City of Joliet

Pre-Council Meeting

Meeting Agenda

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN(4/1/2026 - 6/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN SHERRI REARDON

City Manager - Beth Beatty
Interim Corporation Counsel - Todd Lenzie
City Clerk - Lauren O'Hara

Monday, May 18, 2026 **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.

ROLL CALL:

PRESENTATION:

Presentation by IDOT

Attachments: Approver Report

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 does 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:

Appointment to the Historic Preservation Commission

Attachments: Appointment to Historic Preservation Commission.pdf
Approver Report

Reappointments to the Joliet Public Library Board

Attachments: Reappointments to Joliet Public Library Board .pdf
Approver Report

Reappointment to the Committee on Citizens with Disabilities

Attachments: Reappointment to Committee on Citizens with Disabilities .pdf
Approver Report

Reappointments to the Tree Advisory Board

Attachments: Reappointments to Tree Advisory Board .pdf
Approver Report

COUNCIL COMMITTEE REPORTS:

Communication, Technology & Information Systems

Diversity & Community Relations

Finance

Public Service

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - May 4, 2026.pdf
City Council Meeting Minutes - May 5, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 05.19.26 Invoices
Approver Report

Purchase of Interior Wall Painting and Sanding Services for Fire Station 1 and Fire Station 9 from Smith Painting Services in the Amount of $67,062.00 **258-26**

Attachments: All Tech Proposal Station 1_.pdf
All Tech Proposal Station 9_.pdf
Amcoat Decorating Station 1.pdf
Amcoat Decorating Station 9.pdf
Smith Painting Serv Station 1.pdf
Smith Painting Serv Station 9.pdf
Approver Report

Award of Contract for the 2026 Streetlight Assembly Painting Project - Contract A to Cosgrove Construction Inc., in the Amount of $84,300.00 **259-26**

Attachments: Approver Report

Award of Contract for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST to America's Parking Remarking, LLC in the Amount of $307,416.00 **260-26**

Attachments: Approver Report

Approval of Purchase of Traffic Barriers from Meridian Rapid Defense Group Sales LLC in the Amount of $126,344.06 **261-26**

Attachments: Approver Report

Approval of a Professional Services Agreement with Strand Associates Inc., International Code Council (ICC) and HR Green, for On-Call Development Review for the Rock Run Collection Development **262-26**

Attachments: 26-04-21.Joliet_Rock Run Development Reviews Proposal.pdf
Agreement for Professional Services_Bridge Program Mgr.pdf
ICC Proposal__Redacted.pdf
Joliet Supplemental Building Plan Review HRG.pdf
Approver Report

Approval of Change Order No. 3 for the Lead Service Line Replacement Phase 4 Contract to Stip Bros. Excavating Inc. in the Amount of $89,410.00 **263-26**

Attachments: Approver Report

Award of Contract to VideoTec for Five-Year Renewal of Genetec Advantage Support Agreement in the Amount of $83,872.00 **264-26**

Attachments: VideoTech QT2492 for Genetec Renewal.pdf
Approver Report

Award of Contract to CDWG for Nutanix Cloud Infrastructure Subscription, Licensing and Hardware Support Renewal in the Amount of $101,687.68 **265-26**

Attachments: CDWG for Nutanix Licensing Renewal PTSM092.pdf
Approver Report

Award of Contract to Heartland Business Systems for VMWare Annual Renewal in the Amount of $66,014.08 **266-26**

Attachments: VMware vSphere Foundation 2026.pdf
Approver Report

Award of Contract to Avolve for the Three-Year Renewal of ProjectDox Premium Bundle in the Amount of $129,210.00 **267-26**

Attachments: Joliet, IL - PDox Premium Bundle.pdf
Approver Report

Award of Contract to Forte for the Joliet City Square - AV Background Music System Project in the Amount of $554,742.00 **268-26**

Attachments: 3-FORTE RSA 1445409 - Joliet City Square - AV background music system.pdf
Approver Report

AGENDA ITEM:

LICENSES AND PERMIT APPLICATIONS:

Application for a Drive Thru Permit for a Zaxby's Restaurant at 110 S. Larkin Avenue **270-26**

Attachments: 110 S Larkin Zaxbys Drive Thru Permit Application.docx
110 S Larkin Zaxbys Drive Thru Permit Request Letter.pdf
110 S Larkin Zaxbys Drive Thru Permit Exhibit.pdf
Approver Report

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with the Development of 1701 Drauden Road **272-26**

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 1701 Drauden Road (ZBA 2025-51)

Ordinance Approving a Variation of Use to Allow a B-3 (general business) use in the B-1 (neighborhood business) Zoning District, Located at 1701 Drauden Road (ZBA 2025-52)

Attachments: Ordinance - Special Use Permit ZBA 2025-51.docx
Ordinance - Variation of Use ZBA 2025-52.docx
ZBA Staff Report Packet
Ownership Disclosure
Special Use Permit Application
Variation of Use Application
Approver Report

Ordinance Approving a Variation of Use to Allow the Continuation of a Three-Unit Residence, an R-4 (Multi-Family Residential) Use, in the R-2 (Single-Family Residential) Zoning District, Located at 201 N. William Street (ZBA 2026-22) **273-26**

Attachments: Ordinance - Variation of Use 201 N William St.docx
ZBA Staff Report Packet 2026-22 201 N William St.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 2450 W. Jefferson Street (ZBA 2026-16) **274-26**

Attachments: Ordinance - Special Use Permit 2450 W Jefferson St.docx
Site Plan and Floor Plan 2026-16.pdf
ZBA Staff Report Packet 2026-16 2450 W Jefferson St.pdf
Special Use Criteria.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

Ordinance and Resolution Associated with the Vacation of a Portion of Breen Road **275-26**

Ordinance Approving a Vacation of 76,289 Square Feet of Breen Road, East of Route 53 (V-2-26)

Resolution Accepting the Dedication of a Public Utility Easement along Breen Road, East of Illinois Route 53

Attachments: Ordinance - V-2-26_Breen Road Vacation.docx
Resolution Easement Dedication_Breen Road_Public Utility.doc
Plat of Vacation Breen Road.pdf
Plat of Easement Breen Road.pdf
Traffic Plan.jpg
V-2-26 Staff Report Packet_Redacted_04.14.pdf
Plan Commission Minutes_04.16.2026.pdf
Approver Report

Ordinance Approving a Plat of Vacation for a 3.788-Acre Drainage and City Utility Easement Along the Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road **276-26**

Attachments: Ordinance
Plat of Vacation for Drainage and City Utilities
Bridge Road Aerial Map.jpg
Bridge Rd Plat of Vacation Easement Overlay Exhibit.pdf
Petition for Vacation of Public Easement Signed_Redacted.pdf
R2022-042019 Ordinance 18354 Approving Vacation of Bridge Road.pdf
Plat of Vacation for Nicor
Plat of Vacation for Private Utilities
R2023-037601 Third Coast Intermodal Hub 1 Plat of Subdivision.pdf
Approver Report

Ordinances Associated with the Tenant Space at 81 N. Chicago Street **277-26**

Ordinance Approving a Special Use Permit to Allow a Tattoo Studio, Located at 81 N. Chicago Street (ZBA 2026-13)

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Zoning District Use in the B-2 (Central Business) Zoning District, Located at 81 N. Chicago Street (ZBA 2026-14)

Attachments: Ordinance - Special Use Permit ZBA 81 N Chicago Street.doc
Ordinance - Variation of Use ZBA 81 N Chicago Street.docx
81 N Chicago Staff Report.docx
Minutes.pdf
Approver Report

Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District) **278-26**

Attachments: Ordinance Settting Public Hearing for Establishing a Business District
Approver Report

RESOLUTIONS:

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and AFSCME, Local 440 **280-26**

Attachments: Resolution
Local 440 AFSCME Contract 2025-2028 (City of Joliet).pdf
Appendix B - Wage Schedules.pdf
Approver Report

Resolution Accepting and Placing on File the Joliet Historic Preservation Commission Annual Report for 2025 **281-26**

Attachments: CLG-Annual-Update-City of Joliet_2025.pdf
Resolution
Approver Report

Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the East Side Joliet Fire Protection District **282-26**

Attachments: MOU between JFD and EJFPD.pdf
Resolution
Approver Report

Resolution Requesting Authorization to enter into a Regular 2025 Justice Assistance Grant Intergovernmental Agreement between the City of Joliet and Will County **283-26**

Attachments: Resolution
FY25 JAG IGA.docx
Approver Report

Resolution Approving an Intergovernmental Agreement with the County of Will for the Placement of License Plate Reading Cameras Located on County Highways **284-26**

Attachments: Resolution
Joliet IGA will county LPR.DOCX
Approver Report

Resolution Appropriating Motor Fuel Tax Funds for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST **285-26**

Attachments: Resolution
Approver Report

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Glenwood Avenue, Just East of Hammes Avenue) **286-26**

Attachments: Resolution
ComEd Easement, SR# 06690516, Glenwood Ave East of Hammes Ave
Approver Report

Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Oneida Street, Just East of Hammes Avenue) **287-26**

Attachments: Resolution
ComEd Easement, SR# 06690541, Oneida St East of Hammes Ave
Approver Report

Resolution Authorizing the Execution of an Intergovernmental Agreement with Pace Regarding Transit Shelters **288-26**

Attachments: Resolution
Joliet Ad Shelter A'ment 6-17-2024 final.pdf
Approver Report

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 does 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)).

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. 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:5/19/2026

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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: 05/11/2026

Department: City Clerk/Business Services

Final Action:

Title:

Agenda Date: 05/19/2026

Entered by: nhughes@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:5/19/2026

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City of Joliet

Mayor's Office
815-724-3700
tdarcy@joliet.gov

May 19, 2026

TO: City Council Members

FROM: Mayor Terry D'Arcy TD

SUBJECT: Appointment to Historic Preservation Commission

I am proposing to make the following appointment to the **HISTORIC PRESERVATION COMMISSION** at the regularly scheduled May 19, 2026, City Council meeting.

Robert D. Casey Term Expires: 5/19/2028	**REPLACES**	**Kevin Heinemann**

cc: Lauren O'Hara, City Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/07/2026

Department: City Clerk/Business Services

Final Action:

Title:

Agenda Date: 05/19/2026

Agenda Number:

Attachments: Appointment to Historic Preservation Commission.pdf

Entered by: lhelland@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:5/19/2026

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City of Joliet

Mayor's Office
815-724-3700
tdarcy@joliet.gov

May 19, 2026

TO: City Council Members

FROM: Mayor Terry D'Arcy TD

SUBJECT: Reappointment to Joliet Library Board

I am proposing to make reappointments to the **JOLIET PUBLIC LIBRARY BOARD** at the regularly scheduled May 19, 2026, City Council meeting.

Elaine Bottomley **Reappointment**
Term Expires: 6/30/2029

Katie Gulas **Reappointment**
Term Expires: 6/30/2029

Kelly Rohder-Tonelli **Reappointment**
Term Expires: 6/30/2028

Gail Gawlik **Reappointment**
Term Expires: 6/30/2028

cc: Lauren O'Hara, City Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/07/2026

Department: City Clerk/Business Services

Final Action:

Title:

Agenda Date: 05/19/2026

Attachments: Reappointments to Joliet Public Library Board .pdf

Entered by: lhelland@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:5/19/2026

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City of Joliet

Mayor's Office
815-724-3700
tdarcy@joliet.gov

May 19, 2026

TO: City Council Members

FROM: Mayor Terry D'Arcy TD

SUBJECT: Reappointment to Committee on Citizens with Disabilities

I am proposing to make a reappointment to the **COMMITTEE ON CITIZENS WITH DISABILITIES** at the regularly scheduled May 19, 2026, City Council meeting.

John Jamontas **Reappointment**
Term Expires: 2/6/2028

cc: Lauren O'Hara, City Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/07/2026

Department: City Clerk/Business Services

Final Action:

Title:

Agenda Date: 05/19/2026

Attachments: Reappointment to Committee on Citizens with Disabilities .pdf

Entered by: lhelland@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:5/19/2026

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City of Joliet

Mayor's Office
815-724-3700
tdarcy@joliet.gov

May 19, 2026

TO: City Council Members

FROM: Mayor Terry D'Arcy TD

SUBJECT: Reappointment to Tree Advisory Board

I am proposing to make reappointments to the **TREE ADVISORY BOARD** at the regularly scheduled May 19, 2026, City Council meeting.

Karen Fonte
Term Expires: 3/1/2028 **Reappointment**

Jim Testin
Term Expires: 8/3/2028 **Reappointment**

cc: Lauren O'Hara, City Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 05/07/2026

Department: City Clerk/Business Services

Final Action:

Title:

Agenda Date: 05/19/2026

Attachments: Reappointments to Tree Advisory Board .pdf

Entered by: lhelland@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:5/19/2026

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Monday, May 4, 2026

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN(4/1/2026 - 6/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
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.

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 and Councilwoman Jan Hallums Quillman

Absent: Councilwoman Sherri Reardon

The City Manager announced that Council Memo 251-26 would be removed from the agenda and heard at the May 19, 2026 meeting.

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Susan Vanlandingham spoke on Council Memo 257-26.

Georgene Williams spoke on Council Memo 257-26.

Tiffany Hernandez spoke on Council Memo 257-26.

Emmanuel Lopez, Executive Director of City Center Partnership, spoke in support of Council Memo 252-26.

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APPOINTMENTS:

Reappointments to the Joliet Arts Commission

Attachments: Reappointments to Joliet Arts Commission.pdf
Approver Report

COUNCIL COMMITTEE REPORTS:

Land Use & Economic Development

Legislative

Public Safety

Public Service

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - April 20, 2026.pdf
City Council Meeting Minutes - April 21, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 05.05.26 Invoices
Approver Report

Award of a Professional Services Contract for Roadway Mapping and Pavement Analysis / Condition Classification to Cyclomedia Technology Inc., in the Amount of $190,950.00 **233-26**

Award of a Professional Services Contract for Roadway Mapping and Pavement Analysis / Condition Classification to Cyclomedia Technology Inc., in the Amount of $190,950.00

Attachments: Cyclomedia PSA.docx
CyclomediaSOW_JolietCapturePASER_April2026_mjs_3-27-26.docx
Approver Report

The City Manager provided an overview of the item.

Award of Contract No. 2975-0426 for the Public Utilities Department Generator Purchase to Metropolitan Industries in the Amount of $349,302.00 **234-26**

Award of Contract No. 2975-0426 for the Public Utilities Department Generator Purchase to Metropolitan Industries in the Amount of $349,302.00

Attachments: Approver Report

The City Manager provided an overview of the item.

Award of Contract No. 2976-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Repaint to Dynamic Industrial Services in the Amount of $327,600.00 **235-26**

Award of Contract No. 2976-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Repaint to Dynamic Industrial Services in the Amount of $327,600.00

Attachments: Approver Report

Award of Contract No. 2977-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Slide Gates Installation to Dahme Mechanical Industries Inc. in the Amount of $68,888.00 **236-26**

Award of Contract No. 2977-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Slide Gates Installation to Dahme Mechanical Industries Inc. in the

Amount of $68,888.00

Attachments: Approver Report

Award of Contract No. 2979-0426 for the Well 18D Rehabilitation to Great Lakes Water Resources Group in the Amount of $220,907.00 **237-26**

Award of Contract No. 2979-0426 for the Well 18D Rehabilitation to Great Lakes Water Resources Group in the Amount of $220,907.00

Attachments: Approver Report

Approve Payment of the 2026 Membership Dues for the Lower DuPage River Watershed Coalition in the Amount of $25,140.08 **238-26**

Approve Payment of the 2026 Membership Dues for the Lower DuPage River Watershed Coalition in the Amount of $25,140.08

Attachments: Approver Report

AGENDA ITEM:

Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of $1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of $158,950.00 **240-26**

Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of $1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of $158,950.00

Attachments: Joliet IL Agmt Professional Services_2026 1MG RA Ondeid (002)
Approver Report

The City Manager provided an overview of the item.

ORDINANCES AND RESOLUTIONS:

RESOLUTIONS:

Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run Crossing Development Project Area **242-26**

Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run

Crossing Development Project Area

Attachments: Resolution
Amended and Restated Development Agreement 2026
Approver Report

The City Manager provided an overview of the item.

Director of Finance Kevin Sing presented information and delivered a presentation related to the item.

Maria Toliopoulos of Cullinan Properties provided an overview of Dick's House of Sport and its anticipated benefits.

Councilman Hug spoke on the item and encouraged the public to watch the meeting the following day.

Resolution to Authorize a TIF Incentive Agreement with Matise Events LLC at 113 N. Ottawa **243-26**

Resolution to Authorize a TIF Incentive Agreement with Matise Events LLC at 113 N. Ottawa

Attachments: Resolution
The Matise_TIF_Incentive_Agreement.docx
Matise TIF Incentives Application.pdf
Approver Report

The City Manager provided an overview of the item.

Councilman Hug provided clarification on the item.

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure) **244-26**

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure)

Attachments: Resolution
GPWC-Joliet WDS Esmt Agrmt-129th Infantry (Quaternary) -For Packet (+exh)
Approver Report

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Secondary Delivery Structure) **245-26**

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet

Secondary Delivery Structure)

Attachments: Resolution
GPWC-Joliet WDS Easement Agreement Black-Co Line (Secondary)-For Packet (+exh)
Approver Report

Resolution Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects **246-26**

Resolution Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects

Attachments: Resolution
City of Joliet Fairmont-Contract Addendum-Award Decrease
City of Joliet Rosalin-Contract Addendum-Award Decrease
SE Joliet Increase Award Addendum (002)
Approver Report

The City Manager provided an overview of the item.

Resolution Approving an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement **247-26**

Resolution Approving an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement

Attachments: Resolution
GPWC-Joliet-IGA for Joint Construction of Improvements-For Packet 4-22-26
Approver Report

The City Manager provided an overview of the item.

Resolution Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of $40,000.00 **248-26**

Resolution Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of $40,000.00

Attachments: Resolution
25-2500 Updated Version Review Purchase Agreement 04-14-2026 City of Joliet IL V2-8
Approver Report

ORDINANCES:

Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property **250-26**

Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property

Attachments: Joliet City Square Ordinance.docx
Approver Report

Assistant Corporation Counsel Stephanie Silkey and Lieutenant Bob Desiderio presented information regarding the item.

Ordinance Adding Chapter 21, Article XI, Offenses on Public Property **251-26**

Ordinance Adding Chapter 21, Article XI, Offenses on Public Property

Attachments: Offenses on Public Property Ordinance.docx
Approver Report

The item was removed and will be considered for a vote at the May 19, 2026 Council meeting.

Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits **252-26**

Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits

Attachments: Downtown Liquor Ordinance.docx
Approver Report

Assistant Corporation Counsel Stephanie Silkey and Lieutenant Bob Desiderio presented information regarding the item.

Councilman Clement mentioned the inclusion of additional businesses in the Social District and asked a question.

Councilman Hug asked a question, which was addressed by Stephanie Silkey.

Councilman Mudron inquired about the Social District time frame, and Stephanie Silkey responded.

Councilwoman Ibarra also mentioned the inclusion of businesses in the Social District.

Councilman Moreno mentioned the inclusion of Internode Greenery and Home in the Social District and asked for a response to Councilman Clement's question. Interim Corporation Counsel Todd Lenzie provided clarification.

Ordinances Associated with the Approval of the Rock Run Crossings Lifestyle Center Subdivision **253-26**

Ordinance Approving a Preliminary Plat for the Rock Run Crossings Lifestyle Center (P-4-26)

Ordinance Approving a Recording Plat for the Rock Run Crossings Lifestyle Center (RP-5-26)

Ordinances Associated with the Approval of the Rock Run Crossings Lifestyle Center Subdivision

Ordinance Approving a Preliminary Plat for the Rock Run Crossings Lifestyle Center (P-4-26)

Ordinance Approving a Recording Plat for the Rock Run Crossings Lifestyle Center (RP-5-26)

Attachments: Ordinance - Preliminary Plat_Lifestyle Center Subdivision.docx
Preliminary Plat
Ordinance - Recording Plat_Lifestyle Center.docx
Recording Plat
RRC PUD Site Plan
P-4-26 Lifestyle Center Subdivision Staff Report Packet.pdf
Plan Commission Meeting Minutes_04.16.2026
Approver Report

Ordinances Associated with the Development of Rock Run Crossings Drive, Phase 2 Subdivision **254-26**

Ordinance Approving a Preliminary Plat for Rock Run Crossings Drive, Phase 2 Subdivision (P-2-26)

Ordinance Approving a Recording Plat for Rock Run Crossings Drive, Phase 2 Subdivision (RP-3-26)

Ordinance Approving a Plat of Vacation for Approximately 1.7 Acres of Quartz Drive (V-1-26)

Ordinances Associated with the Development of Rock Run Crossings Drive, Phase 2 Subdivision

Ordinance Approving a Preliminary Plat for Rock Run Crossings Drive, Phase 2 Subdivision (P-2-26)

Ordinance Approving a Recording Plat for Rock Run Crossings Drive, Phase 2

Subdivision (RP-3-26)

Ordinance Approving a Plat of Vacation for Approximately 1.7 Acres of Quartz Drive (V-1-26)

Attachments: Ordinance - Preliminary Plat_RRC Drive Phase 2
Preliminary Plat
Ordinance - Recording Plat_RRC Drive Phase 2.docx
Recording Plat
Plat of Vacation
Ordinance - V-1-26_Quartz.docx
RRC PUD Site Plan
Plan Commission Staff Report Packet
Plan Commission Meeting Minutes_04.16.2026
Approver Report

Ordinances Associated with the Development of the Shale Road Subdivision in Rock Run Crossings **255-26**

Ordinance Approving the Preliminary Plat for the Shale Road Subdivision in Rock Run Crossings (P-3-26)

Ordinance Approving the Recording Plat for the Shale Road Subdivision in Rock Run Crossings (RP-4-26)

Ordinances Associated with the Development of the Shale Road Subdivision in Rock Run Crossings

Ordinance Approving the Preliminary Plat for the Shale Road Subdivision in Rock Run Crossings (P-3-26)

Ordinance Approving the Recording Plat for the Shale Road Subdivision in Rock Run Crossings (RP-4-26)

Attachments: Ordinance - Preliminary Plat
Preliminary Plat
Ordinance - Recording Plat
Recording Plat
RRC PUD Site Plan
P-3-26_Shale Road Subdivision Staff Report Packet.pdf
Plan Commission Meeting Minutes_04.16.2026
Approver Report

Ordinance Approving a Variation of Use to Allow an Indoor and Outdoor Commercial Recreation Facility, a B-3 (General Business) Use, in the R-B (Restricted Business) District, Located at 749 Houbolt Road (ZBA 2026-10) **256-26**

Ordinance Approving a Variation of Use to Allow an Indoor and Outdoor Commercial Recreation Facility, a B-3 (General Business) Use, in the R-B (Restricted Business) District, Located at 749 Houbolt Road (ZBA 2026-10)

Attachments: Ordinance - Variation of Use 749 Houbolt Rd.docx
Narrative and Floor Plans 2026-10.pdf
ZBA Staff Report Packet 2026-10 2026-11.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

The City Manager provided an overview of the item.

