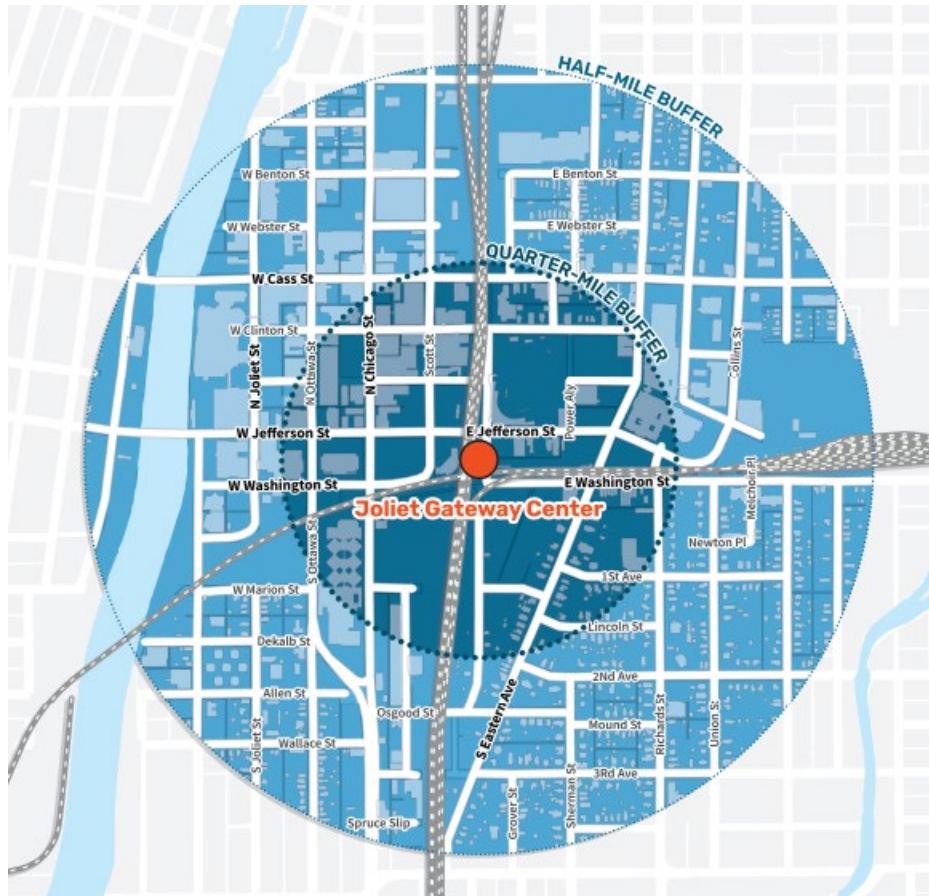
- Updating existing zoning districts or creating an ETOD overlay district to allow for multi-family and mixed-use development by right and denser development near transit stops and stations.
- Expanding the current B-2 zoning district in targeted redevelopment areas identified in the Plan.
- Amending zoning regulations to allow taller building heights.
- Establishing design standards and guidelines that support a vibrant, walkable environment and reflect ETOD best practices.
- Updating parking requirements to reduce minimums near transit, encourage shared parking, and expand bicycle parking provisions.
- Implementing an inclusionary zoning or density bonus policy, which would require / incentivize that a portion of new residential developments within the study area be affordable for low- and moderate-income households.
- Streamlining the development review and approval process for ETOD projects.

- Updating the zoning ordinance to allow for new small neighborhood commercial buildings or for the rehabilitation of former commercial buildings back to commercial use.
- Revising the list of permitted and special uses to encourage economic diversity and community-serving businesses.
- Incorporating user-friendly zoning code formats, such as dimensional tables, use tables, and illustrations.

## Planning Area

The study area will focus on a half-mile radius surrounding the Joliet Gateway Transportation Center. The Gateway Transportation Center Train Station is served by multiple high-capacity transit services, including Metra's Rock Island District (RID) and Heritage Corridor (HC) Lines and Amtrak's Lincoln Service and Texas Eagle routes. The Joliet Gateway Transportation Center Bus Station hosts Pace Bus routes 501, 504, 505, 507, 508, 509, 511, 512, 832, and 834.

The final study area boundaries will be confirmed during project initiation in coordination with City staff and the RTA.



## Scope of Requested Services

Proposals from consultants are required to include the following tasks.

## **Task 0: Project Management and Coordination Meetings**

Immediately after project award agreement, the consultant Project Manager will schedule a virtual meeting with RTA and City of Joliet staff to discuss the elements and timing of the scope of work. The consultant will provide monthly project update reports to the RTA and virtual project check-in meetings will be scheduled at intervals to be determined by the RTA (i.e., monthly, bi-weekly, or weekly meetings).

