

# City of Joliet

150 West Jefferson Street  
Joliet, IL 60432



## Meeting Minutes - Final

Monday, March 4, 2024

5:30 PM

City Hall, Council Chambers

### Pre-Council Meeting

**MAYOR TERRY D'ARCY**

**MAYOR PRO- TEM COUNCILMAN PAT MUDRON(1/1/2024 - 3/31/2024)**

**COUNCILMAN CESAR CARDENAS**

**COUNCILMAN JOE CLEMENT**

**COUNCILMAN CESAR GUERRERO**

**COUNCILMAN LARRY E. HUG**

**COUNCILWOMAN SUZANNA IBARRA**

**COUNCILWOMAN JAN HALLUMS QUILLMAN**

**COUNCILWOMAN SHERRI REARDON**

**City Manager - Beth Beatty**

**Interim Corporation Counsel - Christopher Regis, City Clerk Christa M. Desiderio**

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Citizens who are unable to attend the meeting can email comments in advance of the meeting to publiccomment@joliet.gov.

**ROLL CALL:**

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

ALSO PRESENT: City Manager Beth Beatty and Interim Corporation Counsel Chris Regis.

**PRESENTATION:****Overview of the City's NPDES Stormwater Quality Program**

Director of Public Works Director Greg Ruddy introduced Dan Bounds with Baxter and Woodman Consulting & Engineers.

Mr. Bounds gave a brief overview of the City's Stormwater Quality Program.

A brief discussion was held regarding resources to obtain measurable goals and lists of local waters that meet and do not meet water quality standards. Also discussed was new permit requirements, ramp up period to meet the new requirements, and the City currently being in compliance with all requirements.

**MAYOR:****APPROVAL OF AGENDA:****CITIZENS TO BE HEARD ON AGENDA ITEMS:**

Rick Rottweiler, District Vice President for U-Haul, spoke in favor of Council Memo #113-24: Ordinances Associated with the Redevelopment of 4200 W. Jefferson Street.

Angela Farley, Marketing Company President, spoke in favor of Council Memo #113-24.

Mukesh Desai, current property owner, spoke in favor of Council Memo #113-24.

Raj Sanghvi, Attorney for current property owner, spoke in favor of Council Memo #113-24.

Mike Cook, Cook Engineering Group, spoke in favor of Council Memo #113-24.

Bill Caton spoke in favor of Council Memo #113-24.

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

Diversity & Community Relations

Public Safety

Public Service

Stadium

## CONSENT AGENDA:

### Approval of Minutes:

#### Council Meeting - February 20, 2024

Attachments:    [Council Meeting Minutes - February 20, 2024.pdf](#)  
[Approver Report](#)

#### Invoices to be Paid

Attachments:    [Invoices to be Paid 03.05.24](#)  
[Approver Report](#)

**Award of Contract for the 2024 Public Works Landscape Restoration Program to ASE Illini-Scapes Inc. in the amount of \$57,536.00** [103-24](#)

Attachments:    [Approver Report](#)

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

**Award of Contract for the 2024 Utilities Department Electrical Maintenance to Elliott Electric, Inc. in the amount of \$278,320.00** [104-24](#)

Attachments:    [Approver Report](#)

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

**Award of Contract for the Purchase and Installation of a New Pump Monitoring System at the Eastside Wastewater Treatment Plant to Xylem Water Solutions USA, Inc. in the amount of \$31,212.70** [105-24](#)

Attachments:    [Approver Report](#)

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

**Award of Professional Services Agreement for the Rosalind Street Culvert Replacement Project to V3 Companies in the amount of \$80,257.00** [106-24](#)

Attachments:    [Approver Report](#)

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

**Award of Professional Engineering Services Contract for the Phase III Engineering Services for the Theodore Street (Wesmere Parkway to River Road) Roadway Widening Improvements Project - MFT Section No. 18-00515-02 WR to V3 Companies, LTD in the amount of \$371,409.00**

[107-24](#)

Attachments: [Approver Report](#)

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

**Award of Professional Services Contract for the Demolition and Stabilization of the Victory Center Gymnasium, 25 N Broadway, Joliet, IL 60432 to R. Berti & Sons Contractors Inc. in the amount of \$1,195,590.00**

[108-24](#)

Attachments: [r\\_berti.pdf](#)  
[Approver Report](#)

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

Brent Fraser, Chief Operating Engineer, gave a brief overview of the demolition and stabilization of the Victory Center Gymnasium at 25 N. Broadway.