Ordinance Approving a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18) **257-26**

Ordinance Approving a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18)

Attachments: Ordinance - Special Use Permit 370 Ruby St.docx
Proposed Site Plan 370 Ruby St.pdf
ZBA Staff Report Packet 2026-18 2026-19.pdf
Special Use Criteria.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

Councilman Hug asked questions. The City Manager and Community Development Director Dustin Anderson provided information.

Councilman Clement asked a question. Dustin Anderson responded.

Councilwoman Quillman spoke on concerns regarding the item.

Councilman Clement spoke on the item.

Councilman Moreno asked Dustin Anderson follow-up questions. Dustin Anderson responded.

Councilman Hug asked additional questions. Dustin Anderson responded.

Councilman Cardenas spoke on the item.

PUBLIC COMMENTS:

Christine Johnson spoke regarding her attendance at the Slammers game last Thursday, expressed concerns related to her presence at the game, and addressed the Red Carpet Corridor.

Kathy Garthus addressed Police Chief Evans and thanked him for his assistance over the

years.

Mary Montgomery, Executive Director of Will County Continuum of Care, spoke about the City Square and its accessibility to all individuals.

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 does 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 Juan Moreno, 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 and Councilwoman Jan Hallums Quillman

Absent: 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. 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, May 5, 2026

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN JAN HALLUMS QUILLMAN (4/1/2026 - 6/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
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.

INVOCATION:

Rabbi Jenny Steinberg-Martinez, Executive Director Stepping Stones Treatment

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

MAYOR:

Proclamation Recognizing May as Motorcycle Awareness Month

Attachments: Proclamation Recognizing May as Motorcycle Awareness Month .pdf
Approver Report

Councilman Hug presented a proclamation recognizing May as Motorcycle Awareness Month.

Members of ABATE were present to accept the proclamation.

Proclamation Recognizing St. Joseph Parish

Attachments: Proclamation Recognizing St. Joseph Parish .pdf
Approver Report

Councilman Clement presented a proclamation recognizing St. Joseph Parish.

A representative expressed appreciation for the proclamation.

APPROVAL OF AGENDA:

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Juan Moreno, to approve the agenda as written with the following change: Remove Council Memo 251-26 Ordinance Adding Chapter 21, Article XI, Offenses on Public Property to be voted on at a later date.

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:

Dan Wexler spoke on behalf of the Operating Engineers Local 150 in support of Council Memo 242-26.

Marzell Richardson spoke in support of Council Memo 252-26 and offered suggestions regarding potential issues.

Tiffany Hernandez spoke on behalf of Council Memo 257-26 and provided clarification to the public and the Council.

Michele Arana spoke regarding Council Memo 252-26 and expressed concerns about its limitations.

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 does 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:

Reappointments to the Joliet Arts Commission

Attachments: Reappointments to Joliet Arts Commission.pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to reappoint John Simpson, Peg Stoiber, and Deborah Summers to the Joliet Arts Commission.

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

COUNCIL COMMITTEE REPORTS:

Land Use & Economic Development

Councilman Cardenas provided a brief overview of the Land Use & Economic Development Committee meeting held on May 4, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6398?view_id=6&redirect=true

Legislative

Councilwoman Quillman provided a brief overview of the Legislative Committee meeting held on April 29, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6392?view_id=6&redirect=true

Public Safety

Councilman Clement provided a brief overview of the Public Safety Committee meeting held on May 5, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6405?view_id=6&redirect=true

Public Service

Councilman Hug provided a brief overview of the Public Service Committee meeting held on May 4, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6399?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - April 20, 2026.pdf
City Council Meeting Minutes - April 21, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 05.05.26 Invoices
Approver Report

Award of a Professional Services Contract for Roadway Mapping and Pavement Analysis / Condition Classification to Cyclomedia Technology Inc., in the Amount of $190,950.00 **233-26**

Award of a Professional Services Contract for Roadway Mapping and Pavement Analysis / Condition Classification to Cyclomedia Technology Inc., in the Amount of $190,950.00

Attachments: Cyclomedia PSA.docx
CyclomediaSOW_JolietCapturePASER_April2026_mjs_3-27-26.docx
Approver Report

Award of Contract No. 2975-0426 for the Public Utilities Department Generator Purchase to Metropolitan Industries in the Amount of $349,302.00 **234-26**

Award of Contract No. 2975-0426 for the Public Utilities Department Generator Purchase to Metropolitan Industries in the Amount of $349,302.00

Attachments: Approver Report

Award of Contract No. 2976-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Repaint to Dynamic Industrial Services in the Amount of $327,600.00 **235-26**

Award of Contract No. 2976-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Repaint to Dynamic Industrial Services in the Amount of $327,600.00

Attachments: Approver Report

Award of Contract No. 2977-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Slide Gates Installation to Dahme Mechanical Industries Inc. in the Amount of $68,888.00 **236-26**

Award of Contract No. 2977-0426 for the Eastside Wastewater Treatment Plant Final Clarifier Slide Gates Installation to Dahme Mechanical Industries Inc. in the Amount of $68,888.00

Attachments: Approver Report

Award of Contract No. 2979-0426 for the Well 18D Rehabilitation to Great Lakes Water Resources Group in the Amount of $220,907.00 **237-26**

Award of Contract No. 2979-0426 for the Well 18D Rehabilitation to Great Lakes Water Resources Group in the Amount of $220,907.00

Attachments: Approver Report

Approve Payment of the 2026 Membership Dues for the Lower DuPage River Watershed Coalition in the Amount of $25,140.08 **238-26**

Approve Payment of the 2026 Membership Dues for the Lower DuPage River Watershed Coalition in the Amount of $25,140.08

Attachments: Approver Report

Consent Agenda Items Approved

A motion was made by Councilman Joe Clement, 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:

Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of $1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of $158,950.00 **240-26**

Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of $1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of $158,950.00

Attachments: Joliet IL Agmt Professional Services_2026 1MG RA Ondeid (002)
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #240-26: Award of Contract No. 2961-0226 for the Campbell Street Water Tower Rehabilitation Project to Era-Valdivia Contractors Inc. in the Amount of $1,893,000.00 and Award of a Construction Engineering Services Agreement to Dixon Engineering Inc. for the Not-to-Exceed Amount of $158,950.00.

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 AND RESOLUTIONS:

RESOLUTIONS:

Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run Crossing Development Project Area **242-26**

Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run Crossing Development Project Area

Attachments: Resolution
Amended and Restated Development Agreement 2026
Approver Report

The City Manager spoke on the item, thanked all those involved, and recognized the experts who consulted on the agreement.

Director of Finance Kevin Sing provided information regarding the item.

Vince Corno from Dick's House of Sport spoke regarding the proposed development and what it would entail.

Maria Toliopoulos with Cullinan Properties spoke about the Rock Run development and its anticipated benefits.

Kevin Sing provided additional information regarding the item.

Councilman Hug asked Kevin Sing for clarification regarding the item and noted SB Friedman's beneficial involvement in the project. Councilman Hug also asked follow-up questions to Vince Corno and Maria Toliopoulos and spoke in support of the project.

Councilman Clement thanked Diane Cullinan, her team, Dick's House of Sport, the City Manager, and the City staff involved with the project.

Councilman Moreno spoke in support of the item and thanked all parties involved, including City staff, Dick's House of Sport, and Cullinan Properties.

Councilwoman Ibarra thanked Dick's House of Sport for coming to Joliet and noted the importance of community involvement.

Councilwoman Reardon welcomed Dick's House of Sport, expressed excitement for the development, and thanked the company for its investment in Joliet.

Councilwoman Quillman referenced the past Bridgetown Mall development, expressed her excitement for the proposed development, and thanked Dick's House of Sport.

Councilman Cardenas thanked the City Manager, City staff, and the experts for their work on the agreement, expressed excitement for the development, and thanked Dick's House of Sport for choosing Joliet.

David Reifman made a comment about the agreement and explained the agreement's objectives.

Councilman Hug referenced the school districts within the City of Joliet and asked Dick's House of Sport to remember all schools when conducting community outreach.

Mayor D'Arcy made final comments regarding the item. He thanked Diane Cullinan, Ed Stack, Vince Corono, City staff, SB Friedman, David Reifman, City Manager Beth Beatty, the residents, and the City Council.

Councilman Moreno made an additional comment.

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #242-26: Resolution Amending and Authorizing the Execution of an Amended and Restated Development Agreement with Cullinan Joliet, LLC for the Rock Run Crossing Development Project Area. (Resolution 8272)

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 to Authorize a TIF Incentive Agreement with Matise Events LLC at 113 N. Ottawa **243-26**

Resolution to Authorize a TIF Incentive Agreement with Matise Events LLC at 113 N. Ottawa

Attachments: Resolution
The Matise_TIF_Incentive_Agreement.docx
Matise TIF Incentives Application.pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #243-26: Resolution to Authorize a TIF Incentive Agreement with Matise Events LLC at 113 N. Ottawa. (Resolution 8273)

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 Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure) **244-26**

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure)

Attachments: Resolution
GPWC-Joliet WDS Esmt Agrmt-129th Infantry (Quaternary) -For Packet (+exh)
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #244-26: Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Quaternary Delivery Structure). (Resolution 8274)

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 Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Secondary Delivery Structure) **245-26**

Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Secondary Delivery Structure)

Attachments: Resolution
GPWC-Joliet WDS Easement Agreement Black-Co Line (Secondary)-For Packet (+exh)
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #245-26: Resolution Approving an Easement Agreement for Water Delivery Structure by and Between the Grand Prairie Water Commission and the City of Joliet (Joliet Secondary Delivery Structure). (Resolution 8275)

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 Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects **246-26**

Resolution Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects

Attachments: Resolution
City of Joliet Fairmont-Contract Addendum-Award Decrease
City of Joliet Rosalin-Contract Addendum-Award Decrease
SE Joliet Increase Award Addendum (002)
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #246-26: Resolution Amending Three Agreements Between the City of Joliet and Will County for American Rescue Plan Act Funded Projects. (Resolution 8276)

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 Approving an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement **247-26**

Resolution Approving an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement

Attachments: Resolution
GPWC-Joliet-IGA for Joint Construction of Improvements-For Packet 4-22-26
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #247-26: Resolution Approving an Intergovernmental Agreement between the Grand Prairie Water Commission and the City of Joliet Establishing a Joint Improvement Agreement. (Resolution 8277)

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 Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of $40,000.00 **248-26**

Resolution Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of

$40,000.00

Attachments: Resolution
25-2500 Updated Version Review Purchase Agreement 04-14-2026 City of Joliet IL V2-8
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #248-26: Resolution Accepting an Easement Agreement for the Railroad Street Water Main Improvement Project with Hawkeye Land Company in the Amount of $40,000.00. (Resolution 8278)

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:

Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property **250-26**

Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property

Attachments: Joliet City Square Ordinance.docx
Approver Report

A motion was made by Councilman Juan Moreno, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #250-26: Ordinance Adding Chapter 21, Article XI Governing the General Use and Accessibility of City Square Property. (Ordinance 18834)

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

Ordinance Adding Chapter 21, Article XI, Offenses on Public Property **251-26**

Ordinance Adding Chapter 21, Article XI, Offenses on Public Property

Attachments: Offenses on Public Property Ordinance.docx
Approver Report

This item was removed from the agenda.

Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits **252-26**

Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits

Attachments: Downtown Liquor Ordinance.docx
Approver Report

Councilwoman Ibarra spoke about the inclusion of other businesses in the ordinance. Interim Corporation Counsel Todd Lenzie and the City Manager provided clarification.

Councilman Clement and Councilwoman Reardon expressed support for moving forward with the ordinance while continuing discussions and considering future revisions.

Councilwoman Ibarra asked whether potential changes could be addressed before the conclusion of the pilot period.

Councilman Hug explained it was a pilot program and a work in progress.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #252-26: Ordinance Amending the Joliet Liquor Code by Adding a Social District to Chapter 4, Article II, Section 16 - Liquor Permits. (Ordinance 18835)

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 the Approval of the Rock Run Crossings Lifestyle Center Subdivision **253-26**

Ordinance Approving a Preliminary Plat for the Rock Run Crossings Lifestyle Center (P-4-26)

Ordinance Approving a Recording Plat for the Rock Run Crossings Lifestyle Center (RP-5-26)

Ordinances Associated with the Approval of the Rock Run Crossings Lifestyle Center Subdivision

Ordinance Approving a Preliminary Plat for the Rock Run Crossings Lifestyle Center (P-4-26)

Ordinance Approving a Recording Plat for the Rock Run Crossings Lifestyle Center (RP-5-26)

Attachments: Ordinance - Preliminary Plat_Lifestyle Center Subdivision.docx
Preliminary Plat
Ordinance - Recording Plat_Lifestyle Center.docx
Recording Plat
RRC PUD Site Plan
P-4-26 Lifestyle Center Subdivision Staff Report Packet.pdf
Plan Commission Meeting Minutes_04.16.2026
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #253-26: Ordinances Associated with the Approval of the Rock Run Crossings Lifestyle Center Subdivision

Ordinance Approving a Preliminary Plat for the Rock Run Crossings Lifestyle Center (P-4-26) (Ordinance 18836)

Ordinance Approving a Recording Plat for the Rock Run Crossings Lifestyle Center (RP-5-26). (Ordinance 18837)

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 the Development of Rock Run Crossings Drive, Phase 2 Subdivision **254-26**

Ordinance Approving a Preliminary Plat for Rock Run Crossings Drive, Phase 2 Subdivision (P-2-26)

Ordinance Approving a Recording Plat for Rock Run Crossings Drive, Phase 2 Subdivision (RP-3-26)

Ordinance Approving a Plat of Vacation for Approximately 1.7 Acres of Quartz Drive (V-1-26)

Ordinances Associated with the Development of Rock Run Crossings Drive, Phase 2 Subdivision

Ordinance Approving a Preliminary Plat for Rock Run Crossings Drive, Phase 2

Subdivision (P-2-26)

Ordinance Approving a Recording Plat for Rock Run Crossings Drive, Phase 2 Subdivision (RP-3-26)

Ordinance Approving a Plat of Vacation for Approximately 1.7 Acres of Quartz Drive (V-1-26)

Attachments: Ordinance - Preliminary Plat_RRC Drive Phase 2
Preliminary Plat
Ordinance - Recording Plat_RRC Drive Phase 2.docx
Recording Plat
Plat of Vacation
Ordinance - V-1-26_Quartz.docx
RRC PUD Site Plan
Plan Commission Staff Report Packet
Plan Commission Meeting Minutes_04.16.2026
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #254-26: Ordinances Associated with the Development of Rock Run Crossings Drive, Phase 2 Subdivision

Ordinance Approving a Preliminary Plat for Rock Run Crossings Drive, Phase 2 Subdivision (P-2-26) (Ordinance 18838)

Ordinance Approving a Recording Plat for Rock Run Crossings Drive, Phase 2 Subdivision (RP-3-26)(Ordinance 18839)

Ordinance Approving a Plat of Vacation for Approximately 1.7 Acres of Quartz Drive (V-1-26). (Ordinance 18840)

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 the Development of the Shale Road Subdivision in Rock Run Crossings **255-26**

Ordinance Approving the Preliminary Plat for the Shale Road Subdivision in Rock Run Crossings (P-3-26)

Ordinance Approving the Recording Plat for the Shale Road

Subdivision in Rock Run Crossings (RP-4-26)

Ordinances Associated with the Development of the Shale Road Subdivision in Rock Run Crossings

Ordinance Approving the Preliminary Plat for the Shale Road Subdivision in Rock Run Crossings (P-3-26)

Ordinance Approving the Recording Plat for the Shale Road Subdivision in Rock Run Crossings (RP-4-26)

Attachments: Ordinance - Preliminary Plat
Preliminary Plat
Ordinance - Recording Plat
Recording Plat
RRC PUD Site Plan
P-3-26_Shale Road Subdivision Staff Report Packet.pdf
Plan Commission Meeting Minutes_04.16.2026
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #255-26: Ordinances Associated with the Development of the Shale Road Subdivision in Rock Run Crossings

Ordinance Approving the Preliminary Plat for the Shale Road Subdivision in Rock Run Crossings (P-3-26) (Ordinance 18841)

Ordinance Approving the Recording Plat for the Shale Road Subdivision in Rock Run Crossings (RP-4-26). (Ordinance 18842)

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

Ordinance Approving a Variation of Use to Allow an Indoor and Outdoor Commercial Recreation Facility, a B-3 (General Business) Use, in the R-B (Restricted Business) District, Located at 749 Houbolt Road (ZBA 2026-10) **256-26**

Ordinance Approving a Variation of Use to Allow an Indoor and Outdoor Commercial Recreation Facility, a B-3 (General Business) Use, in the R-B (Restricted Business) District, Located at 749 Houbolt Road (ZBA 2026-10)

Attachments: Ordinance - Variation of Use 749 Houbolt Rd.docx
Narrative and Floor Plans 2026-10.pdf
ZBA Staff Report Packet 2026-10 2026-11.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

Councilman Moreno invited Mike Peterson of Dive Right In Scuba and Attorney Kathleen West to speak regarding the item.

Councilman Clement spoke in support of the item.

Councilman Hug clarified the item was not a nonprofit and asked Community Development Director Dustin Anderson to explain the need for the Variation of Use. Councilman Hug also asked a question, which Dustin Anderson answered.

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #256-26: Ordinance Approving a Variation of Use to Allow an Indoor and Outdoor Commercial Recreation Facility, a B-3 (General Business) Use, in the R-B (Restricted Business) District, Located at 749 Houbolt Road (ZBA 2026-10). (Ordinance 18843)

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

Ordinance Approving a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18) **257-26**

Ordinance Approving a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18)

Attachments: Ordinance - Special Use Permit 370 Ruby St.docx
Proposed Site Plan 370 Ruby St.pdf
ZBA Staff Report Packet 2026-18 2026-19.pdf
Special Use Criteria.pdf
Zoning Board of Appeals Minutes 04-16-26.pdf
Approver Report

Councilwoman Quillman noted the need for a traffic study.

Councilman Mudron asked about the site improvement requirements on Center Street. Dustin Anderson responded.

Councilman Hug asked about a noncompliant business. Dustin Anderson responded. Councilwoman Quillman also commented on that business.

Councilman Moreno asked about building inspection frequency and street parking enforcement. Dustin Anderson responded.

Councilwoman Reardon asked whether site improvement requirements would clearly define entrances and exits. Dustin Anderson responded.

Councilman Clement explained the petitioner would not park on Center or Ruby Street, noting the issue involved the muffler shop.

Mayor D'Arcy clarified that the petitioner would not receive a certificate of occupancy until required improvements were completed.

It was determined that a motion was in order.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Pat Mudron, to adopt COUNCIL MEMO #257-26: Ordinance Approving a Special Use Permit to Allow an Automotive Repair Facility, Located at 370 Ruby Street (ZBA 2026-18). (Ordinance 18844)

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 spoke about her attendance at community functions, including the Banks Bridal Suites and Lodging ribbon cutting, the Joliet Public Library Black Road Branch open house, the Big House Ballgame, and Sounds on 66 at City Square. She encouraged attendance at the City Square ribbon cutting on June 18.

She noted that May is National Historic Preservation Month, and that International Firefighters' Day was May 4, and thanked the Joliet Fire Department for their work.

She also mentioned that nominations for the Neighborhood Hero Award Program were open through June 8.

PUBLIC COMMENTS:

DiAnn Matter spoke about concerns related to the Love's Truck Stop, discussed a community cleanup event, and expressed excitement for the City Square.

Susan Vanlandingham thanked the Mayor and Council for listening to her concerns and asked that oversight of those issues continue.