Deliverables: Regular check-in meetings, monthly project reports

## **Task 1: Project Kick-Off and Steering Committee Meetings**

The consultant team, City staff, and RTA staff will collaborate to finalize the Steering Committee roster. The consultant will schedule and lead a kickoff meeting with the Steering Committee to present the project objectives, scope of services, project schedule, and review existing code to gather feedback from the Committee. The consultant will work with the Steering Committee to identify key stakeholders with whom to engage.

In addition to the kick-off, the consultant will lead two (2) subsequent Steering Committee meetings:

1. Review proposed amendments.
2. Review final draft amendments.

The awarded consultant will provide the Steering Committee with deliverables for review no fewer than ten (10) business days in advance of a meeting. In addition, the awarded consultant will be responsible for sending email reminders to Committee members regarding upcoming Steering Committee meetings two weeks prior to each meeting.

Deliverables: Steering Committee meeting agendas, presentations and meeting minutes

## **Task 2: Review Existing Code and Plans**

The City will provide the consultant with all relevant adopted plans, zoning documents, maps, and background materials. The consultant will review these resources, especially the 2025 ETOD Plan, to assess how current zoning supports or hinders the Plan's vision.

The consultant will prepare an Existing Conditions Memo documenting key findings, including:

- How the existing code impacts ETOD potential.
- Barriers to mixed-use, higher-density, or affordable housing development.
- Gaps between current zoning and ETOD Plan recommendations.

Deliverables: Existing Conditions Memo

## **Task 3: Stakeholder and Community Engagement**

Building on the robust engagement process from the ETOD Plan, the consultant will conduct two rounds of targeted stakeholder interviews to:

- Inform potential code amendments.
- Gather feedback on draft amendments.

Stakeholder participants will be identified with City and RTA input and may include developers, housing advocates, business owners, community organizations, and residents.

Additional public engagement will include:

- Project webpage content for the City's website.
- One in-person Open House to present proposed amendments prior to City Council consideration.

Deliverables: Engagement Strategy, Interview materials and summaries, project website content, , open house materials

### **Task 4: Prepare Draft Code Amendments**

Building from information gathered from Tasks 1-3, the awarded consultant will prepare draft ETOD zoning amendments consistent with the ETOD Plan's recommendations, including changes to uses, parking, density, design, and affordability provisions. Amendments that help facilitate by right development are also encouraged. Draft amendments will be presented to RTA and City staff, then to the Steering Committee.

Deliverables: Draft ETOD Zoning Code amendments, Steering Committee presentation

### **Task 5: Plan Commission Workshop**

The consultant will facilitate an interactive workshop with the Plan Commission to review and discuss the draft TOD zoning code amendments.

The workshop will be designed to:

- Present the rationale behind the proposed amendments and how they implement the 2025 ETOD Plan.
- Use visual aids, such as development scenario renderings from the ETOD Plan to demonstrate the potential impacts of the proposed code changes.
- Facilitate small-group or roundtable discussions among officials to explore trade-offs, priorities, and potential refinements to the code language.
- Gather direct feedback on areas needing further adjustment before public hearings and adoption.

Staff will facilitate a discussion regarding the draft TOD zoning code amendments with the City Council's Land Use & Economic Development Committee as an agenda item at one of their regularly scheduled meetings.

The consultant will work with City and RTA staff to prepare all workshop and meeting materials, ensure the session is interactive, and capture detailed feedback for incorporation into the next draft.

Deliverable(s): Workshop agenda and facilitation plan, visual presentation materials, summary of workshop feedback

### **Task 6: Prepare Final ETOD Zoning Code Amendments**

Based on input from the Steering Committee, Plan Commission, City Council Land Use & Economic Development Committee, City staff, RTA staff, and the public, the consultant will prepare final zoning amendments and corresponding map updates. All materials will be delivered in an editable digital format acceptable to the City.

Deliverable(s): Final ETOD zoning amendments and map updates

### **Task 7: Public Hearing and Adoption Process**

The consultant will assist City staff through the adoption process, including:

- Presenting amendments at a Plan Commission public hearing.
- Presenting to the City Council at first reading for discussion and feedback.
- Refining amendments as needed before final adoption.
- Attending additional Council meetings as necessary.

Deliverable(s): Presentations, zoning map files, and supporting materials in digital format



# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432

## Approver Report

File Number: 599-25

File ID: 599-25

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 10/23/2025

Department: Community  
Development

Final Action:

**Title:** Resolution Approving a Memorandum of Understanding between the  
Regional Transportation Authority and the City of Joliet for Transit Oriented  
Development Zoning Regulations

Agenda Date: 11/04/2025

Attachments: Resolution, Joliet Zoning Code MOU.pdf

Entered by: jbernhard@joliet.gov

## Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	10/28/2025	Gina Legalbo	Approve	10/27/2025
1	2	10/28/2025	Dustin Anderson	Approve	10/30/2025
1	3	10/28/2025	Todd Lenzie	Approve	10/30/2025
1	4	10/31/2025	Beth Beatty	Approve	10/30/2025