Bret Mitchell, Managing Principle of Ethos Workshop Architects, gave a brief update on abatement and summary of the proposed demolition.

A brief discussion was held regarding the estimated time for this project and possibility of turning over ownership of the property.

**Request to Continue the Upfit of Interceptor Police Squads by Painting Doors at Hawk Auto, Branding Units at Element Graphics & Design Inc., and Purchasing Radios from A Beep Communications**

[109-24](#)

Attachments: [Approver Report](#)

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

**Amendment No. 1 for the Professional Services Agreement Assessment of the Parking Facilities in the Downtown Area to WGI Inc. in an amount not to exceed \$10,000.00**

[110-24](#)

Attachments: [Approver Report](#)

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

Greg Ruddy, Director of Public Works, briefly discussed the contract amendment for WGI Inc. that will provide specific coordination and assistance with tasks that will include the removal of on-street parking meters, implementation of new parking time limits, parking enforcement, and parking

garage technology upgrades.

A brief discussion was held regarding parking assessment, assessment of new equipment, and unified system for payment.

**Change Order No. 2 for the Lawrence Avenue Lift Station Rehabilitation to J.S. Alberico Construction Co. reducing the contract amount by (\$20,250.00) and Final Payment No. 5 in the amount of \$102,574.00**

[111-24](#)

Attachments:    [Approver Report](#)

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

## **LICENSES AND PERMIT APPLICATIONS:**

## **PUBLIC HEARINGS:**

## **ORDINANCES AND RESOLUTIONS:**

### **ORDINANCES:**

**Ordinances Associated with the Redevelopment of 4200 W. Jefferson Street.**

[113-24](#)

**Ordinance Approving a Special Use Permit for an Indoor Storage Facility, Located at 4200 W. Jefferson Street. (ZBA 2023-50)**

**Ordinance Approving a Special Use Permit for Truck Hire and Sales, Located at 4200 W. Jefferson Street. (ZBA 2023-51)**

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Attachments:    [Special Use Permit Ordinance -4200 W. Jefferson - Indoor Storage Facility](#)  
[Special Use Permit Ordinance -4200 W. Jefferson - Truck Hire & Sales](#)  
[U-Haul Site Plan](#)  
[Updated Prelim Elevations](#)  
[Updated Prelim Signage](#)  
[1-story-center FAA Letter](#)  
[1-story-ne FAA Letter](#)  
[1-story-nw FAA Letter](#)  
[1-story-se FAA Letter](#)  
[1-story-sw FAA Letter](#)  
[3-story-center FAA Letter](#)  
[3-story-ne FAA Letter](#)  
[3-story-nw FAA Letter](#)  
[3-story-se FAA Letter](#)  
[3-story-sw FAA Letter](#)  
[U-Haul Tree Removal & Landscape Plan](#)  
[U-Haul Tree Survey](#)  
[October 19 Zoning Board of Appeals Minutes](#)  
[ZBA 2023-50-504 \(4200 W. Jefferson Street\) Staff Report Packet v3](#)  
[Approver Report](#)  
[Approver Report](#)

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

In addition, the Mayor and Council had a lengthy discussion regarding economic development efforts.

Council and the U-Haul representatives briefly discussed the property use as self-storage units as well as a rental facility for U-Haul trucks, trailers, and moving supplies.

**Ordinance Amending Section 31-75 and Section 31-76 of Chapter 31 of the City of Joliet Code of Ordinances (Utility Billing Payment Plans and Leak Credits)**

**[114-24](#)**

Attachments:    [Ordinance - UB Playment plans and Leak Credits 2024](#)  
[Approver Report](#)

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

**RESOLUTIONS:**

**Resolution Appropriating Motor Fuel Tax Funds for the Phase III Engineering Services for the Theodore Street (Wesmere Parkway to River Road) Roadway Widening Improvements Project - MFT Section No. 18-00515-02-WR in the amount of \$371,409.00**

[116-24](#)

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

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

**CITY MANAGER:**

**PUBLIC COMMENTS:**

Kathy Garthus spoke regarding intermodal concerns.

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

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Guerrero, 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 Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

**ADJOURNMENT:**