Georgene Williams thanked the Mayor and Council for listening to her concerns, asked for a traffic study to be conducted, and spoke about concerns regarding brick walls near her home.

Kathy Garthus spoke about panhandlers, concerns regarding homeless shelters, and baseball cards.

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 does 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 Cardenas highlighted City events, including the Big House Ballgame, the 100th anniversary of Route 66, the Route 66 Centennial Telegraph Ball in Springfield, Missouri, the 100th anniversary of Rialto Square Theatre, and the opening of City Square. He thanked City staff and wished everyone a Happy Mother's Day.

Councilman Hug wished everyone a Happy Mother's Day.

Councilwoman Ibarra asked that continued attention and resources be directed to District 5, wished everyone a Happy Mother’s Day and recognized her mother, requested a moment of silence for victims of recent violence, and thanked the City Manager for her assistance.

Councilman Moreno commented on lighting issues throughout the City and expressed interest in discussing them with ComEd.

Councilman Mudron thanked City staff for their work at downtown events, wished everyone a Happy Mother's Day, and recognized 9 new firefighters.

Councilwoman Quillman noted her attendance at the Big House Ballgame, the City Square opening, the 100th anniversary event at the Rialto Square Theatre, and wished a Happy Mother's Day to moms, aunts, and grandmas.

Councilwoman Reardon wished everyone a Happy Mother's Day.

Mayor D'Arcy noted his attendance at the Arbor Day celebration at Lynne Thigpen Elementary School, the Joliet Public Library Black Road Branch open house, filming related to the television show *American Blue*, the Big House Ballgame featuring Bill Murray and reporters, the City Square opening, the unveiling of the City Square sculpture, and wished everyone a Happy Mother's Day.

ADJOURNMENT:

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Juan Moreno, 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. 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: 05/08/2026

Department: City Clerk/Business Services

Final Action:

Title:

Agenda Date: 05/19/2026

Attachments: Pre-Council Meeting Minutes - May 4, 2026.pdf, City Council Meeting Minutes - May 5, 2026.pdf

Entered by: lhelland@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:5/19/2026

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City of Joliet

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VENDOR INVOICE LIST

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18962 AMRIZE MID-AMERICA INC										
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VENDOR INVOICE LIST

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CHECK DATE:										
17992 AT&T MOBILITY II LLC										
287313801242		05/19/2026	260519		144.96		05/19/2026	INV	APP	FIRSTN
CHECK DATE:										
11591 AUSTIN TYLER CONSTRUCTION INC										
2444-20	26000305	05/19/2026	260519		1,396,772.20		05/19/2026	INV	APP	Chgo S
CHECK DATE:										
2504-06	26000355	05/19/2026	260519		277,552.22		05/19/2026	INV	APP	North
CHECK DATE:										
2507-10	26000675	05/19/2026	260519		52,162.50		05/19/2026	INV	APP	Broadw
CHECK DATE:										
2530-07	26000296	05/19/2026	260519		8,109.04		05/19/2026	INV	APP	2025 O
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,734,595.96					
18382 AVDG LLC										
76416		05/19/2026	260519		1,012.50		05/19/2026	INV	APP	Techni
CHECK DATE:										
13824 AZAVAR AUDIT SOLUTIONS INC										
159527		05/19/2026	260519		709.73		05/19/2026	INV	APP	May 26
CHECK DATE:										
12948 SENFFNER NICHOLAS										
04102608		05/19/2026	260519		900.00		05/19/2026	INV	APP	Transp
CHECK DATE:										
042622600		05/19/2026	260519		1,200.00		05/19/2026	INV	APP	APRIL
CHECK DATE:										
04262600		05/19/2026	260519		1,200.00		05/19/2026	INV	APP	ESTP w
CHECK DATE:										
04272600	26000516	05/19/2026	260519		9,995.00		05/19/2026	INV	APP	BUILDI
CHECK DATE:										
04302601		05/19/2026	260519		1,300.00		05/19/2026	INV	APP	Slamme
CHECK DATE:										
					14,595.00					
18131 BLUE LINE PROFESSIONAL CONSULTANTS										
2004		05/19/2026	260519		8,250.00		05/19/2026	INV	APP	SCREEN
CHECK DATE:										
10116 BOUND TREE MEDICAL										
86134133		05/19/2026	260519		434.14		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
86134134		05/19/2026	260519		155.76		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
86148984		05/19/2026	260519		1,018.80		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
86156240		05/19/2026	260519		1,426.08		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
86179070		05/19/2026	260519		466.63		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
86183652		05/19/2026	260519		1,833.70		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
86189094		05/19/2026	260519		852.70		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
					6,187.81					
7174 BRANIFF COMMUNICATIONS INC										
0036695		05/19/2026	260519		3,596.00		05/19/2026	INV	APP	TORNAD
CHECK DATE:										
18527 BEC ENTERPRISES LLC										
INV42138		05/19/2026	260519		1,009.00		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										
15057 BURNS & MCDONNELL ENGINEERING CO INC										
146020-36	26000316	05/19/2026	260519		29,811.36		05/19/2026	INV	APP	PSA A
CHECK DATE:										
146020-37	26000316	05/19/2026	260519		17,967.38		05/19/2026	INV	APP	PSA A
CHECK DATE:										
147443-23	26000316	05/19/2026	260519		16,873.51		05/19/2026	INV	APP	PSA A
CHECK DATE:										
147443-24	26000316	05/19/2026	260519		4,461.92		05/19/2026	INV	APP	PSA A
CHECK DATE:										
182250-10	26000386	05/19/2026	260519		171,631.27		05/19/2026	INV	APP	2025 W
CHECK DATE:										
183397-7	26000247	05/19/2026	260519		4,770.00		05/19/2026	INV	APP	PSA fo
CHECK DATE:										
					245,515.44					
14050 BURRIS EQUIPMENT CO										
SW3009170-1		05/19/2026	260519		4,303.30		05/19/2026	INV	APP	PARTS
CHECK DATE:										
15904 CALUMET CITY PLUMBING & HEATING CO INC										
72306	26000481	05/19/2026	260519		7,423.57		05/19/2026	INV	APP	Contra
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
11996 CARUS CORPORATION										
SLS 10126025	26000666	05/19/2026	260519		2,153.58		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126145	26000666	05/19/2026	260519		700.44		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126147	26000666	05/19/2026	260519		1,485.12		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126150	26000666	05/19/2026	260519		445.38		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126274	26000666	05/19/2026	260519		443.82		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126277	26000666	05/19/2026	260519		586.56		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126278	26000666	05/19/2026	260519		2,109.90		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126531	26000666	05/19/2026	260519		543.46		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126533	26000666	05/19/2026	260519		1,030.08		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126536	26000666	05/19/2026	260519		309.14		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126541	26000666	05/19/2026	260519		477.92		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126678	26000666	05/19/2026	260519		1,687.80		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126832	26000666	05/19/2026	260519		280.14		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126834	26000666	05/19/2026	260519		256.94		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126836	26000666	05/19/2026	260519		1,243.52		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126987	26000666	05/19/2026	260519		624.08		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126988	26000666	05/19/2026	260519		679.76		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10126990	26000666	05/19/2026	260519		586.96		05/19/2026	INV	APP	2026 D
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
SLS 10127104	26000666	05/19/2026	260519		584.06		05/19/2026	INV APP 2026	D	
CHECK DATE:										
SLS 10127157	26000402	05/19/2026	260519		2,867.10		05/19/2026	INV APP 2026	S	
CHECK DATE:										
SLS 10127158	26000666	05/19/2026	260519		2,161.66		05/19/2026	INV APP 2026	D	
CHECK DATE:										
SLS 10127159	26000402	05/19/2026	260519		2,865.96		05/19/2026	INV APP 2026	S	
CHECK DATE:										
SLS 10127160	26000666	05/19/2026	260519		114.26		05/19/2026	INV APP 2026	D	
CHECK DATE:										
SLS 10127225	26000173	05/19/2026	260519		1,883.37		05/19/2026	INV APP 2026	M	
CHECK DATE:										
SLS 10127226	26000173	05/19/2026	260519		975.75		05/19/2026	INV APP 2026	M	
CHECK DATE:										
SLS 10127404	26000402	05/19/2026	260519		2,048.58		05/19/2026	INV APP 2026	S	
CHECK DATE:										
SLS 10127405	26000173	05/19/2026	260519		1,366.90		05/19/2026	INV APP 2026	M	
CHECK DATE:										
SLS 10127406	26000666	05/19/2026	260519		153.70		05/19/2026	INV APP 2026	D	
CHECK DATE:										
SLS 10127407	26000402	05/19/2026	260519		1,717.98		05/19/2026	INV APP 2026	S	
CHECK DATE:										
SLS 10127408	26000173	05/19/2026	260519		1,069.43		05/19/2026	INV APP 2026	M	
CHECK DATE:										
SLS 10127409	26000666	05/19/2026	260519		255.20		05/19/2026	INV APP 2026	D	
CHECK DATE:										
SLS 10127410	26000402	05/19/2026	260519		4,254.48		05/19/2026	INV APP 2026	S	
CHECK DATE:										
SLS 10127411	26000173	05/19/2026	260519		2,750.83		05/19/2026	INV APP 2026	M	
CHECK DATE:										
SLS 10127412	26000666	05/19/2026	260519		1,551.50		05/19/2026	INV APP 2026	D	
CHECK DATE:										
SLS 10127453	26000666	05/19/2026	260519		636.26		05/19/2026	INV APP 2026	D	
CHECK DATE:										
SLS 10127454	26000402	05/19/2026	260519		3,994.56		05/19/2026	INV APP 2026	S	
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
SLS 10127455	26000666	05/19/2026	260519		590.44		05/19/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10127456	26000173	05/19/2026	260519		1,114.45		05/19/2026	INV	APP	2026 M
CHECK DATE:										
SLS 10127457	26000402	05/19/2026	260519		1,833.12		05/19/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10127458	26000402	05/19/2026	260519		2,047.44		05/19/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10127459	26000173	05/19/2026	260519		1,367.51		05/19/2026	INV	APP	2026 M
CHECK DATE:										
					53,849.14					
11714 CASE LOTS INC										
7485		05/19/2026	260519		239.60		05/19/2026	INV	APP	TOILET
CHECK DATE:										
7807		05/19/2026	260519		3,677.35		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
7856		05/19/2026	260519		1,557.20		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
					5,474.15					
7617 CDWG COMPUTER CENTERS										
AI95M9T		05/19/2026	260519		198.51		05/19/2026	INV	APP	SAMSUN
CHECK DATE:										
AJ1471M		05/19/2026	260519		4,374.62		05/19/2026	INV	APP	MICROS
CHECK DATE:										
AJ2GU9C		05/19/2026	260519		464.99		05/19/2026	INV	APP	Statio
CHECK DATE:										
					5,038.12					
18413 CENTERPOINT JOLIET TERMINAL RAILROAD										
LANDOWITZ & MARQUEZ		05/19/2026	260519		562,917.46		05/19/2026	INV	APP	COLLEC
CHECK DATE:										
15413 CHERRY HILL STUDIO LTD										
3398		05/19/2026	260519		315.00		05/19/2026	INV	APP	PICTUR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
440 CHICAGO COMMUNICATIONS LLC										
369441		05/19/2026	260519		192.50		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
13979 CHICAGO METROPOLITAN FIRE PREVENTION COMPANY										
IN00483487		05/19/2026	260519		455.00		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
13667 CINTAS CORPORATION NO 2 UNIFORMS										
4264800857	26000047	05/19/2026	260519		54.15		05/19/2026	INV	APP	Rug Se
CHECK DATE:										
4267480455		05/19/2026	260519		316.31		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
4267740469	26000047	05/19/2026	260519		54.15		05/19/2026	INV	APP	Rug Se
CHECK DATE:										
					424.61					
13383 CINTAS FIRE PROTECTION										
0F94783216		05/19/2026	260519		204.42		05/19/2026	INV	APP	INSPEC
CHECK DATE:										
0F94787368		05/19/2026	260519		671.10		05/19/2026	INV	APP	BI PAR
CHECK DATE:										
10112911		05/19/2026	260519		575.00		05/19/2026	INV	APP	BUS ST
CHECK DATE:										
0F94788238	26000235	05/19/2026	260519		121.15		05/19/2026	INV	APP	2026 B
CHECK DATE:										
					1,571.67					
11432 CIT GROUP INC										
111P651745		05/19/2026	260519		518.44		05/19/2026	INV	APP	PARTS
CHECK DATE:										
111P652485		05/19/2026	260519		217.68		05/19/2026	INV	APP	PARTS
CHECK DATE:										
111P654311		05/19/2026	260519		363.25		05/19/2026	INV	APP	PARTS
CHECK DATE:										
111P655520		05/19/2026	260519		17.31		05/19/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
111P657076		05/19/2026	260519		106.86		05/19/2026	INV	APP	PARTS
CHECK DATE:										
					1,223.54					
472 CITY OF CREST HILL										
NOV 25 DEC 25 APR 26		05/19/2026	260519		454.96		05/19/2026	INV	APP	NOV 20
CHECK DATE:										
17094 COEO SOLUTIONS LLC										
1161028		05/19/2026	260519		3,028.56		05/19/2026	INV	APP	INTERN
CHECK DATE:										
18721 FERGUSON ENTERPRISES LLC										
1667151		05/19/2026	260519		98.37		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1677360		05/19/2026	260519		868.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
					966.37					
10220 COMCAST										
8771201460110350	26000041	05/19/2026	260519		4.56		05/19/2026	INV	APP	cable
CHECK DATE:										
546 CONSTRUCTION BY CAMCO INC										
7545-22	26000296	05/19/2026	260519		17,014.50		05/19/2026	INV	APP	2025 O
CHECK DATE:										
7545-23	26000296	05/19/2026	260519		6,676.85		05/19/2026	INV	APP	2025 O
CHECK DATE:										
7735		05/19/2026	260519		3,150.00		05/19/2026	INV	APP	REMOVA
CHECK DATE:										
					26,841.35					
15872 CORE & MAIN LP										
Y912396	26000322	05/19/2026	260519		24,960.00		05/19/2026	INV	APP	Purcha
CHECK DATE:										
Y912462	26000322	05/19/2026	260519		17,130.00		05/19/2026	INV	APP	Purcha
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					42,090.00					
15588 COSGROVE CONSTRUCTION INC										
106908		05/19/2026	260519		2,416.00		05/19/2026	INV	APP	ROOF S
CHECK DATE:										
106915		05/19/2026	260519		4,900.00		05/19/2026	INV	APP	ASSEMB
CHECK DATE:										
106916		05/19/2026	260519		9,750.00		05/19/2026	INV	APP	PAINTI
CHECK DATE:										
106917		05/19/2026	260519		6,650.00		05/19/2026	INV	APP	PAINTI
CHECK DATE:										
106918		05/19/2026	260519		6,325.00		05/19/2026	INV	APP	FLOOR
CHECK DATE:										
106919		05/19/2026	260519		3,725.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
					33,766.00					
11445 COTG CHICAGO OFFICE TECHNOLOGY GROUP										
IN6474837	26000682	05/19/2026	260519		9,689.92		05/19/2026	INV	APP	MANAGE
CHECK DATE:										
IN6485133	26000682	05/19/2026	260519		708.89		05/19/2026	INV	APP	MANAGE
CHECK DATE:										
					10,398.81					
13204 CPC POWDER COATING INC										
12633		05/19/2026	260519		1,600.00		05/19/2026	INV	APP	POWDER
CHECK DATE:										
8438 CR LEONARD PLUMBING & HTG										
1913763		05/19/2026	260519		201.16		05/19/2026	INV	APP	STATIO
CHECK DATE:										
1919105		05/19/2026	260519		713.60		05/19/2026	INV	APP	STATIO
CHECK DATE:										
					914.76					
16504 CRAWFORD MURPHY & TILLY INC										
4	26000712	05/19/2026	260519		127,517.10		05/19/2026	INV	APP	Contra
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5	26000712	05/19/2026	260519		123,399.44		05/19/2026	INV	APP	Contra
CHECK DATE:										
6	26000712	05/19/2026	260519		63,504.22		05/19/2026	INV	APP	Contra
CHECK DATE:										
					314,420.76					
576 CRESCENT ELECTRIC SUPPLY										
S514001732.001		05/19/2026	260519		5.52		05/19/2026	INV	APP	LIGHT
CHECK DATE:										
S514038803.001		05/19/2026	260519		99.93		05/19/2026	INV	APP	PARTS
CHECK DATE:										
S514038816.001		05/19/2026	260519		1,620.75		05/19/2026	INV	APP	PARTS
CHECK DATE:										
S514067171.001		05/19/2026	260519		438.04		05/19/2026	INV	APP	PARTS
CHECK DATE:										
S514071682.001		05/19/2026	260519		67.58		05/19/2026	INV	APP	LIGHTB
CHECK DATE:										
					2,231.82					
19159 BPCP BRIMAR HOLDINGS LLC										
1753324		05/19/2026	260519		9,957.60		05/19/2026	INV	APP	SAFETY
CHECK DATE:										
3606 CRYER & OLSEN MECHANICAL INC										
11836-0		05/19/2026	260519		4,350.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
11840-0		05/19/2026	260519		1,721.04		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
					6,071.04					
19151 CULLOTON STRATEGIES LLC										
24241		05/19/2026	260519		10,000.00		05/19/2026	INV	APP	MONTHL
CHECK DATE:										
17065 CULPEPPERS LAWN WORKS										
558		05/19/2026	260519		225.00		05/19/2026	INV	APP	JUNK C
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
16882 DACRA ADJUDICATION SYSTEMS LLC										
2026-04-061		05/19/2026	260519		3,848.95		05/19/2026	INV	APP	APRIL
CHECK DATE:										
13789 DAHME MECHANICAL INDUSTRIES INC										
20260159		05/19/2026	260519		8,322.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
20260160		05/19/2026	260519		9,505.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
					17,827.00					
15053 DAKTRONICS INC										
7202084		05/19/2026	260519		2,070.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
18602 JACOBS ASSOCIATES										
2365960012	26000371	05/19/2026	260519		20,301.25		05/19/2026	INV	APP	Des Pl
CHECK DATE:										
15755 E&B FIRE & SAFETY										
84527		05/19/2026	260519		6,164.69		05/19/2026	INV	APP	ENGINE
CHECK DATE:										
18030 DISTINCT VISUAL SOLUTIONS										
11504		05/19/2026	260519		705.00		05/19/2026	INV	APP	PENS
CHECK DATE:										
11526		05/19/2026	260519		60.00		05/19/2026	INV	APP	SIGNS
CHECK DATE:										
					765.00					
15945 DITCH WITCH MIDWEST										
ESA009700-1		05/19/2026	260519		13,987.78		05/19/2026	INV	APP	NEW LO
CHECK DATE:										
PSO-181703-1		05/19/2026	260519		1,248.74		05/19/2026	INV	APP	MFL FA
CHECK DATE:										
					15,236.52					
13221 DIVE RIGHT IN SCUBA										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
279727		05/19/2026	260519		126.45		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
279739		05/19/2026	260519		120.60		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
					247.05					
17206 DONAHUE & ROSE PC										
2558	26000331	05/19/2026	260519		19,558.00		05/19/2026	INV	APP	Legal
CHECK DATE:										
2559	26000331	05/19/2026	260519		10,010.00		05/19/2026	INV	APP	Legal
CHECK DATE:										
2560	26000331	05/19/2026	260519		18,326.00		05/19/2026	INV	APP	Legal
CHECK DATE:										
2561	26000331	05/19/2026	260519		1,155.00		05/19/2026	INV	APP	Legal
CHECK DATE:										
2562	26000331	05/19/2026	260519		1,540.00		05/19/2026	INV	APP	Legal
CHECK DATE:										
					50,589.00					
16144 B AND J BAKING										
000352		05/19/2026	260519		74.45		05/19/2026	INV	APP	RETIRE
CHECK DATE:										
13406 DUFFIELD CONSULTING ENGINEERS LTD										
653	26000079	05/19/2026	260519		13,200.00		05/19/2026	INV	APP	PSA -
CHECK DATE:										
18661 GOOCHER LANDSCAPE SERVICES, LLC										
3611		05/19/2026	260519		9,000.00		05/19/2026	INV	APP	LANDSC
CHECK DATE:										
3633		05/19/2026	260519		7,900.00		05/19/2026	INV	APP	PRISON
CHECK DATE:										
					16,900.00					
13643 EJ USA INC										
110260027640		05/19/2026	260519		216.24		05/19/2026	INV	APP	TOOLS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
110260028076		05/19/2026	260519		247.04		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
					463.28					
740 ELENS & MAICHIN ROOFING										
9413		05/19/2026	260519		1,135.00		05/19/2026	INV	APP	ROOF R
CHECK DATE:										
9456		05/19/2026	260519		400.00		05/19/2026	INV	APP	ROOF R
CHECK DATE:										
					1,535.00					
7582 ELLIOTT ELECTRIC INC										
32665		05/19/2026	260519		7,800.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
32911		05/19/2026	260519		4,875.00		05/19/2026	INV	APP	MATERI
CHECK DATE:										
32924		05/19/2026	260519		815.00		05/19/2026	INV	APP	ELECTR
CHECK DATE:										
32970		05/19/2026	260519		696.00		05/19/2026	INV	APP	TRASH
CHECK DATE:										
32971		05/19/2026	260519		1,000.00		05/19/2026	INV	APP	JPD EL
CHECK DATE:										
32972		05/19/2026	260519		576.00		05/19/2026	INV	APP	SALMME
CHECK DATE:										
					15,762.00					
18434 EPSTEIN BECKER GREEN										
1215433		05/19/2026	260519		365.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
1220585		05/19/2026	260519		375.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
1220586		05/19/2026	260519		73.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
1220992		05/19/2026	260519		2,880.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
1221003		05/19/2026	260519		3,113.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
1231939		05/19/2026	260519		10,858.33		05/19/2026	INV	APP	LEGAL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
1231942		05/19/2026	260519		16,781.30		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
1232024		05/19/2026	260519		232.50		05/19/2026	INV	APP	FEBRUA
CHECK DATE:										
1232025		05/19/2026	260519		93.00		05/19/2026	INV	APP	FEB 20
CHECK DATE:										
					34,772.13					
18141 EVANS & DIXON, LLC										
2061899		05/19/2026	260519		332.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061900		05/19/2026	260519		122.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061984		05/19/2026	260519		35.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061985		05/19/2026	260519		867.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061986		05/19/2026	260519		699.69		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061987		05/19/2026	260519		262.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061988		05/19/2026	260519		9.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061989		05/19/2026	260519		157.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061990		05/19/2026	260519		52.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061991		05/19/2026	260519		192.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2061992		05/19/2026	260519		577.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2062958		05/19/2026	260519		105.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2062959		05/19/2026	260519		105.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2062960		05/19/2026	260519		17.50		05/19/2026	INV	APP	LEGAL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
2064882		05/19/2026	260519		315.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2064883		05/19/2026	260519		350.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2064884		05/19/2026	260519		54.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2064885		05/19/2026	260519		945.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
					5,200.19					
19191 EXCEL ELECTRIC INC										
131934		05/19/2026	260519		1,650.00		05/19/2026	INV	APP	ELECTR
CHECK DATE:										
131935		05/19/2026	260519		1,620.00		05/19/2026	INV	APP	ELECTR
CHECK DATE:										
					3,270.00					
785 FAST PRINTING OF JOLIET, INC										
99873		05/19/2026	260519		184.89		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
99897		05/19/2026	260519		426.75		05/19/2026	INV	APP	INSPEC
CHECK DATE:										
					611.64					
19202 FIGHTING CHANCE NFP										
04/23/2026		05/19/2026	260519		959.96		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										
12460 FIRE SERVICE, INC.										
IL-26240		05/19/2026	260519		151.34		05/19/2026	INV	APP	PARTS
CHECK DATE:										
IL-26289		05/19/2026	260519		4,379.45		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
IL-26330		05/19/2026	260519		527.84		05/19/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					5,058.63					
829 FISHER SCIENTIFIC										
8221722		05/19/2026	260519		306.07		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
13897 FLAGS USA INC										
INV-QBS-37701		05/19/2026	260519		491.97		05/19/2026	INV	APP	FLAGS
CHECK DATE:										
4623 FLEET SAFETY SUPPLY										
86843		05/19/2026	260519		1,059.60		05/19/2026	INV	APP	PARTS
CHECK DATE:										
13970 FLOORING GUYS, INC										
11357		05/19/2026	260519		680.00		05/19/2026	INV	APP	REMOVE
CHECK DATE:										
3950 FORT DEARBORN LIFE INSURANCE										
F106574001-1		05/19/2026	260519		21,447.13		05/19/2026	INV	APP	APRIL
CHECK DATE:										
F106574001-2 4/26		05/19/2026	260519		100.00		05/19/2026	INV	APP	APRIL
CHECK DATE:										
					21,547.13					
10005 FREEDOM FIRST AID & SAFETY										
57013		05/19/2026	260519		319.75		05/19/2026	INV	APP	OFFICE
CHECK DATE:										
57035	26000040	05/19/2026	260519		104.10		05/19/2026	INV	APP	FIRST
CHECK DATE:										
					423.85					
6319 GARCIA, SAUL										
MAY 2026		05/19/2026	260519		850.00		05/19/2026	INV	APP	MEETIN
CHECK DATE:										
900 GASVODA & ASSOC INC										
INV26EJB0019	26000607	05/19/2026	260519		49,995.00		05/19/2026	INV	APP	Purcha

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
INV26PTS0190		05/19/2026	260519		284.30		05/19/2026	INV	APP	SENSOR
CHECK DATE:										
					50,279.30					
13439 GENE MAY HEATING & COOLING										
132238		05/19/2026	260519		284.00		05/19/2026	INV	APP	STATIO
CHECK DATE:										
18231 GENSERVE LLC										
0588309-IN		05/19/2026	260519		867.79		05/19/2026	INV	APP	GENERA
CHECK DATE:										
0598625-IN		05/19/2026	260519		280.15		05/19/2026	INV	APP	BATTER
CHECK DATE:										
0598628-IN		05/19/2026	260519		954.31		05/19/2026	INV	APP	BATTER
CHECK DATE:										
0598638-IN		05/19/2026	260519		17.99		05/19/2026	INV	APP	COOLAN
CHECK DATE:										
					2,120.24					
8014 GILKERSON MASONRY										
2097		05/19/2026	260519		2,670.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
2100		05/19/2026	260519		6,340.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
					9,010.00					
17960 GOVERNMENTAL CONSULTING SOLUTIONS, INC										
7286	26000369	05/19/2026	260519		10,000.00		05/19/2026	INV	APP	State
CHECK DATE:										
12403 GRAINGER										
9878465203		05/19/2026	260519		249.37		05/19/2026	INV	APP	PARTS
CHECK DATE:										
9886531533		05/19/2026	260519		230.21		05/19/2026	INV	APP	PARTS
CHECK DATE:										
9889069200		05/19/2026	260519		468.99		05/19/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
9889613940		05/19/2026	260519		100.65		05/19/2026	INV	APP	PARTS
CHECK DATE:										
9889881182		05/19/2026	260519		163.42		05/19/2026	INV	APP	PARTS
CHECK DATE:										
9892275299		05/19/2026	260519		779.02		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
9894363218		05/19/2026	260519		198.90		05/19/2026	INV	APP	PARTS
CHECK DATE:										
9894363234		05/19/2026	260519		33.26		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
9895640028		05/19/2026	260519		984.82		05/19/2026	INV	APP	PAPER
CHECK DATE:										
9896811321		05/19/2026	260519		171.93		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
9896811347		05/19/2026	260519		199.06		05/19/2026	INV	APP	PARTS
CHECK DATE:										
9897173275		05/19/2026	260519		971.96		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
9897359064		05/19/2026	260519		74.44		05/19/2026	INV	APP	GARBAG
CHECK DATE:										
9902456137		05/19/2026	260519		258.14		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
9902456145		05/19/2026	260519		173.17		05/19/2026	INV	APP	PARTS
CHECK DATE:										
9902627711		05/19/2026	260519		75.54		05/19/2026	INV	APP	JANITO
CHECK DATE:										
9902667295		05/19/2026	260519		54.16		05/19/2026	INV	APP	RUBBER
CHECK DATE:										
					5,187.04					
18966 GRAND PRAIRIE WATER COMMISSION										
AR-0000000060		05/19/2026	260519		241,447.00		05/19/2026	INV	APP	GPWC M
CHECK DATE:										
4316 GRAND STAGE COMPANY										
4839		05/19/2026	260519		1,077.11		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
13464 GRANICUS LLC										
228964	26000472	05/19/2026	260519		173,643.27		05/19/2026	INV	APP	GRANIC
CHECK DATE:										
17980 GRANITE TELECOMMUNICATIONS LLC										
743908199		05/19/2026	260519		1,097.10		05/19/2026	INV	APP	TELECO
CHECK DATE:										
14241 GREAT LAKES WATER RESOURCES GROUP										
2083	26000440	05/19/2026	260519		18,315.00		05/19/2026	INV	APP	WELL 2
CHECK DATE:										
14295 GREAT PYRENEES TECHNOLOGY LLC										
2026-0010	26000315	05/19/2026	260519		1,733.75		05/19/2026	INV	APP	DBA &
CHECK DATE:										
2026-0011	26000177	05/19/2026	260519		2,707.50		05/19/2026	INV	APP	CONSUL
CHECK DATE:										
					4,441.25					
4901 GREGG W DOBCZYK EXCAVATING										
GRE260427		05/19/2026	260519		19,000.00		05/19/2026	INV	APP	EMERGE
CHECK DATE:										
18581 HAVEN GEAR LLC										
0107605	26000672	05/19/2026	260519		2,125.00		05/19/2026	INV	APP	RIOT H
CHECK DATE:										
15146 WEST JEFF AUTO SALES LLC										
853359		05/19/2026	260519		1,330.95		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
11860 HAWKINS INC										
7388249		05/19/2026	260519		1,274.02		05/19/2026	INV	APP	CHEMIC
CHECK DATE:										
7407718		05/19/2026	260519		1,232.56		05/19/2026	INV	APP	CHEMIC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					2,506.58					
15357 HERVAS CONDON BERSANI PC										
24613		05/19/2026	260519		1,575.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24614		05/19/2026	260519		1,756.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24615		05/19/2026	260519		2,400.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24616		05/19/2026	260519		2,200.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24617		05/19/2026	260519		100.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24641		05/19/2026	260519		1,250.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24642		05/19/2026	260519		500.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24643		05/19/2026	260519		4,494.71		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24644		05/19/2026	260519		10,024.90		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24645		05/19/2026	260519		7,264.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24646		05/19/2026	260519		225.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24701		05/19/2026	260519		2,646.16		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24702		05/19/2026	260519		616.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24703		05/19/2026	260519		2,725.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24704		05/19/2026	260519		4,425.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24766		05/19/2026	260519		575.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24767		05/19/2026	260519		50.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
24768		05/19/2026	260519		1,350.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24769		05/19/2026	260519		4,400.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24770		05/19/2026	260519		7,598.39		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24771		05/19/2026	260519		2,898.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24772		05/19/2026	260519		8,574.56		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
24773		05/19/2026	260519		3,575.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
					71,223.72					
10820 HIGH PSI LTD										
92122	26000700	05/19/2026	260519		13,535.00		05/19/2026	INV	APP	AUTOMO
CHECK DATE:										
15947 HOERR CONSTRUCTION INC										
125-050		05/19/2026	260519		2,915.00		05/19/2026	INV	APP	EMERGE
CHECK DATE:										
126-109	26000482	05/19/2026	260519		49,224.90		05/19/2026	INV	APP	2025 F
CHECK DATE:										
					52,139.90					
11830 HOMER TREE CARE INC										
64104		05/19/2026	260519		1,000.00		05/19/2026	INV	APP	TREE R
CHECK DATE:										
17151 IDEXX DISTRIBUTION INC										
3199215363		05/19/2026	260519		1,398.93		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
1163 ILL CITY COUNTY MANAGEMENT ASSOC										
6951		05/19/2026	260519		50.00		05/19/2026	INV	APP	JOB PO
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1201 ILL SECTION AMERICAN WATERWORKS										
200107107		05/19/2026	260519		109.00		05/19/2026	INV	APP	5/26 W
CHECK DATE:										
200107109		05/19/2026	260519		127.00		05/19/2026	INV	APP	5/14 P
CHECK DATE:										
					236.00					
3902 ILL STATE POLICE										
20260306188		05/19/2026	260519		172.75		05/19/2026	INV	APP	FINGER
CHECK DATE:										
19195 ILLINOIS ROCK & ROLL MUSEUM ON ROUTE 66										
2212/2213/2215		05/19/2026			8,100.00		05/19/2026	INV	APP	CAPACI
CHECK DATE:										
18829 INTEGRITY CONCRETE COATINGS LLC										
2111	26000521	05/19/2026	260519		9,388.48		05/19/2026	INV	APP	FLOOR
CHECK DATE:										
1262 INTERSTATE BATTERIES INC										
50929103		05/19/2026	260519		270.38		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
50929133		05/19/2026	260519		470.26		05/19/2026	INV	APP	PARTS
CHECK DATE:										
50929234		05/19/2026	260519		275.90		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
					1,016.54					
17381 INTERSTATE POWER SYSTEMS INC										
R042054863:01	26000410	05/19/2026	260519		611.18		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054864:01	26000410	05/19/2026	260519		1,320.93		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054865:01	26000410	05/19/2026	260519		1,201.52		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
r042054866:01	26000410	05/19/2026	260519		611.18		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
R042054867:01	26000410	05/19/2026	260519		1,755.48		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054869:01	26000410	05/19/2026	260519		1,320.63		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054870:01	26000410	05/19/2026	260519		1,407.48		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054873:01	26000410	05/19/2026	260519		610.58		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054889:01	26000410	05/19/2026	260519		1,215.47		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054890:01	26000410	05/19/2026	260519		1,330.47		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
r042054892:01	26000410	05/19/2026	260519		1,356.33		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
R042054893:01	26000410	05/19/2026	260519		1,447.11		05/19/2026	INV	APP	LIFTS-
CHECK DATE:										
					14,188.36					
1283 J S ALBERICO CONST CO INC										
3660		05/19/2026	260519		7,730.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
1339 JCM UNIFORMS										
818023	26000110	05/19/2026	260519		303.90		05/19/2026	INV	APP	POLICE
CHECK DATE:										
818044	26000120	05/19/2026	260519		577.90		05/19/2026	INV	APP	POLICE
CHECK DATE:										
818066	26000142	05/19/2026	260519		248.45		05/19/2026	INV	APP	POLICE
CHECK DATE:										
818119	26000129	05/19/2026	260519		323.90		05/19/2026	INV	APP	POLICE
CHECK DATE:										
818222	26000186	05/19/2026	260519		289.95		05/19/2026	INV	APP	POLICE
CHECK DATE:										
818260		05/19/2026	260519		393.75		05/19/2026	INV	APP	PATCHE
CHECK DATE:										
818477	26000249	05/19/2026	260519		750.00		05/19/2026	INV	APP	BALLIS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
818668	26000268	05/19/2026	260519		42.00		05/19/2026	INV	APP	CIVILI
CHECK DATE:										
818817		05/19/2026	260519		461.25		05/19/2026	INV	APP	COMPRE
CHECK DATE:										
819069	26000438	05/19/2026	260519		54.50		05/19/2026	INV	APP	NEW SO
CHECK DATE:										
819135	26000488	05/19/2026	260519		42.00		05/19/2026	INV	APP	RECORD
CHECK DATE:										
819229	26000496	05/19/2026	260519		303.90		05/19/2026	INV	APP	POLICE
CHECK DATE:										
819491	26000526	05/19/2026	260519		42.00		05/19/2026	INV	APP	CIVILI
CHECK DATE:										
819540	26000539	05/19/2026	260519		1,529.35		05/19/2026	INV	APP	RECRUI
CHECK DATE:										
819545	26000538	05/19/2026	260519		1,529.35		05/19/2026	INV	APP	RECRUI
CHECK DATE:										
819547	26000540	05/19/2026	260519		1,761.15		05/19/2026	INV	APP	RECRUI
CHECK DATE:										
819549	26000543	05/19/2026	260519		1,698.65		05/19/2026	INV	APP	RECRUI
CHECK DATE:										
819551	26000541	05/19/2026	260519		1,698.65		05/19/2026	INV	APP	RECRUI
CHECK DATE:										
819554	26000544	05/19/2026	260519		1,748.65		05/19/2026	INV	APP	RECRUI
CHECK DATE:										
819561	26000542	05/19/2026	260519		1,708.65		05/19/2026	INV	APP	RECRUI
CHECK DATE:										
819667	26000573	05/19/2026	260519		65.00		05/19/2026	INV	APP	POLICE
CHECK DATE:										
819714	26000572	05/19/2026	260519		65.00		05/19/2026	INV	APP	POLICE
CHECK DATE:										
819772	26000570	05/19/2026	260519		65.00		05/19/2026	INV	APP	POLICE
CHECK DATE:										
819780	26000585	05/19/2026	260519		65.00		05/19/2026	INV	APP	SOS PO
CHECK DATE:										
819893	26000616	05/19/2026	260519		314.85		05/19/2026	INV	APP	POLICE
CHECK DATE:										
819958	26000577	05/19/2026	260519		319.95		05/19/2026	INV	APP	POLICE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
819998	26000530	05/19/2026	260519		403.35		05/19/2026	INV	APP	POLICE
CHECK DATE:										
820039	26000647	05/19/2026	260519		256.00		05/19/2026	INV	APP	POLICE
CHECK DATE:										
820046	26000651	05/19/2026	260519		218.95		05/19/2026	INV	APP	POLICE
CHECK DATE:										
820065	26000610	05/19/2026	260519		483.85		05/19/2026	INV	APP	POLICE
CHECK DATE:										
820186	26000645	05/19/2026	260519		527.90		05/19/2026	INV	APP	POLICE
CHECK DATE:										
					18,292.80					
18233 JIMS TRUCK INSPECTION LLC										
215499		05/19/2026	260519		43.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
215530		05/19/2026	260519		43.00		05/19/2026	INV	APP	INSPEC
CHECK DATE:										
					86.00					
19213 JOLIET DRAMA GUILD										
47		05/19/2026	260519		12,000.00		05/19/2026	INV	APP	SUMMER
CHECK DATE:										
1354 JOLIET MACHINE & ENGINEERING										
6034		05/19/2026	260519		780.82		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1361 JOLIET REGION CHAMBER OF COMMERCE										
121909		05/19/2026	260519		3,066.66		05/19/2026	INV	APP	2026 M
CHECK DATE:										
10764 JOLIET SUSPENSION INC										
145246		05/19/2026	260519		87.80		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
1367 JOLIET TOWNSHIP OFFICES										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
01/2026-04/2026		05/19/2026	260519		75,408.76		05/19/2026	INV	APP	ANIMAL
CHECK DATE:										
16102 ASCEND LEARNING HOLDINGS LLC										
1303211		05/19/2026	260519		1,182.63		05/19/2026	INV	APP	BOOKS
CHECK DATE:										
18837 KASPER HOLMES & DRING LTD										
50126		05/19/2026	260519		7,000.00		05/19/2026	INV	APP	MAY 20
CHECK DATE:										
13925 KENDALL COUNTY										
26-01J		05/19/2026	260519		15,786.00		05/19/2026	INV	APP	2026 B
CHECK DATE:										
9312 KIMBALL MIDWEST										
104367809		05/19/2026	260519		138.00		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
104374905		05/19/2026	260519		916.50		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
104399599		05/19/2026	260519		300.15		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
104411370		05/19/2026	260519		705.50		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
					2,060.15					
15482 KNELL O CONNOR DANIELEWICZ										
99961		05/19/2026	260519		54.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
99962		05/19/2026	260519		54.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
99963		05/19/2026	260519		57.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
99964		05/19/2026	260519		57.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
99965		05/19/2026	260519		57.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
99966		05/19/2026	260519		57.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
99967		05/19/2026	260519		52.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
99968		05/19/2026	260519		57.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
99969		05/19/2026	260519		54.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
99970		05/19/2026	260519		180.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
					679.50					
13560 L DEGEUS & ASSOCIATES INC										
375694		05/19/2026	260519		30.00		05/19/2026	INV	APP	NOTARY
CHECK DATE:										
19216 LABOS FLOWERS										
LAB260427		05/19/2026			365.00		05/19/2026	INV	APP	MEMORI
CHECK DATE:										
1541 LAI & ASSOCIATES INC										
26-63545	26000680	05/19/2026	260519		15,719.50		05/19/2026	INV	APP	AUX -
CHECK DATE:										
26-63685		05/19/2026	260519		1,597.58		05/19/2026	INV	APP	PARTS
CHECK DATE:										
					17,317.08					
18557 LANER MUCHIN LTD										
722080		05/19/2026	260519		3,150.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
722081		05/19/2026	260519		75.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
722082		05/19/2026	260519		750.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
722083		05/19/2026	260519		675.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
722084		05/19/2026	260519		2,175.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
722085		05/19/2026	260519		75.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
					6,900.00					
4367 LAWN WORKS										
270892		05/19/2026	260519		207.19		05/19/2026	INV	APP	STATIO
CHECK DATE:										
13142 LAWSON PRODUCTS INC										
9313407311		05/19/2026	260519		4,623.03		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
999754 LEGAL CLAIMS-MAIL BOX DAMAGE										
PAU260426		05/19/2026	260519		100.00		05/19/2026	INV	APP	MAILBO
CHECK DATE:						PAYEE: PAUL JUNG				
999249 LEGAL CLAIMS-SETTLEMENTS										
ARN260506		05/19/2026	260519		200,000.00		05/19/2026	INV	APP	STTLMN
CHECK DATE:						PAYEE: ARNOLD BARBER AND SHERWOOD LAW G				
18101 LENOVO (UNITED STATES) INC										
N300499331		05/19/2026	260519		3,140.00		05/19/2026	INV	APP	27 INC
CHECK DATE:										
18780 LENOVO GLOBAL TECH										
ND75006514	26000716	05/19/2026	260519		4,374.65		05/19/2026	INV	APP	TruSca
CHECK DATE:										
ND75006515	26000716	05/19/2026	260519		4,374.65		05/19/2026	INV	APP	TruSca
CHECK DATE:										
ND75006779	26000716	05/19/2026	260519		4,374.65		05/19/2026	INV	APP	TruSca
CHECK DATE:										
					13,123.95					
16876 LIFE-ASSIST INC										
2108420		05/19/2026	260519		526.47		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
19192 LINDE GAS & EQUIPMENT										
56253461		05/19/2026	260519		301.25		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56253462		05/19/2026	260519		99.75		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56253463		05/19/2026	260519		60.75		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56253464		05/19/2026	260519		190.75		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56253465		05/19/2026	260519		255.75		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56253466		05/19/2026	260519		93.25		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56253467		05/19/2026	260519		197.25		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56253468		05/19/2026	260519		99.75		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56253469		05/19/2026	260519		73.75		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56253470		05/19/2026	260519		73.75		05/19/2026	INV	APP	CYLIND
CHECK DATE:										
56509905		05/19/2026	260519		109.12		05/19/2026	INV	APP	OXYGEN
CHECK DATE:										
56509906		05/19/2026	260519		85.99		05/19/2026	INV	APP	OXYGEN
CHECK DATE:										
56509907		05/19/2026	260519		140.83		05/19/2026	INV	APP	OXYGEN
CHECK DATE:										
56509908		05/19/2026	260519		149.40		05/19/2026	INV	APP	OXYGEN
CHECK DATE:										
					1,931.34					
16865 LINEBARGER GOGGAN BLAIR AND SAMPSON LLP										
COMPLIANCE_DEC 2025		05/19/2026	260519		11.96		05/19/2026	INV	APP	LGBS C
CHECK DATE:										
COMPLIANCE_FEB 2026		05/19/2026	260519		426.04		05/19/2026	INV	APP	LGBS C
CHECK DATE:										
COMPLIANCE_JAN 2026		05/19/2026	260519		670.93		05/19/2026	INV	APP	LGBS C

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
COMPLIANCE_MAR 2026		05/19/2026	260519		649.00		05/19/2026	INV	APP	LGBS C
CHECK DATE:										
COMPLIANCE_NOV 2025		05/19/2026	260519		67.59		05/19/2026	INV	APP	LGBS C
CHECK DATE:										
PARKING_DECEMBER 25		05/19/2026	260519		1,918.09		05/19/2026	INV	APP	LGBS C
CHECK DATE:										
PARKING_FEB 26		05/19/2026	260519		803.79		05/19/2026	INV	APP	LGBS C
CHECK DATE:										
PARKING_JAN 26		05/19/2026	260519		1,091.62		05/19/2026	INV	APP	LGBS C
CHECK DATE:										
PARKING_MARCH 26		05/19/2026	260519		629.44		05/19/2026	INV	APP	LGBS C
CHECK DATE:										
PARKING_NOVEMBER 25		05/19/2026	260519		176.00		05/19/2026	INV	APP	LGBS C
CHECK DATE:										
					6,444.46					
13935 LOWER DUPAGE RIVER WATERSHED										
310		05/19/2026	260519		25,140.08		05/19/2026	INV	APP	AGENCY
CHECK DATE:										
17952 MARINO TRUCK & EQUIPMENT REPAIR INC										
98971		05/19/2026	260519		886.89		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
17300 ALTA CONSTRUCTION EQUIPMENT ILLINOIS LLC										
SP4/123541		05/19/2026	260519		170.06		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1679 MC MASTER-CARR SUPPLY CO										
63558613		05/19/2026	260519		68.86		05/19/2026	INV	APP	PARTS
CHECK DATE:										
63756048		05/19/2026	260519		105.53		05/19/2026	INV	APP	PARTS
CHECK DATE:										
63889621		05/19/2026	260519		61.45		05/19/2026	INV	APP	PARTS
CHECK DATE:										
64059823		05/19/2026	260519		179.11		05/19/2026	INV	APP	PARTS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					414.95					
16558 MCINTIRE MANAGEMENT GROUP										
INV5832		05/19/2026	260519		4,793.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
10340 ME SIMPSON CO INC										
46482	26000515	05/19/2026	260519		3,790.00		05/19/2026	INV	APP	2026 P
CHECK DATE:										
13281 MEDWORKS-JOLIET										
431247		05/19/2026	260519		761.89		05/19/2026	INV	APP	EXAMS
CHECK DATE:										
431311		05/19/2026	260519		761.89		05/19/2026	INV	APP	EXAMS
CHECK DATE:										
431320		05/19/2026	260519		761.89		05/19/2026	INV	APP	EXAMS
CHECK DATE:										
					2,285.67					
13563 MENARDS-CRESTHILL										
2750		05/19/2026	260519		71.96		05/19/2026	INV	APP	GPWC B
CHECK DATE:										
1704 MENARDS-JOLIET										
19452		05/19/2026	260519		89.85		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
19863		05/19/2026	260519		124.90		05/19/2026	INV	APP	RECIP
CHECK DATE:										
20715		05/19/2026	260519		10.99		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
20934		05/19/2026	260519		186.79		05/19/2026	INV	APP	ELECTR
CHECK DATE:										
22089		05/19/2026	260519		536.59		05/19/2026	INV	APP	GPWC A
CHECK DATE:										
22204		05/19/2026	260519		295.38		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
22260		05/19/2026	260519		104.75		05/19/2026	INV	APP	WIRE C
CHECK DATE:										
22323		05/19/2026	260519		169.16		05/19/2026	INV	APP	ANT SK
CHECK DATE:										
22336		05/19/2026	260519		68.16		05/19/2026	INV	APP	DOOR S
CHECK DATE:										
22604		05/19/2026	260519		79.97		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
22750		05/19/2026	260519		10.08		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
22841		05/19/2026	260519		19.18		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
23008		05/19/2026	260519		49.97		05/19/2026	INV	APP	GPWC A
CHECK DATE:										
23022		05/19/2026	260519		82.97		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
23194		05/19/2026	260519		81.73		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
23548		05/19/2026	260519		42.74		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										
23560		05/19/2026	260519		293.15		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
23720		05/19/2026	260519		189.18		05/19/2026	INV	APP	GRAFFI
CHECK DATE:										
23724		05/19/2026	260519		184.16		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
23796		05/19/2026	260519		40.38		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
24111		05/19/2026	260519		67.58		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
24144		05/19/2026	260519		266.25		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
24226		05/19/2026	260519		372.12		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
24265		05/19/2026	260519		1.29		05/19/2026	INV	APP	TOOLS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					3,367.32					
18811 MES SERVICE COMPANY LLC										
IN2484325		05/19/2026	260519		31.23		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
1713 METROPOLITAN INDUSTRIES										
INV083795		05/19/2026	260519		651.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
INV083895		05/19/2026	260519		1,536.00		05/19/2026	INV	APP	PUMP P
CHECK DATE:										
					2,187.00					
7967 METTLER-TOLEDO INC										
655507184		05/19/2026	260519		647.98		05/19/2026	INV	APP	PREVEN
CHECK DATE:										
1736 MIDDLETON OVERHEAD DOORS INC										
10114831		05/19/2026	260519		580.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
10115192		05/19/2026	260519		1,921.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
10115216		05/19/2026	260519		1,188.65		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
					3,689.65					
7435 MIDWEST SUPPLY CO										
332444		05/19/2026	260519		32.91		05/19/2026	INV	APP	MAINTE
CHECK DATE:										
1793 MOTOROLA SOLUTIONS - STARCOM										
10325120260401	26000062	05/19/2026	260519		28,420.00		05/19/2026	INV	APP	MOTORO
CHECK DATE:										
12651 MY LEGACY AWARDS & ENGRAVING LLC										
2024		05/19/2026	260519		95.00		05/19/2026	INV	APP	AWARD
CHECK DATE:										
2046		05/19/2026	260519		729.00		05/19/2026	INV	APP	AWARDS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					824.00					
16242 NALCO COMPANY LLC										
6660438160		05/19/2026	260519		298.65		05/19/2026	INV	APP	DEIONI
CHECK DATE:										
1336 NAPA GENUINE PARTS										
899727		05/19/2026	260519		1,030.20		05/19/2026	INV	APP	PARTS
CHECK DATE:										
899914		05/19/2026	260519		212.73		05/19/2026	INV	APP	PARTS
CHECK DATE:										
899944		05/19/2026	260519		85.28		05/19/2026	INV	APP	PARTS
CHECK DATE:										
900388		05/19/2026	260519		13.06		05/19/2026	INV	APP	PARTS
CHECK DATE:										
900404		05/19/2026	260519		96.54		05/19/2026	INV	APP	PARTS
CHECK DATE:										
900615		05/19/2026	260519		40.90		05/19/2026	INV	APP	PARTS
CHECK DATE:										
900751		05/19/2026	260519		152.96		05/19/2026	INV	APP	PARTS
CHECK DATE:										
900809		05/19/2026	260519		1,449.68		05/19/2026	INV	APP	PARTS
CHECK DATE:										
900867		05/19/2026	260519		560.02		05/19/2026	INV	APP	PARTS
CHECK DATE:										
900886		05/19/2026	260519		144.66		05/19/2026	INV	APP	PARTS
CHECK DATE:										
901020		05/19/2026	260519		41.76		05/19/2026	INV	APP	PARTS
CHECK DATE:										
901214		05/19/2026	260519		132.72		05/19/2026	INV	APP	PARTS
CHECK DATE:										
901229		05/19/2026	260519		43.50		05/19/2026	INV	APP	PARTS
CHECK DATE:										
901232		05/19/2026	260519		53.04		05/19/2026	INV	APP	PARTS
CHECK DATE:										
901233		05/19/2026	260519		54.95		05/19/2026	INV	APP	PARTS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
901238		05/19/2026	260519		448.14		05/19/2026	INV	APP	PARTS
CHECK DATE:										
901372		05/19/2026	260519		1,139.13		05/19/2026	INV	APP	PARTS
CHECK DATE:										
					5,699.27					
17946 NEW ERA SPREADING INC										
939	26000055	05/19/2026	260519		18,937.33		05/19/2026	INV	APP	2026 B
CHECK DATE:										
1898 NORTHERN ILLINOIS STEEL SUPPLY CO										
429641		05/19/2026	260519		325.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1918 OESTREICH SERV CO, INC										
246116		05/19/2026	260519		1,748.00		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
247327		05/19/2026	260519		176.00		05/19/2026	INV	APP	KEYS
CHECK DATE:										
247336		05/19/2026	260519		32.40		05/19/2026	INV	APP	63 JEF
CHECK DATE:										
247339		05/19/2026	260519		316.25		05/19/2026	INV	APP	SLAMME
CHECK DATE:										
247434		05/19/2026	260519		820.00		05/19/2026	INV	APP	LOCK R
CHECK DATE:										
247449		05/19/2026	260519		1,545.50		05/19/2026	INV	APP	LOCK R
CHECK DATE:										
247456		05/19/2026	260519		513.00		05/19/2026	INV	APP	63 W J
CHECK DATE:										
247582		05/19/2026	260519		11.50		05/19/2026	INV	APP	NEW KE
CHECK DATE:										
247710		05/19/2026	260519		1,203.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
247715		05/19/2026	260519		1,142.24		05/19/2026	INV	APP	9 OSGO
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					7,507.89					
13189 OMEGA PLUMBING INC										
10110658		05/19/2026	260519		400.00		05/19/2026	INV	APP	OSGOOD
CHECK DATE:										
10110843		05/19/2026	260519		1,879.00		05/19/2026	INV	APP	JPD WA
CHECK DATE:										
10111119		05/19/2026	260519		575.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
10111982		05/19/2026	260519		3,925.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
10112459		05/19/2026	260519		270.00		05/19/2026	INV	APP	RPZ TE
CHECK DATE:										
10112581		05/19/2026	260519		411.90		05/19/2026	INV	APP	TESTIN
CHECK DATE:										
10112589		05/19/2026	260519		1,029.75		05/19/2026	INV	APP	TESTIN
CHECK DATE:										
10112592		05/19/2026	260519		205.95		05/19/2026	INV	APP	TESTIN
CHECK DATE:										
10112692		05/19/2026	260519		325.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
10112783		05/19/2026	260519		405.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
10112793		05/19/2026	260519		160.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
10112794		05/19/2026	260519		225.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
					9,811.60					
15020 ONE STEP INC										
N237838		05/19/2026	260519		40.00		05/19/2026	INV	APP	NOTARY
CHECK DATE:										
1943 OXBO MUFFLER AND BRAKES										
7716		05/19/2026	260519		560.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
13588 P&G KEENE ELECTRICAL REBUILDERS LLC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
244066		05/19/2026	260519		1,364.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1950 PACE										
667666		05/19/2026	260519		2,164.01		05/19/2026	INV	APP	ROUTE
CHECK DATE:										
13867 PARAMONT EO INC										
S701629126.001		05/19/2026	260519		140.16		05/19/2026	INV	APP	PARTS
CHECK DATE:										
11251 PAUL CONWAY SHIELDS										
0552295		05/19/2026	260519		330.73		05/19/2026	INV	APP	DETECT
CHECK DATE:										
0552918		05/19/2026	260519		188.50		05/19/2026	INV	APP	CHEMIC
CHECK DATE:										
					519.23					
19160 PEREGRINE TECHNOLOGIES INC										
INV-0517		05/19/2026	260519		199,500.00		05/19/2026	INV	APP	PEREGR
CHECK DATE:										
2001 PETER PERELLA & COMPANY										
48540		05/19/2026	260519		9,800.00		05/19/2026	INV	APP	SPRING
CHECK DATE:										
48542		05/19/2026	260519		6,800.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
48563		05/19/2026	260519		450.00		05/19/2026	INV	APP	PLUMBI
CHECK DATE:										
					17,050.00					
2985 PETROLEUM TECHNOLOGIES EQPMT INC										
187751		05/19/2026	260519		250.00		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
2030 PITNEY BOWES, INC										
3107872745		05/19/2026	260519		1,495.80		05/19/2026	INV	APP	MAIL M

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
19198 POLISH AMERICAN POLICE ASSOCIATION										
001		05/19/2026	260519		1,200.00		05/19/2026	INV	APP	TABLE
CHECK DATE:										
18128 POLYDYNE INC										
2022500	26000685	05/19/2026	260519		6,118.00		05/19/2026	INV	APP	ESTP -
CHECK DATE:										
7740 POMP'S TIRE SERVICE INC										
411219228		05/19/2026	260519		811.24		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
411219807		05/19/2026	260519		768.40		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
690156572		05/19/2026	260519		123.04		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
690156704		05/19/2026	260519		123.04		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
					1,825.72					
17235 PORTABLE JOHN INC										
305148		05/19/2026	260519		751.05		05/19/2026	INV	APP	PORTAB
CHECK DATE:										
18786 PRECISION TRUCK CENTER LTD										
32210		05/19/2026	260519		2,450.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
19193 VIPW HOLDCO INC										
1197344		05/19/2026	260519		6,906.51		05/19/2026	INV	APP	EMERGE
CHECK DATE:										
10298 PRIORITY STAFFING, LTD										
33503		05/19/2026	260519		510.00		05/19/2026	INV	APP	EMPLOY
CHECK DATE:										
33524		05/19/2026	260519		160.00		05/19/2026	INV	APP	EMPLOY

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					670.00					
18806 PRO-VIGIL INC										
IN-428415		05/19/2026	260519		995.52		05/19/2026	INV	APP	CAMERA
CHECK DATE:										
16198 PROMOS 911 INC										
12979		05/19/2026	260519		352.89		05/19/2026	INV	APP	BADGE
CHECK DATE:										
1948 PT FERRO CONSTR CO										
48610	26000344	05/19/2026	260519		188,875.59		05/19/2026	INV	APP	Railro
CHECK DATE:										
12303 RAILROAD MANAGEMENT COMPANY III LLC										
548020		05/19/2026	260519		926.55		05/19/2026	INV	APP	18" SE
CHECK DATE:										
15505 REASONABLE TREE EXPERTS										
11940		05/19/2026	260519		6,790.00		05/19/2026	INV	APP	TREE R
CHECK DATE:										
11941		05/19/2026	260519		6,325.00		05/19/2026	INV	APP	TREE R
CHECK DATE:										
					13,115.00					
18543 REEVES TECHNOLOGY GROUP										
367	26000704	05/19/2026	260519		11,670.00		05/19/2026	INV	APP	JNU MI
CHECK DATE:										
526	26000630	05/19/2026	260519		14,000.00		05/19/2026	INV	APP	POLICE
CHECK DATE:										
					25,670.00					
14221 MID-TOWN PETROLEUM ACQUISITION LLC										
X639328-IN		05/19/2026	260519		1,272.70		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
2207 RENDELS INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
55302		05/19/2026	260519		51.50		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55346		05/19/2026	260519		51.50		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55347		05/19/2026	260519		51.50		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55366		05/19/2026	260519		51.50		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55369		05/19/2026	260519		77.00		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55371		05/19/2026	260519		51.50		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55373		05/19/2026	260519		77.00		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55374		05/19/2026	260519		77.00		05/19/2026	INV	APP	SER
CHECK DATE:										
55375		05/19/2026	260519		51.50		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55440		05/19/2026	260519		77.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
55448		05/19/2026	260519		77.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
55477		05/19/2026	260519		77.00		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55479		05/19/2026	260519		51.50		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
55482		05/19/2026	260519		77.00		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
68333		05/19/2026	260519		1,614.80		05/19/2026	INV	APP	BODYWO
CHECK DATE:										
					2,514.30					
15010 REPUBLIC SERVICES										
0721-008816366		05/19/2026	260519		202.20		05/19/2026	INV	APP	PROFES
CHECK DATE:										
8157 RHL INSULATION & FIRESTOPPING										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
16157		05/19/2026	260519		5,485.28		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
2245 ROD BAKER FORD SALES INC										
78092		05/19/2026	260519		764.52		05/19/2026	INV	APP	PARTS
CHECK DATE:										
78098		05/19/2026	260519		32.10		05/19/2026	INV	APP	PARTS
CHECK DATE:										
78221		05/19/2026	260519		156.48		05/19/2026	INV	APP	PARTS
CHECK DATE:										
					953.10					
2261 RON TIRAPELLI FORD, INC.										
199618		05/19/2026	260519		207.90		05/19/2026	INV	APP	WARRAN
CHECK DATE:										
200370		05/19/2026	260519		198.00		05/19/2026	INV	APP	WARRAN
CHECK DATE:										
674073		05/19/2026	260519		4,066.33		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674079		05/19/2026	260519		169.40		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674085		05/19/2026	260519		19.47		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674085-01		05/19/2026	260519		77.88		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674128		05/19/2026	260519		398.58		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674176		05/19/2026	260519		1,273.50		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674176-01		05/19/2026	260519		231.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674180		05/19/2026	260519		571.56		05/19/2026	INV	APP	PA
CHECK DATE:										
674226		05/19/2026	260519		107.70		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674320		05/19/2026	260519		162.12		05/19/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
674333		05/19/2026	260519		38.10		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674357		05/19/2026	260519		1,982.04		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674424		05/19/2026	260519		410.45		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674430		05/19/2026	260519		80.30		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674431		05/19/2026	260519		603.52		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674482		05/19/2026	260519		78.32		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674483		05/19/2026	260519		1,096.43		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674528		05/19/2026	260519		60.81		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674530		05/19/2026	260519		88.55		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674571		05/19/2026	260519		2,557.55		05/19/2026	INV	APP	PARTS
CHECK DATE:										
674587		05/19/2026	260519		184.52		05/19/2026	INV	APP	PARTS
CHECK DATE:										
					14,664.03					
14090 RUSH TRUCK CENTERS OF ILLINOIS INC										
3045794565		05/19/2026	260519		62.00		05/19/2026	INV	APP	PARTS
CHECK DATE:										
3045893508		05/19/2026	260519		1,491.68		05/19/2026	INV	APP	AUTO P
CHECK DATE:										
3045945723		05/19/2026	260519		320.25		05/19/2026	INV	APP	AUTO P
CHECK DATE:										
3045967146		05/19/2026	260519		125.18		05/19/2026	INV	APP	AUTO P
CHECK DATE:										
					1,999.11					
19199 S&K CUSTOM UPHOLSTERY										
2200		05/19/2026	260519		129.90		05/19/2026	INV	APP	AMBULA

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
5435 SAM'S CLUB DIRECT										
000109		05/19/2026	260519		282.13		05/19/2026	INV	APP	CLEANI
CHECK DATE:										
000991		05/19/2026	260519		122.62		05/19/2026	INV	APP	CAKE &
CHECK DATE:										
004325		05/19/2026	260519		385.68		05/19/2026	INV	APP	OFFICE
CHECK DATE:										
800000030264057		05/19/2026	260519		1,417.90		05/19/2026	INV	APP	COFFEE
CHECK DATE:										
					2,208.33					
19180 SANTANA, GIOVANNI										
2026-03		05/19/2026	260519		1,740.00		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
19057 SBC WASTE SOLUTIONS INC										
876749		05/19/2026	260519		1,072.50		05/19/2026	INV	APP	CONSTU
CHECK DATE:										
895039		05/19/2026	260519		3,113.50		05/19/2026	INV	APP	15 YD
CHECK DATE:										
					4,186.00					
17602 SEASON AND TIME										
0000334		05/19/2026	260519		300.00		05/19/2026	INV	APP	2000 W
CHECK DATE:										
2360 SERVICE INDUST SUPPLY INC										
147671		05/19/2026	260519		300.00		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										
14076 SHAW SUBURBAN MEDIA GROUP										
2307601		05/19/2026	260519		95.54		05/19/2026	INV	APP	AD FOR
CHECK DATE:										
2315895		05/19/2026	260519		105.98		05/19/2026	INV	APP	AV BAC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2318937		05/19/2026	260519		95.54		05/19/2026	INV	APP	2026 P
CHECK DATE:										
2319817		05/19/2026	260519		151.22		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
2322003		05/19/2026	260519		189.50		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
					637.78					
16855 SHEFFIELD SAFETY & LOSS CONTROL LLC										
20073249	26000475	05/19/2026	260519		4,775.00		05/19/2026	INV	APP	PSA fo
CHECK DATE:										
16931 SHEFFIELD SUPPLY & EQUIPMENT										
27230		05/19/2026	260519		383.88		05/19/2026	INV	APP	GLOVES
CHECK DATE:										
27488		05/19/2026	260519		342.25		05/19/2026	INV	APP	UNIFOR
CHECK DATE:										
					726.13					
17449 SHERMCO INDUSTRIES INC										
26-05577	26000601	05/19/2026	260519		11,428.00		05/19/2026	INV	APP	ESTP -
CHECK DATE:										
2389 SHERWIN-WILLIAMS										
90597108670426		05/19/2026	260519		40.78		05/19/2026	INV	APP	PAINT
CHECK DATE:										
2392 SHOREWOOD HOME & AUTO										
01-511344		05/19/2026	260519		309.19		05/19/2026	INV	APP	PARTS
CHECK DATE:										
01-512111		05/19/2026	260519		20.42		05/19/2026	INV	APP	AUTO P
CHECK DATE:										
01-512608		05/19/2026	260519		628.76		05/19/2026	INV	APP	PARTS
CHECK DATE:										
					958.37					
12533 SIRCHIE ACQUISITION COMPANY LLC										
0736913-IN		05/19/2026	260519		503.21		05/19/2026	INV	APP	EQUIPM

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
0737352-IN		05/19/2026	260519		97.36		05/19/2026	INV	APP	EVIDEN
CHECK DATE:										
					600.57					
13934 SITEIMPROVE INC										
USI-00012220		05/19/2026	260519		4,620.00		05/19/2026	INV	APP	WEBSIT
CHECK DATE:										
2430 SNAP-ON INCORPORATED										
ARV / 67720324		05/19/2026	260519		410.76		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
ARV / 67726730		05/19/2026	260519		352.08		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
ARV / 67730428		05/19/2026	260519		704.16		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
					1,467.00					
15379 SPECIALTY ELECTRIC SUPPLY CO										
77048		05/19/2026	260519		152.00		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
77081		05/19/2026	260519		530.37		05/19/2026	INV	APP	PARTS
CHECK DATE:										
					682.37					
2472 STANDARD EQUIPMENT CO INC										
P10164		05/19/2026	260519		917.32		05/19/2026	INV	APP	PARTS
CHECK DATE:										
2474 STANDARD TRUCK PARTS INC										
1033538		05/19/2026	260519		212.40		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1033846		05/19/2026	260519		185.08		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1033871		05/19/2026	260519		125.98		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1033879		05/19/2026	260519		156.32		05/19/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1033897		05/19/2026	260519		58.42		05/19/2026	INV	APP	PAR
CHECK DATE:										
1033914		05/19/2026	260519		1,673.39		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1033917		05/19/2026	260519		212.72		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1033928		05/19/2026	260519		52.42		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1033932		05/19/2026	260519		878.92		05/19/2026	INV	APP	PARTS
CHECK DATE:										
1033974		05/19/2026	260519		17.24		05/19/2026	INV	APP	AUTO P
CHECK DATE:										
1033990		05/19/2026	260519		601.44		05/19/2026	INV	APP	AUTO P
CHECK DATE:										
1033992		05/19/2026	260519		113.22		05/19/2026	INV	APP	AUTO P
CHECK DATE:										
					4,287.55					
17176 STANTEC CONSULTING SERVICES INC										
2543784	26000367	05/19/2026	260519		208,163.49		05/19/2026	INV	APP	Altern
CHECK DATE:										
2544259	26000367	05/19/2026	260519		2,400,675.18		05/19/2026	INV	APP	Altern
CHECK DATE:										
					2,608,838.67					
18935 STAPLES CONTRACT & COMMERCIAL LLC										
7009557646		05/19/2026	260519		1,399.60		05/19/2026	INV	APP	POLICE
CHECK DATE:										
18087 STATPACKS INC										
26-76708		05/19/2026	260519		1,058.58		05/19/2026	INV	APP	HAZMAT
CHECK DATE:										
11894 STERICYCLE INC										
8014014058		05/19/2026	260519		984.97		05/19/2026	INV	APP	BIO-HA
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
19132 STIVERS STAFFING SERVICES, LLC										
1040664		05/19/2026	260519		1,400.95		05/19/2026	INV	APP	WEEK E
CHECK DATE:										
2523 STRAND ASSOC INC										
0237997	26000036	05/19/2026	260519		8,353.68		05/19/2026	INV	APP	ESTP -
CHECK DATE:										
11947 STRYKER EMS EQUIPMENT-										
9212165731		05/19/2026	260519		4,172.50		05/19/2026	INV	APP	AMBULA
CHECK DATE:										
4027 SUBURBAN LABORATORIES, INC										
GA6002294	26000005	05/19/2026	260519		192.00		05/19/2026	INV	APP	2026 D
CHECK DATE:										
GA6002295	26000003	05/19/2026	260519		832.00		05/19/2026	INV	APP	2026 -
CHECK DATE:										
GA6002296		05/19/2026	260519		1,320.00		05/19/2026	INV	APP	PROF S
CHECK DATE:										
					2,344.00					
9857 SUNBELT PUMP & POWER RENTALS										
171580137-0011		05/19/2026	260519		230.00		05/19/2026	INV	APP	LIFT R
CHECK DATE:										
182776391-0001		05/19/2026	260519		310.00		05/19/2026	INV	APP	CONTRA
CHECK DATE:										
182789350-0001		05/19/2026	260519		250.00		05/19/2026	INV	APP	FORKLI
CHECK DATE:										
182832014-0001		05/19/2026	260519		710.00		05/19/2026	INV	APP	RENTAL
CHECK DATE:										
183143080-0001		05/19/2026	260519		229.90		05/19/2026	INV	APP	CONTRA
CHECK DATE:										
					1,729.90					
17345 T-MOBILE USA INC										
205556534-F		05/19/2026	260519		67.00		05/19/2026	INV	APP	INVEST
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
L2604210126		05/19/2026	260519		300.00		05/19/2026	INV	APP	SEARCH
CHECK DATE:										
L2604210302		05/19/2026	260519		50.00		05/19/2026	INV	APP	SEARCH
CHECK DATE:										
L2604300126		05/19/2026	260519		100.00		05/19/2026	INV	APP	INVEST
CHECK DATE:										
					517.00					
18783 TELUS COMMUNICATIONS INC										
2968		05/19/2026	260519		285.00		05/19/2026	INV	APP	CONNEC
CHECK DATE:										
2976		05/19/2026	260519		1,831.44		05/19/2026	INV	APP	ADDITI
CHECK DATE:										
2994	26000014	05/19/2026	260519		1,426.99		05/19/2026	INV	APP	GPS/AV
CHECK DATE:										
					3,543.43					
12548 THOMSON WEST										
853535618		05/19/2026	260519		616.00		05/19/2026	INV	APP	LEGAL
CHECK DATE:										
853539039		05/19/2026	260519		2,348.00		05/19/2026	INV	APP	WESTLA
CHECK DATE:										
					2,964.00					
18546 TORRES, UXMAR										
26405		05/19/2026	260519		1,500.00		05/19/2026	INV	APP	CONTRA
CHECK DATE:										
19134 TOTAL MECHANICAL SOLUTIONS										
3304		05/19/2026	260519		8,098.16		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
3306		05/19/2026	260519		580.00		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
3313		05/19/2026	260519		5,404.05		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
					14,082.21					
13030 TREADSTONE TIRE RECYCLING LLC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
33970		05/19/2026	260519		161.50		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
34304		05/19/2026	260519		229.00		05/19/2026	INV	APP	SERVIC
CHECK DATE:										
					390.50					
18432 TRUE NORTH CONSULTANTS INC										
INV8337		05/19/2026	260519		675.00		05/19/2026	INV	APP	GENERA
CHECK DATE:										
INV8616	26000707	05/19/2026	260519		3,630.00		05/19/2026	INV	APP	Envir
CHECK DATE:										
					4,305.00					
4049 TURK FURNITURE										
TUR230423		05/19/2026	260519		5,090.00		05/19/2026	INV	APP	MASSTR
CHECK DATE:										
14082 TYLER TECHNOLOGIES INC										
CI100-00275412	26000701	05/19/2026	260519		14,962.50		05/19/2026	INV	APP	TYLER
CHECK DATE:										
12259 ULINE INC										
206652420		05/19/2026	260519		2,393.67		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
207026391		05/19/2026	260519		663.37		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
207149611		05/19/2026	260519		416.46		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
207212284		05/19/2026	260519		1,164.37		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
207288331		05/19/2026	260519		567.88		05/19/2026	INV	APP	SIGNS
CHECK DATE:										
207442171		05/19/2026	260519		2,513.94		05/19/2026	INV	APP	TOOLS/
CHECK DATE:										
					7,719.69					
2718 UNDERGROUND PIPE & VALVE										
079469-01		05/19/2026	260519		1,830.00		05/19/2026	INV	APP	EQUIPM

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
079637		05/19/2026	260519		244.00		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										
079770		05/19/2026	260519		104.00		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										
079804		05/19/2026	260519		747.10		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										
079824		05/19/2026	260519		165.00		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										
079870		05/19/2026	260519		100.00		05/19/2026	INV	APP	EQUIPM
CHECK DATE:										
					3,190.10					
13844 UNIVAR SOLUTIONS USA LLC										
53805474	26000049	05/19/2026	260519		1,601.92		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53821917	26000049	05/19/2026	260519		453.38		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53821919	26000049	05/19/2026	260519		1,992.53		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53834416	26000049	05/19/2026	260519		481.28		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53834418	26000049	05/19/2026	260519		541.73		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53834420	26000049	05/19/2026	260519		720.75		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53834421	26000049	05/19/2026	260519		825.38		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53838186	26000049	05/19/2026	260519		1,092.75		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53838187	26000049	05/19/2026	260519		2,220.38		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53838188	26000049	05/19/2026	260519		476.63		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53851474	26000049	05/19/2026	260519		418.50		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53851475	26000049	05/19/2026	260519		465.00		05/19/2026	INV	APP	2026 D

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
53851477	26000049	05/19/2026	260519		458.03		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53851480	26000049	05/19/2026	260519		878.85		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53854918	26000049	05/19/2026	260519		760.28		05/19/2026	INV	APP	2026 D
CHECK DATE:										
53854919	26000049	05/19/2026	260519		358.05		05/19/2026	INV	APP	2026 D
CHECK DATE:										
					13,745.44					
4113 UNIVERSITY OF ILL-GAR										
UPI13442		05/19/2026	260519		49,062.00		05/19/2026	INV	APP	BASIC
CHECK DATE:										
13372 UNLIMITED FIRE RESTORATION INC										
405GRANTAVE		05/19/2026			735.00		05/19/2026	INV	APP	BOARD
CHECK DATE:										
18654 URBAN 3 LLC										
AC000583	26000223	05/19/2026	260519		1,967.90		05/19/2026	INV	APP	Profes
CHECK DATE:										
12207 US BANK CORPORATE TRUST SERVICES										
8159963		05/19/2026	260519		700.00		05/19/2026	INV	APP	ADMIN
CHECK DATE:										
8160791		05/19/2026	260519		1,900.00		05/19/2026	INV	APP	ADMIN
CHECK DATE:										
8161440		05/19/2026	260519		1,200.00		05/19/2026	INV	APP	ADMIN
CHECK DATE:										
USB260615		05/19/2026			2,474,712.50		05/19/2026	INV	APP	2022 R
CHECK DATE:										
					2,478,512.50					
18272 HD SUPPLY INC										
INV01005733		05/19/2026	260519		49.75		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INV01025517		05/19/2026	260519		306.70		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
INV01025533		05/19/2026	260519		804.91		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
INV01027236		05/19/2026	260519		864.10		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
INV01030863		05/19/2026	260519		1,766.43		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
SCN790486		05/19/2026	260519		-278.37		05/19/2026	CRM	APP	CREDIT
CHECK DATE:										
					3,513.52					
18454 USALCO LLC										
910225557	26000057	05/19/2026	260519		4,905.53		05/19/2026	INV	APP	2026 A
CHECK DATE:										
910226329	26000057	05/19/2026	260519		4,960.52		05/19/2026	INV	APP	2026 A
CHECK DATE:										
910226330	26000057	05/19/2026	260519		4,882.83		05/19/2026	INV	APP	2026 A
CHECK DATE:										
910226368	26000057	05/19/2026	260519		4,759.49		05/19/2026	INV	APP	2026 A
CHECK DATE:										
910227273	26000057	05/19/2026	260519		4,996.85		05/19/2026	INV	APP	2026 A
CHECK DATE:										
910227292	26000057	05/19/2026	260519		4,868.80		05/19/2026	INV	APP	2026 A
CHECK DATE:										
					29,374.02					
18085 USIQ INC										
30563404-2		05/19/2026	260519		496.25		05/19/2026	INV	APP	SNIPER
CHECK DATE:										
15069 V3 COMPANIES										
10426276	26000317	05/19/2026	260519		437.50		05/19/2026	INV	APP	PSA fo
CHECK DATE:										
18-11125101	26000221	05/19/2026	260519		151,048.22		05/19/2026	INV	APP	PSA Ph
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					151,485.72					
18225 VERIZON COMMUNICATIONS INC										
600000084727		05/19/2026	260519		5,345.32		05/19/2026	INV	APP	FLEET
CHECK DATE:										
7676 VERMEER ILLINOIS INC										
PQ0912		05/19/2026	260519		189.14		05/19/2026	INV	APP	PARTS
CHECK DATE:										
16754 VIDEOTEC CORP										
119331		05/19/2026			5,151.00		05/19/2026	INV	APP	JPD CO
CHECK DATE:										
119337		05/19/2026			2,116.00		05/19/2026	INV	APP	JPD PH
CHECK DATE:										
119346		05/19/2026			6,475.00		05/19/2026	INV	APP	PHYSIC
CHECK DATE:										
					13,742.00					
15908 VONAGE BUSINESS INC										
2390255	26000009	05/19/2026	260519		12,554.25		05/19/2026	INV	APP	VONAGE
CHECK DATE:										
8139 WASTE MANAGEMENT INC										
8256280-2007-5		05/19/2026	260519		1,253,337.03		05/19/2026	INV	APP	WM SER
CHECK DATE:										
4557 WATER ENVIRONMENT FEDERATION										
01799094		05/19/2026			193.00		05/19/2026	INV	APP	SWISHE
CHECK DATE:										
14009 WHITE CAP LP										
10023583470		05/19/2026	260519		783.33		05/19/2026	INV	APP	TOOLS
CHECK DATE:										
13802 WILL COUNTY										
FEBRUARY-26		05/19/2026	260519		25,244.91		05/19/2026	INV	APP	TITLE
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2892 WILL COUNTY RECORDER										
40904980		05/19/2026	260519		213.00		05/19/2026	INV	APP	RESOLU
CHECK DATE:										
40906647		05/19/2026	260519		284.00		05/19/2026	INV	APP	CUST S
CHECK DATE:										
					497.00					
2978 WORK ZONE SAFETY INC										
70012		05/19/2026	260519		1,271.50		05/19/2026	INV	APP	REPAIR
CHECK DATE:										
2938 WUNDERLICH DOORS										
209926		05/19/2026	260519		2,858.36		05/19/2026	INV	APP	PARTS
CHECK DATE:										
209947		05/19/2026			391.94		05/19/2026	INV	APP	63 W J
CHECK DATE:										
704388		05/19/2026			2,338.00		05/19/2026	INV	APP	63 W J
CHECK DATE:										
70439		05/19/2026			235.00		05/19/2026	INV	APP	EAST D
CHECK DATE:										
					5,823.30					
10750 WUNDERLICH-MALEC ENVIRONMENTAL										
29318	26000018	05/19/2026	260519		1,300.00		05/19/2026	INV	APP	PSA fo
CHECK DATE:										
12555 YOU MOVE WE'LL CLEAN-UP										
325LARKIN		05/19/2026	260519		400.00		05/19/2026	INV	APP	JUNK R
CHECK DATE:										
CIJ258R		05/19/2026			2,000.00		05/19/2026	INV	APP	JUNK R
CHECK DATE:										
CIJ509S-1		05/19/2026	260519		625.00		05/19/2026	INV	APP	JUNK R
CHECK DATE:										
CIJ509S-2		05/19/2026	260519		625.00		05/19/2026	INV	APP	JUNK R
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					3,650.00					
2957 ACUITY SPECIALTY PRODUCTS INC										
9012667089		05/19/2026	260519		789.82		05/19/2026	INV	APP	SUPPLI
CHECK DATE:										
19158 AFSF III AIV FULLSTEAM 1 LP										
INV4017863		05/19/2026	260519		125.00		05/19/2026	INV	APP	ZEPHIR
CHECK DATE:										
802 INVOICES					12,071,721.01					

** 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: 04/22/2026

Department: Finance

Final Action:

Title:

Agenda Date: 05/19/2026

Attachments: 05.19.26 Invoices

Entered by: rgatson@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 258-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Jeff Carey, Chief of Fire

SUBJECT:
Purchase of Interior Wall Painting and Sanding Services for Fire Station 1 and Fire Station 9 from Smith Painting Services in the Amount of $67,062.00

BACKGROUND:
The City of Joliet owns and maintains nine (9) Fire Stations. Fire Station 1 and Fire Station 9 are in need of interior painting. On December 16, 2025, the City budget was approved by City Council. The funding for the purchase of paint was approved in the 2026 budget.

The Public Safety Committee will review this matter.

CONCLUSION:
Three (3) supply proposals were received for interior wall painting and sanding proposals for Fire Station 1 are as follows:

CONTRACTOR	BID AMOUNT
All-Tech Decorating	$35,612.00
Smith Painting Services	$33,212.00*
Amcoat Decorating Inc.	$27,514.00

*Quote from Smith Painting Services includes sanding of the walls and ceiling.

Three (3) supply proposals were received for interior wall painting and sanding proposals for Fire Station 9 are as follows:

CONTRACTOR	BID AMOUNT
All-Tech Decorating	$39,413.00
Smith Painting Services	$33,850.00**
Amcoat Decorating Inc.	$17,675.00

**Quote from Smith Painting Services includes sanding of the walls and ceiling.

Smith Painting Services is the only contractor that includes sanding of the walls and ceiling which will improve the longevity and overall quality of the finished work.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over $25,000.00 may be

awarded without written specifications or bidding under certain circumstances.
Two of these circumstances apply:

(f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the mayor and city council.

(g) Purchases of professional services.

Sufficient funds exist for this project utilizing the Maintenance Fund (Org 30070020, Object 557350, $67,062.00).

RECOMMENDATION:
Based on the above, it is recommended the Mayor and City Council authorize the purchase of painting services for Fire Station 1 from Smith Painting Services in the amount of $33,212.00, and for Fire Station 9 in the amount of $33,850.00. The total project cost for Fire Station 1 and Fire Station 9 will be $67,062.00.

ALL-TECH DECORATING
1227 Naperville Drive ▪ Romeoville, IL 60446 ▪ 630-378-0003 ▪ Fax 630-378-0004 ▪ www.alltechdecorating.com

April 1, 2026

Joliet Fire Department
101 E. Clinton
Joliet, IL 60432

Phone:
Fax:

Attention: **Capt. Burke J. Schuster** **Bid #: 26-MB-175**
Regarding: **Stations 1 & 9 Painting**
Architect:

We submit herewith our proposal for the labor, material, equipment, insurance, and adhering to all O.S.H.A. safety standards and regulations for the painting work on the above referenced project. Our bid is based on: sheets jobsite visits, standard painting specification 09900, ATD's standard insurance coverage (certificate available upon request), and that all inclusions and exclusions listed below are to be incorporated into any contract awarded.

All for the base bid amount of …….…….... $75,025

Break outs (included in base bid):

Station 1……..$ 35,612
Station 9 …… $ 39,413

ALTERNATES (not included in base bid):

Deduct to paint Sherwin Williams ProMar 200 from 0'-7' in lieu of PreCat Epoxy ($350)/ station

Base Bid Inclusions:

- Proper Sequence and coordination of trades.
- Standard painters prep only (minor spackling and sanding).

Station 1 – Bay area and laundry room

- Two lift rentals included
- Patch CMU holes with caulk and paint over
- Paint Sherwin Williams PreCat Epoxy on walls 0'- 7' in bay area- 2 color scheme
- Paint Sherwin Williams Pro Mar 200 on walls from 7' to ceiling in bay area- 2 color scheme
- Paint Sherwin Williams PreCat Epoxy on walls in the laundry room
- Patch and paint Sherwin Williams ProMar200 E/S on ceilings
- Paint hollow metal doors and frames with a split finish- safety red and TBD. Sherwin Williams Industrial Enamel
- Paint borrowed light frame. Sherwin Williams Industrial Enamel

Station 9 – Bay area, laundry room, utility room , & dispatch

- Two lift rentals included
- Patch CMU holes with caulk and paint over
- Patch and paint Sherwin Williams ProMar200 E/S on ceilings
- Paint Sherwin Williams PreCat Epoxy on walls 0'- 7' in bay area- 1 color scheme
- Paint Sherwin Williams ProMar 200 on walls from 7' to ceiling in bay area-1 color scheme
- Paint Sherwin Williams PreCat Epoxy on walls in the laundry room and utility room
- Paint Sherwin Williams ProMar 200 on walls in dispatch room
- Paint bay side only of 8 hollow metal door frames. Paint both sides of 3 doors and frames

Base Bid Exclusions:

- Transparent door and millwork finishes
- Any floor coatings
- Overtime
- Damage done by others
- Conduit

We thank you for the opportunity to submit this proposal to you.

Respectfully Submitted By,
ALL-TECH DECORATING CO.



Mike Buralli
Project Manager/Estimator
Direct Line: 779-875-0680

'Committed to Excellence'

See *Excellence* in action! >>> www.alltechdecorating.com

Our mission is to provide unparalleled value in the painting industry, driven by Safety, Exceptional Customer Service, Quality Craftsmanship and Environmental Responsibility.

ALL-TECH DECORATING
1227 Naperville Drive ▪ Romeoville, IL 60446 ▪ 630-378-0003 ▪ Fax 630-378-0004 ▪ www.alltechdecorating.com

April 1, 2026

Joliet Fire Department
101 E. Clinton
Joliet, IL 60432

Phone:
Fax:

Attention: **Capt. Burke J. Schuster** **Bid #: 26-MB-175**
Regarding: **Stations 1 & 9 Painting**
Architect:

We submit herewith our proposal for the labor, material, equipment, insurance, and adhering to all O.S.H.A. safety standards and regulations for the painting work on the above referenced project. Our bid is based on: sheets jobsite visits, standard painting specification 09900, ATD's standard insurance coverage (certificate available upon request), and that all inclusions and exclusions listed below are to be incorporated into any contract awarded.

All for the base bid amount of …….…….... $75,025

Break outs (included in base bid):

Station 1……..$ 35,612
Station 9 …… $ 39,413

ALTERNATES (not included in base bid):

Deduct to paint Sherwin Williams ProMar 200 from 0'-7' in lieu of PreCat Epoxy ($350)/ station

Base Bid Inclusions:

- Proper Sequence and coordination of trades.
- Standard painters prep only (minor spackling and sanding).

Station 1 – Bay area and laundry room

- Two lift rentals included
- Patch CMU holes with caulk and paint over
- Paint Sherwin Williams PreCat Epoxy on walls 0'- 7' in bay area- 2 color scheme
- Paint Sherwin Williams Pro Mar 200 on walls from 7' to ceiling in bay area- 2 color scheme
- Paint Sherwin Williams PreCat Epoxy on walls in the laundry room
- Patch and paint Sherwin Williams ProMar200 E/S on ceilings
- Paint hollow metal doors and frames with a split finish- safety red and TBD. Sherwin Williams Industrial Enamel
- Paint borrowed light frame. Sherwin Williams Industrial Enamel

Station 9 – Bay area, laundry room, utility room , & dispatch

- Two lift rentals included
- Patch CMU holes with caulk and paint over
- Patch and paint Sherwin Williams ProMar200 E/S on ceilings
- Paint Sherwin Williams PreCat Epoxy on walls 0'- 7' in bay area- 1 color scheme
- Paint Sherwin Williams ProMar 200 on walls from 7' to ceiling in bay area-1 color scheme
- Paint Sherwin Williams PreCat Epoxy on walls in the laundry room and utility room
- Paint Sherwin Williams ProMar 200 on walls in dispatch room
- Paint bay side only of 8 hollow metal door frames. Paint both sides of 3 doors and frames

Base Bid Exclusions:

- Transparent door and millwork finishes
- Any floor coatings
- Overtime
- Damage done by others
- Conduit

We thank you for the opportunity to submit this proposal to you.

Respectfully Submitted By,
ALL-TECH DECORATING CO.



Mike Buralli
Project Manager/Estimator
Direct Line: 779-875-0680

'Committed to Excellence'

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Our mission is to provide unparalleled value in the painting industry, driven by Safety, Exceptional Customer Service, Quality Craftsmanship and Environmental Responsibility.

April 2, 2026

Joliet Fire Department Station #1
101 E. Clinton Street
Joliet, IL. 60432
ATTN: Captain Schuster

Phone: 815-439-7497
Fax:
E-Mail: bschuster@joliet.gov

Re: JFD Station #1 Painting of Interior Walls, Ceiling, Doors, Door Frames and Window Frames at Apparatus Bay and Laundry Room Walls and Ceilings REVISED to Include Pre Catalyzed Epoxy to Bay Walls up to 7' After Finish Floor

Amcoat Decorating Inc. proposes to provide all union skilled labor, materials, equipment, and our standard insurance to complete the work as stated below off. Work will be performed during standard working hours Monday through Friday starting at 7AM. Paint supplier to be whoever you prefer by PPG, Sherwin Williams, or Benjamin Moore. We will give a total price for and have line items in case you want to omit any of the work and give an alternate price for the apparatus Bay ceiling. Access to areas and moving heavy items to be done by owner. We have included in our proposal renting a 19' scissors lift as safety is our top priority.

Work is to be on all interior walls, ceilings, bay side of door frames, doors and window frames (half of each unit on sides adjacent to wall being painted) of the Apparatus Bay and Laundry Room Walls and Ceiling. Walls and ceilings will be patched and then painted with two coats of Sherwin Williams Interior Super Paint Semi-gloss on walls and Interior Super Paint Flat on Ceilings to a color of the owner's choice. Room sides of doors, door frames and window frames adjacent to sides on walls that receive finishes will be painted with two coats of a high-performance enamel to color selected by owner.
Line Items - Apparatus Bay Walls with entry and lift rental $11,130.00 Ceiling $13,210.00
12 Sides of Doors, 1 Full Door Frames, 7 Half Door Frames and 4 Sides of Window Frames $2,178.00
Laundry Room $996.00
Base cost to complete this work…… $27,514.00

General Conditions: Any additional cost for bonds or insurance is additional above our standard policy. Price based on Amcoat Decorating Inc. receiving a contract prior to starting and all work to be completed by December 31, 2026. Payment terms are due upon completion of work.

If you have any questions, please call.

Sincerely,
Amcoat Decorating, Inc.
Thomas Tyrakowski, Jr.
Thomas Tyrakowski, Jr.
President

April 2, 2026

Joliet Fire Department Station #9
Michas Drive
Plainfield, IL. 60586
ATTN: Captain Schuster

Phone: 815-439-7497
Fax:
E-Mail: bschuster@joliet.gov

Re: JFD Station #9 Painting of Interior Walls at Apparatus Bay with small entry vestibule, Laundry, Janitor and Dispatch Rooms Revised for Pre Cat Epoxy at Bay Walls 7' and Under

Amcoat Decorating Inc. proposes to provide all union skilled labor, materials, equipment, and our standard insurance to complete the work as stated below off. Work will be performed during standard working hours Monday through Friday starting at 7AM. Paint supplier to be whoever you prefer by PPG, Sherwin Williams, or Benjamin Moore. We will give a total price for and have line items in case you want to omit any of the work and give an alternate price for the apparatus Bay ceiling. Access to areas and moving heavy items to be done by owner. We have included in our proposal renting a 19' scissors lift as safety is our top priority.

Work is to be on all interior walls of the Apparatus Bay with small entry vestibule, Laundry, Janitor and Dispatch Rooms in which they will be patched at any cracks or divots. Walls will then be two coated with Sherwin Williams Interior Super Paint Satin to a color of the owner's choice. Room sides of doors and door frames adjacent to sides on walls that receive finishes will be painted with two coats of a high-performance enamel to color selected by owner.

Line Items - Apparatus Bay Walls with entry and lift rental $13,190.00
3 Full Doors, 8 Half sides of doors, 3 Full frames, 8 half door frames and 1 window $2,000.00
Janitor Room $820.00 Laundry room $700.00
Dispatch Room 965.00
Base cost to complete this work…… $17,675.00

Alternate #1 work is to patch, spot prime patches and paint ceiling with two coats of a high quality flat acrylic white enamel. Does not include ductwork or mechanicals in ceiling that are not currently painted and attached to it. This is figuring on doing this work in no more than four sections.
Cost to add to the base cost for alternate #1……..…. $11,000.00

General Conditions: Any additional cost for bonds or insurance is additional above our standard policy. Price based on Amcoat Decorating Inc. receiving a contract prior to starting and all work to be completed by December 31, 2026. Payment terms are due upon completion of work.

If you have any questions, please call.

Sincerely,
Amcoat Decorating, Inc.
Thomas Tyrakowski, Jr.
Thomas Tyrakowski, Jr.
President

Smith
PAINTING SERVICES INC

485 S Vermillion St Coal City, IL 60416 Phone: 815-518-5528 Fax: 815-518-5422
Email: smithpainting2@gmail.com

4-7-2026

Joliet Fire Station 1

High Bay Scope of work:

- Mechanically sand walls and ceilings using power sander to reduce dust and debris
- Patch existing ceiling
- Spray existing ceiling with flat black paint
- Provide 2 coats of finish throughout walls in high bay; includes using pre-catalyzed epoxy from floor to 7’ and latex semi-gloss from 7’ to ceiling
- Provide 2 coats of finish on hollow metal doors and frames; includes high bay side except laundry room where both sides are included
- Prep and paint walls and ceiling in laundry room
- Price includes labor, materials, and equipment
- Price includes lift
- Price includes covering what needs covering including floors and overhead doors
- Includes 2 mobilizations

Total $33,212.00

THE FOLLOWING PROPOSAL CONTAINS PROPRIETY AND CONFIDENTIAL INFORMATION OF SMITH PAINTING SERVICES INC., AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS PROPOSAL, WITHOUT THE PRIOR WRITTEN CONSENT OF SMITH PAINTING SERVICES INC AND TO THIS DOCUMENT AND ALL INFORMATION CONTAINED HEREIN REMAINS AT ALL TIMES PROPERTY OF SMITH PAINTING SERVICES INC.

Smith
PAINTING SERVICES INC

485 S Vermillion St Coal City, IL 60416 Phone: 815-518-5528 Fax: 815-518-5422
Email: smithpainting2@gmail.com

4-7-2026

Joliet Fire Station 9

High Bay Scope of work:

- Mechanically sand walls and ceilings using power sander to reduce dust and debris
- Patch existing ceiling
- Spray existing ceiling with flat black paint
- Provide 2 coats of finish throughout walls in high bay; includes using pre-catalyzed epoxy from floor to 7’ and latex semi-gloss from 7’ to ceiling
- Provide 2 coats of finish on hollow metal doors and frames; includes high bay side except laundry room, Opps room, and janitor closet where both sides are included
- Prep and paint walls and ceiling in laundry room, Opps room, janitor closet
- Price includes labor, materials, and equipment
- Price includes lift
- Price includes covering what needs covering including floors and overhead doors
- Includes 2 mobilizations

Total $33,850.00

THE FOLLOWING PROPOSAL CONTAINS PROPRIETY AND CONFIDENTIAL INFORMATION OF SMITH PAINTING SERVICES INC., AND SHALL NOT BE USED, DISCLOSED, OR REPRODUCED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS PROPOSAL, WITHOUT THE PRIOR WRITTEN CONSENT OF SMITH PAINTING SERVICES INC AND TO THIS DOCUMENT AND ALL INFORMATION CONTAINED HEREIN REMAINS AT ALL TIMES PROPERTY OF SMITH PAINTING SERVICES INC.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 258-26

File ID: 258-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/27/2026

Department: **Final Action:**

Title: Purchase of Interior Wall Painting and Sanding Services for Fire Station 1 and Fire Station 9 from Smith Painting Services in the Amount of $67,062.00

Agenda Date: 05/19/2026

Agenda Number:

Attachments: All Tech Proposal Station 1_.pdf, All Tech Proposal Station 9_.pdf, Amcoat Decorating Station 1.pdf, Amcoat Decorating Station 9.pdf, Smith Painting Serv Station 1.pdf, Smith Painting Serv Station 9.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/7/2026	Jeff Carey	Approve	5/11/2026
1	2	5/7/2026	Kevin Sing	Approve	5/11/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/12/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 259-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Award of Contract for the 2026 Streetlight Assembly Painting Project - Contract A to Cosgrove Construction Inc., in the Amount of $84,300.00

BACKGROUND:
The City of Joliet 2026 Budget includes funding for the painting of City-owned decorative streetlights. The 2026 Streetlight Assembly Painting Project includes the painting of 85 decorative streetlights. The project was advertised on Friday, April 17, 2026.

The Public Service Committee will review this matter.

CONCLUSION:
On Thursday, April 23, 2026 at 10:00 A.M., one (1) sealed bid was received for the 2026 Streetlight Assembly Painting Project - Contract A. The bid summary is as follows:

CONTRACTOR	BID AMOUNT
Cosgrove Construction Inc.	$84,300.00
Engineer's Estimate	$78,250.00

The low bid by Cosgrove Construction Inc., in the amount of $84,300.00, is 7.73% above the engineer's estimate.

Sufficient funds exist utilizing Public Works Capital Improvement Funds (Org 30090270, Object 557200, $84,300.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award a Contract for the 2026 Streetlight Assembly Painting Project - Contract A, in the amount of $84,300.00, to Cosgrove Construction Inc.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 259-26

File ID: 259-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/05/2026

Department: Public Works **Final Action:**

Title: Award of Contract for the 2026 Streetlight Assembly Painting Project - Contract A to Cosgrove Construction Inc., in the Amount of $84,300.00

Agenda Date: 05/19/2026

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/6/2026	Greg Ruddy	Approve	5/8/2026
1	2	5/7/2026	Kevin Sing	Approve	5/8/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/11/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 260-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Award of Contract for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST to America's Parking Remarking, LLC in the Amount of $307,416.00

BACKGROUND:
The City of Joliet 2026 Budget includes funding for the annual pavement marking project. The 2026 Pavement Marking Program includes pavement markings on various major streets, state routes, neighborhood collector streets, and residential streets. The project was advertised on Friday, April 17, 2026.

The Public Service Committee will review this matter.

CONCLUSION:
On Monday, May 4, 2026 at 10:00 A.M., three (3) sealed bids were received for the 2026 Pavement Marking Program. The bid summary is as follows:

CONTRACTOR	BID AMOUNT
America's Parking Remarking, LLC	$307,416.00
Precision Pavement Markings, Inc.	$329,960.00
Marking Specialists	$461,125.50
Engineer's Estimate	$344,825.00

The low bid by America's Parking Remarking, LLC in the amount of $307,416.00, is 10.85% below the engineer's estimate.

Sufficient funds exist utilizing the Motor Fuel Tax Fund / Infrastructure (Org 20090270, Object 557200, $262,416.00) and Capital Improvement Fund (Org 30090270, Object 557200, $45,000.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award the Contract for the 2026 Pavement Marking Program, in the amount of $307,416.00, to America's Parking Remarking, LLC.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 260-26

File ID: 260-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/05/2026

Department: Public Works **Final Action:**

Title: Award of Contract for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST to America's Parking Remarking, LLC in the Amount of $307,416.00

Agenda Date: 05/19/2026

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/6/2026	Greg Ruddy	Approve	5/8/2026
1	2	5/7/2026	Kevin Sing	Approve	5/8/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/11/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 261-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Purchase of Traffic Barriers from Meridian Rapid Defense Group Sales LLC in the Amount of $126,344.06

BACKGROUND:
There has been a nationwide increase in vehicular assaults at public gatherings. To increase safety, the Department of Public Works, in conjunction with JPD and Emergency Services evaluated several roadway barriers that can be deployed for public events within the City. The barrier system produced by Meridian Rapid Defense Group LLC was chosen as the best option for the City. The 2026 budget includes funding for the purchase of a roadway barriers system.

The Public Service Committee will review this matter.

CONCLUSION:
Meridian Rapid Defense Group LLC is the sole source supplier for this equipment. The pricing for this product is included in the United States General Services Administration (US GSA) Cooperative Purchasing Program.

This product was rented and tested for the Mexican Independence Day Parade in the fall of 2025. The Joliet Police Department and the Department of Public Works were extremely satisfied with the ease of deployment and the performance of this product. This purchase includes a barrier starter kit with a trailer that will meet the City of Joliet's needs for smaller events planned in 2026. Additional barriers for larger events can be rented or purchased as necessary in the future.

The usage of this equipment is covered under The Safety Act.

> THE SAFETY ACT: *MERIDIAN Technology, equipment, and solutions including training, site surveys, installation and deployment services, technical documentation, manuals, and technical specifications are also Certified by the U.S. Department of Homeland Security as Qualified Anti-Terrorism Technology ("QATT") under The SAFETY Act. With this Certification all users of MERIDIAN are indemnified by the federal government from claims or damages arising out of any act of terrorism. For purchasers, this means substantial reductions or elimination of possible liabilities relating to their purchasing orders*.

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:

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(a) Purchases which may only be practically made from a single source.

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

Sufficient funds are available for this purchase in the Public Works / Roadways Capital Fund (Org 30090290, Object 557500, $126,344.06).

RECOMMENDATION:
Based upon the above, it is recommended that the Mayor and City Council approve the purchase One (1) Merdian Barrier Deployment Kit from Meridian Rapid Defense Group LLC, in the amount of $126,344.06.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 261-26

File ID: 261-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/05/2026

Department: Public Works **Final Action:**

Title: Approval of Purchase of Traffic Barriers from Meridian Rapid Defense Group Sales LLC in the Amount of $126,344.06

Agenda Date: 05/19/2026

Entered by: jnordman@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/6/2026	Greg Ruddy	Approve	5/8/2026
1	2	5/7/2026	Kevin Sing	Approve	5/8/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/11/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 262-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of a Professional Services Agreement with Strand Associates Inc., International Code Council (ICC) and HR Green, for On-Call Development Review for the Rock Run Collection Development

BACKGROUND:
Strand Associates Inc., has submitted a proposal outlining their anticipated scope of services and compensation for providing on-call development review services for the Rock Run Collection development. Strand has an extensive history with the City of Joliet and has performed a broad range of municipal engineering services, including development review activities for large-scale projects such as the Third Coast Intermodal Hub.

Their proposal includes:

- Review of plats and site engineering plans.
- Review for compliance with City ordinances, standards, and prior development agreements.
- Written comment letters, follow-up reviews, and meeting attendance as necessary.
- Additional optional review services, including cost estimate review and private utility considerations.

Strand notes that comments will typically be provided within two weeks of receiving a submittal, with additional time required dependent on development complexity. Their Joliet office municipal engineering staff and specialized technical support teams will lead these reviews.

HR Green has submitted a proposal outlining their anticipated scope of services and compensation for providing on-call building review services for the Rock Run Collection Development.

ICC has submitted a proposal outlining their anticipated scope of services and compensation for providing on-call building review services for the Rock Run Collection Development. ICC is the leading expert in building construction and review.

Compensation is proposed on an hourly basis through June 30, 2027, with annually adjusted rates thereafter. All review fees for these services will be paid 100% by the developer, Cullinan Properties.

The Public Service Committee will review this matter.

CONCLUSION:

The scope, schedule, and fee structure provided appear consistent with prior similar engagements and reflect the level of engineering review required for developments of this scale. As noted, all costs for Strand, ICC and HR Green's review services will be fully reimbursed by the developer, Cullinan Properties, ensuring no financial impact to the City.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council Approval of Professional Services Agreement for On-Call development review for the Rock Run Collection development at the hourly rates provided to Strand Associates Inc., International Code Council (ICC) and HR Green.

STRAND ASSOCIATES®
Excellence in Engineering℠

Strand Associates, Inc.®
1170 South Houbolt Road
Joliet, IL 60431
(P) 815.744.4200
www.strand.com

April 21, 2026

Mr. Sean Mikos, P.E., Deputy Director of Public Works
City of Joliet
150 West Jefferson Street
Joliet, IL 60432

Re: Engineering Services
Rock Run Collections, On-Call Development Reviews

Dear Mr. Mikos:

This Proposal presents Strand Associates, Inc.®'s (Strand) anticipated **Scope of Services** and associated **Compensation** for providing engineering services to the City of Joliet, Illinois (City) for the Rock Run Collections, On-Call Development Reviews.

It is with pleasure that Strand provides this proposal for on-call development review services to the City. Since 1986, our Joliet office has been helping municipal clients in northeastern Illinois, including the City of Joliet, by providing comprehensive professional engineering services and effectively addressing the needs of our clients. The City is one of our longest-standing clients for whom we have provided a wide range of municipal infrastructure engineering services. Since 2020, we have been providing development-related engineering review services to the City for the Third Coast Intermodal Hub (formerly Compass Business Park). In this capacity, we have overseen water supply, storage, and distribution system planning as well as sanitary sewer conveyance, pumping, and treatment planning. We have also provided site review services for individual developments within the Third Coast Intermodal Hub covering water, sanitary, storm, and local roadway improvements. Through our long relationship with the City, we have developed an understanding of the City's ordinances, standards, and expectations for new development and associated public infrastructure.

Similarly, we served as Village Engineer or primary engineering consultant for numerous municipalities, counties, and districts in northeastern Illinois. Two of our longest such partnerships have been with the Village of Channahon since 1993, and the Village of Indian Head Park since 1996. We continue in that capacity with these municipalities to this day. Our services include assisting with standards development; reviewing development plats and plans; assisting in the preparation of Village-developer agreements; estimating letters of credit or bond requirements; attending Board, Committee, and Commission meetings; and providing construction observation and administration services.

Our municipal engineering staff will lead in providing development reviews for the City. They will be further supported by our diverse specializations in civil and municipal engineering, stormwater management, water supply engineering, wastewater treatment and conveyance engineering, transportation engineering, wetland mitigation and restoration, construction-related services, and geographic information systems and mapping; all of which are provided out of our Joliet, Illinois, office. The majority of our services are to public entities and we do not represent private developers; therefore, we do not have any conflict of interest in providing development review services to the City.

Scope of Services

A typical scope of services can be described as follows.

1. Review plats of development.

2. Review site-related engineering design drawings and technical specifications for conformance with the City's Design Manual, applicable ordinances, and prior development agreements associated with the development.

3. Provide review comments in a written letter to the City.

4. Attend meetings as requested by the City between the City, developer, and design engineer to discuss review comments.

5. Perform subsequent reviews of revised engineering documents with the goal of meeting the City's final approval.

6. Perform additional review services that may include developer-determined opinions of construction cost and private utility improvements.

In general, review comments will be provided to the City within two weeks of receiving an engineering submittal. Additional time for review may be necessary depending on the size of the development, and will be determined after discussion with the City.

Service Elements Not Included

The following services are not anticipated to be provided by Strand. If such services are required, Strand will work with the City to procure a contractor for the City to hire directly for these services, as necessary.

1. Archaeological or Botanical Investigations: Strand will assist City in engaging the services of an archaeologist or botanist, if required, to perform the field investigations necessary for agency review.

2. Construction-Related Services: Any services involved in performing construction-related services.

3. Geotechnical Engineering: Geotechnical engineering information will be provided through City and City's geotechnical consultant.

4. Land and Easement Surveys/Procurement: Any services of this type including, but not limited to, a record search, field work, preparation of legal descriptions, and/or assistance to City for securing land rights necessary for the project.

5. Preparation for and/or Appearance in Litigation on Behalf of City: Any services related to litigation.

6. Services Related to Buried Wastes and Contamination: Should buried solid, liquid, or potentially hazardous wastes or subsurface or soil contamination be uncovered at the site, follow-up investigations may be required to identify the nature and extent of such wastes or subsurface soil or groundwater contamination and to determine appropriate methods for managing of such wastes or contamination and for follow-up monitoring.

7. Unsolicited Media: Any services that include the review or analysis of unsolicited media including, but not limited to, photographs, videos, and drone footage provided by City or contractors unless specifically requested and agreed to in writing. Strand's use of electronic construction administration programs (e.g., e-builder, Newforma) is limited to the Scope of Services defined in this Proposal. Strand is not responsible for the review of unsolicited media uploaded to these programs unless specifically requested and agreed to in writing.

Compensation

It is our understanding that services will be provided to the City on a task order basis with a defined scope of services, schedule, and fee structure. It is anticipated that the City shall compensate Strand for Services on an hourly rate basis plus expenses based on current engineering rates noted below. These rates are applicable through June 30, 2027, and are adjusted annually on July 1 thereafter. Expenses incurred such as those for travel, meals, printing, postage, copies, computer, electronic communication, and long distance telephone calls will be billed at actual cost.

	Hourly Billing Rates*	Anticipated Involvement
Principal Engineer	$344	1 percent
Senior Associate	$310	4 percent
Project Manages	$240	20 percent
Review Engineer	$140 to $170	70 percent
Administrative	$135	5 percent

Only sales taxes or other taxes on Services that are in effect at the time this Proposal is submitted are included in the Compensation. If the tax laws are subsequently changed by legislation during the life of this Proposal, this Proposal will be adjusted to reflect the net change.

Schedule

Services will begin upon execution of an Agreement, which is anticipated the week of April 27, 2026; and written approval of a development-specific Task Order. Services are scheduled for completion on July 1, 2030.

Standard of Care

The Standard of Care for all Services performed or furnished by Strand under this Proposal will be the care and skill ordinarily used by members of Strand's profession practicing under similar circumstances at the same time and in the same locality. Strand makes no warranties, express or implied, under this Proposal or otherwise, in connection with Strand's Services.

City's Responsibilities

1. Assist Strand by placing at Strand's disposal all available information pertinent to this project including previous reports, previous drawings and specifications, and any other data relative to the scope of this project.

2. Furnish to Strand, as required by Strand for performance of Services as part of this Proposal, data prepared by or services of others obtained or prepared by City relative to the scope of this project, such as soil borings, probings and subsurface explorations, and laboratory tests and inspections of samples, all of which Strand may rely upon in performing Services under this Proposal.

3. Provide access to and make all provisions for Strand to enter upon public and private lands as required for Strand to perform Services under this Proposal.

4. Examine all reports, sketches, estimates, special provisions, drawings, and other documents presented by Strand and render, in writing, decisions pertaining thereto within a reasonable time so as not to delay Strand's performance.

5. Provide all legal services as may be required for the development of this project.

6. Retain the services of a soils consultant to provide any necessary geotechnical evaluation and recommendations.

Changes

1. City may make changes within the general scope of this Proposal in the Services to be performed. If such changes cause an increase or decrease in Strand's cost or time required for performance of any Services under this Proposal, an equitable adjustment will be made and this Proposal will be modified in writing accordingly.

2. No services for which additional compensation will be charged by Strand will be furnished without the written authorization of City. The fee established herein will not be exceeded without agreement by City but may be adjusted for time delays, time extensions, amendments, or changes in the **Scope of Services**.

3. If there is a modification of Agency requirements relating to the Services to be performed under this Proposal subsequent to the date of execution of this Proposal, the increased or decreased cost of performance of the Services provided for in this Proposal will be reflected in an appropriate modification of this Proposal.

Extension of Services

This Proposal may be extended for additional Services upon City's authorization. Extension of Services will be provided for a lump sum or an hourly rate plus expenses.

Payment

City shall make monthly payments to Strand for Services performed in the preceding month based upon monthly invoices. Nonpayment 30 days after the date of receipt of invoice may, at Strand's option, result in assessment of a 1 percent per month carrying charge on the unpaid balance.

Nonpayment 45 days after the date of receipt of invoice may, at Strand's option, result in suspension of Services upon five calendar days' notice to City. Strand will have no liability to City, and City agrees to make no claim for any delay or damage as a result of such suspension caused by any breach of this Proposal by City. Upon receipt of payment in full of all outstanding sums due from City, or curing of such other breach which caused Strand to suspend Services, Strand will resume Services and there will be an equitable adjustment to the remaining project schedule and compensation as a result of the suspension.

Failure to make payments to Strand is cause for termination upon two-week notice to City.

Termination

This Proposal may be terminated with cause in whole or in part in writing by either party subject to a two-week notice and the right of the party being terminated to meet and discuss the termination before the termination takes place. Strand will be paid for all completed or obligated Services up to the date of termination.

Data Provided by Others

Strand is not responsible for the quality or accuracy of data nor for the methods used in acquisition or development of any such data where such data is provided by or through City, contractor, or others to Strand and where Strand's Services are to be based upon such data. Such data includes, but is not limited to, soil borings, groundwater data, chemical analyses, geotechnical testing, reports, calculations, designs, drawings, specifications, record drawings, contractor's marked-up drawings, and topographical surveys.

Third-Party Beneficiaries

Nothing contained in this Proposal creates a contractual relationship with or a cause of action in favor of a third party against either City or Strand. Strand's services under this Proposal are being performed solely for City's benefit, and no other party or entity shall have any claim against Strand because of this Proposal or the performance or nonperformance of services hereunder. City and Strand agree to require a similar provision in all contracts with contractors, subcontractors, subconsultants, vendors, and other entities involved in this project to carry out the intent of this provision.

Dispute Resolution

Except as may be otherwise provided in this Proposal, all claims, counterclaims, disputes, and other matters in question between City and Strand arising out of or relating to this Proposal or the breach thereof will be decided first by mediation, if the parties mutually agree, or with a bench trial in a court of competent jurisdiction within the State of Illinois.

Remedies

Neither Strand nor City shall be liable to the other for special, indirect, punitive, or consequential damages for claims, disputes, or other matters in question arising out of this or relating to this Proposal. This mutual waiver is applicable, without limitation, due to either party's termination of this Proposal.

Terms and Conditions

The terms and conditions of this Proposal will apply to the Services defined in the **Scope of Services** and represent the entire Proposal and supersede any prior proposals, Requests for Qualifications, or Agreements. City-supplied purchase order is for processing payment only; terms and conditions on the purchase order shall not apply to these Services.

We thank you for the opportunity to provide our services for this project. If you have any comments or questions, please call me at your convenience at 815-744-4200 extension 3150.

Sincerely,

STRAND ASSOCIATES, INC.®



Michael R. Waldron, P.E.
Senior Associate

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, entered into and effective on _____ ("Effective Date"), by and between the City of Joliet, Illinois, an Illinois Municipal Corporation, (hereinafter called the "City") and Strand Associates, (hereinafter called the "Consultant"), collectively referred to as the "Parties" herein, is an AGREEMENT for professional services.

NOW, THEREFORE, the City and the Consultant in consideration of the mutual covenants hereinafter set forth agree as follows:

SECTION 1 – SERVICES AND OBLIGATIONS OF THE CONSULTANT

1.1 The Project scope of work is defined in the attached EXHIBIT.

1.2 The City and the Consultant, by mutual agreement, shall determine the detailed schedule of interim milestones.

1.3 The Consultant shall perform its services consistent with the professional skill and care ordinarily provided by Consultants in their line of work. The Consultant will use their best professional judgment in the course of the work. Design criteria, guidelines and other standards shall be supplemented by the professional judgment of the Consultant. Deviations from design criteria, guidelines and other standards shall be called to the attention of the City's representative.

1.4 The Consultant shall execute the attached Business Status of Bidder Affidavit.

1.5 The Consultant shall comply with the attached Bid Rigging and Bid Rotating EXHIBIT.

1.6 The Consultant shall not be in arrears to the City of Joliet, Illinois, in any debt or contract, or has failed to execute in whole or in part, in a satisfactory manner, any contract with the City of Joliet, or is a defaulter as to surety or otherwise upon any obligation to the City of Joliet, Illinois.

1.7 The City of Joliet has adopted a Responsible Bidder Ordinance (Article XIII, §2-440). In addition to any other requirement, unless otherwise expressly stated in a bid solicitation or an award of contract, or applicable state or federal law or regulation states otherwise, all bidders must comply with the requirements of the Responsible Bidder Ordinance (Article XIII, §2-440), as applicable, in order to submit a bid or be awarded a contract with the City.

1.8 The Consultant shall comply with all requirements of the Illinois Drug Free Workplace Act, as applicable.

1.9 Tax Compliance:

The Consultant, on behalf of the entity making the foregoing proposal certifies that neither the undersigned nor the entity is barred from contracting with the City of Joliet because of any delinquency in the payment of any tax administered by the State of Illinois, Department of

Revenue, unless the undersigned or the entity is contesting, in accordance with the procedures established by the appropriate revenue act, liability of the tax or the amount of tax.

The Consultant understands that making a false statement regarding delinquency in taxes is a Class A Misdemeanor and in addition, voids the AGREEMENT and allows the municipality to recover all amounts paid to the individual or entity under the AGREEMENT in a civil action.

1.10 Unless specifically addressed in the Project scope of work, EXHIBIT, or herein, the Consultant shall be responsible for obtaining applicable approvals, consents, and licenses from all governmental authorities having jurisdiction over the work, and from such other individuals or bodies as may be necessary for completion of the work under this AGREEMENT.

SECTION 2 – THE CITY'S RESPONSIBILITIES

The City will:

2.1 Provide full information as to the requirements for the Project in a timely manner in which the Consultant may reasonably rely on with regard to its completeness and accuracy.

2.2 Designate in writing a person to act as the City's representative with respect to the work to be performed under this AGREEMENT; and such person shall have complete authority to transmit instructions, receive information, interpret, and define the City's policies and decisions with respect to materials, equipment elements and systems pertinent to the work covered by this AGREEMENT.

2.3 Guarantee access to and make all provisions for the Consultant to enter upon the City's facilities as required for the Consultant to perform their work under this AGREEMENT.

2.4 Examine all studies, reports and other documents presented by the Consultant and shall render decisions pertaining thereto within ____ calendar days from receipt so as not to delay the work of the Consultant.

SECTION 3 – PAYMENTS TO THE CONSULTANT

3.1 The City will pay the Consultant for the professional services performed under SECTION 1, in an amount not to exceed the attached EXHIBIT.

3.2 Invoices for payment shall be submitted by Consultant to the City, together with reasonable supporting documentation. The City may require such additional supporting documentation as City reasonably deems necessary or desirable. Payment to Consultant shall be made in accordance with the Illinois Local Government Prompt Payment Act, after City's receipt of an invoice and all such supporting documentation.

3.3 Payment to the Consultant for expenses associated with direct costs or reimbursable expenses, as dictated by the AGREEMENT and/or Scope of Services, shall be made upon presentation of receipts for costs or expenses.

SECTION 4 – TIME OF COMPLETION

4.1 The Consultant shall complete their obligations as outlined in the EXHIBIT, subject to time extensions to such schedule arising from delays beyond Consultant's control. To the extent Consultant is impacted by such delays, Consultant shall be entitled to an adjustment to its schedule for performance.

4.2 Time is of the essence for this AGREEMENT.

4.3 The Consultant shall commence work as outlined in the AGREEMENT or such other time mutually agreed to by the Parties in writing.

4.4 The Consultant may request an extension to complete the scope of work, and the City may grant such extension in a subsequent amendment to the AGREEMENT.

SECTION 5 – RIGHTS TO DELIVERABLES

5.1 Deliverables, as defined in the Scope of Work, shall become the City's permanent property upon payment by the City to the Consultant.

5.2 Consultant shall not use photographs of the Deliverables for project competition, awards of any nature, project testimonials, presentations, advertising, proposals, professional papers, public display, or any other use without obtaining prior written approval from the City's representative. Any photographs taken of City property in the execution of the Consultant's work may not be re-used by the Consultant for social media, project competition, awards of any nature, project testimonials, advertising, proposals, presentations, professional papers, public display, or any other use without obtaining prior written approval from the City's representative.

SECTION 6 – REMOVAL AND REPLACEMENT OF PERSONNEL

6.1 Consultant (for the duration of the term of the AGREEMENT) will not, without obtaining the City's prior written consent, not to be unreasonably withheld, replace, or alter the assignment of its lead personnel, to the extent their respective availability is reasonably within the Consultant's control.

6.2 Consultant shall promptly remove any person assigned to perform the Services in the event of notification by the City that he/she is no longer acceptable, irrespective of any prior City consent. Replacement of lead personnel, prior to assignment, will be subject to the City's approval, which shall not be unreasonably withheld.

6.3 A violation by Consultant of paragraph 6.1 and/or 6.2 may be considered a substantial and material breach of the AGREEMENT, for which termination and damages otherwise provided by Law or the AGREEMENT may be claimed.

6.4 The City's right to request the removal of Consultant's personnel from the Services as set forth in paragraph 6.2 does not expressly or implicitly create an employer-employee relationship

between the City and personnel assigned by Consultant. Such a relationship is expressly denied herein by Consultant and the City.

SECTION 7 – INSURANCE

The Consultant shall maintain for the duration of the AGREEMENT, insurance purchased from a company, or companies lawfully authorized to do business in the State of Illinois and having a rating of at least A-VIII as rated by A.M. Best Ratings. Such insurance will protect the Consultant from claims set forth below which may arise out of or result from the Consultant's operations under the AGREEMENT and for which the Consultant may be legally liable, whether such operations be by the Consultant or by a SubConsultant or by anyone directly or indirectly employed by any of them, or by anyone for whose acts any of them may be liable:

Worker's Compensation Insurance covering all liability of the Consultant arising under the Workers' Compensation Act and Occupational Diseases Act; limits of liability not less than statutory requirements.

Employers Liability covering all liability of Consultant as employer, with limits not less than: $1,000,000 per injury – per occurrence; $1,000,000 per disease – per employee; and $1,000,000 per disease – policy limit.

Comprehensive General Liability in a broad form on an occurrence basis, to include but not be limited to, coverage for the following where exposure exists; Premises/Operations, Contractual Liability, Products/Completed Operations for two (2) years following final payment, Independent Consultant's coverage to respond to claims for damages because of bodily injury, sickness or disease, or death of any person other than the successful proposers employees as well as claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Consultant, or (2) by another person and claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use there from; Broad Form Property Damage Endorsement The coverage provided by the additional insured endorsement shall be primary without right of contribution by any coverage carried by City of Joliet and its subsidiaries, affiliates, officers, directors and employees. The policy shall include a waiver of subrogation endorsement in favor of City of Joliet and its subsidiaries.

General Aggregate Limit	$ 2,000,000
Each Occurrence Limit	$ 1,000,000

Automobile Liability Insurance shall be maintained to respond to claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance, or use of a motor vehicle. This policy shall be written to cover any auto whether owned, leased, hired, or borrowed. The coverage provided by the additional insured endorsement shall be primary without right of contribution by any coverage carried by City of Joliet and its subsidiaries, affiliates, officers, directors and employees. The policy shall include a waiver of subrogation endorsement in favor of City of Joliet and its subsidiaries.

Each Occurrence Limit	$1,000,000

Umbrella Liability Coverage, excess of general liability, auto liability and employers liability in an amount of at least $5,000,000 per occurrence with defense outside the limit.

Professional Liability Insurance shall be maintained to respond to claims for damages due to the Consultant's errors and omissions. Coverage must be maintained for a period of two (2) years after final completion of the work.

Errors and Omissions $1,000,000

Consultant agrees that with respect to the above required insurance:

1. The CGL policy shall be endorsed for the general aggregate to apply on an annual basis.

2. To provide separate endorsements: to name the City of Joliet and its officers and employees as additional insured as their interest may appear, and to provide 30 days' notice, in writing, of cancellation or material change.

3. The Consultant's insurance shall be primary and non-contributary in the event of a claim.

4. The City of Joliet shall be provided with Certificates of Insurance and endorsements evidencing the above-required insurance, prior to commencement of an AGREEMENT and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least thirty (30) days prior to the expiration of cancellation of any such policies.

5. A Certificate of Insurance that states the City of Joliet and its officers and employees have been endorsed as an "additional insured" by the Consultant's general liability and automobile liability insurance carrier. Specifically, this Certificate must include the following language: "The City of Joliet and its officers and employees are, and have been endorsed, as an additional insured under the above reference policy number_____ on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the contract term."

The Consultant shall also indemnify and save harmless the City from any claims against, or liabilities incurred by the Consultant of any type or nature to any person, firm or corporation arising from the Consultant's wrongful or negligent performance of the work covered by the AGREEMENT.

FAILURE TO COMPLY:

In the event the Consultant fails to obtain or maintain any insurance coverage required under this AGREEMENT, the City of Joliet may purchase such insurance coverage and charge the expense thereof to the Consultant. Such insurance shall be maintained in full force and effect during the life of the AGREEMENT and shall protect the Consultant, its employees, agents and representatives from claims for damages, for personal injury and death and for damage to property

arising in any manner from the negligent or wrongful acts or failures to act by the Consultant, its employees, agents and representatives in the performance of the work covered by the AGREEMENT.

SECTION 8 – SUCCESSORS AND ASSIGNS

The City and the Consultant each binds himself and his partners, successors, executors, administrators and assigns to the other party of this AGREEMENT and to the partners, successors, executors, administrators and assigns of such other party, in respect to all covenants of this AGREEMENT; except as above, neither the City nor the Consultant shall assign, sublet or transfer his interest in this AGREEMENT without the written consent of the other. Nothing herein shall be construed as creating any personal liability on the part of any employee, officer or agent of any public body or the Consultant which may be a party hereto, nor shall it be construed as giving any rights or benefits hereunder to anyone other than the City and the Consultant.

SECTION 9 – NON-DISCRIMINATION AND EQUAL EMPLOYMENT OPPORTUNITY

The Consultant agrees that in all hiring or employment made possible or resulting from this AGREEMENT, there shall be no discrimination against any employee, applicant for employment, or in connection with any apprenticeship or other training program, because of sex, age, race, color, religion, national origin or ancestry, marital status, order of protection status, citizenship status, physical or mental disability unrelated to ability, sexual orientation, military status or unfavorable discharge from military service.

The Consultant shall comply with all requirements under the Illinois Human Rights Act and the Rules and Regulations of the Illinois Department of Human Rights published at 44 Illinois Administrative Code Section 750, *et seq*.

Any violation of this provision shall be considered a violation of a material provision of this AGREEMENT and shall be grounds for cancellation, termination, or suspension, in whole or in part, of the AGREEMENT by the City.

SECTION 10 – REQUIRED SEXUAL HARASSMENT POLICY

Illinois law requires all parties to a public contract and all eligible bidders to have a written sexual harassment policy covering their employees and applicants for employment. This requirement applies regardless of the number of persons employed or the dollar value of any public contract. A copy of the policy shall be provided to the City upon request. According to Section 2-105(A)(4) of the Illinois Human Rights Act, each sexual harassment policy must contain the following elements:

- A statement that sexual harassment is illegal.
- The definition of sexual harassment under the Illinois Human Rights Act.
- A description of the acts that constitutes sexual harassment, with examples.
- The employer's internal complaint procedure, including penalties.

- The legal recourse, investigative, and complaint process available through the Illinois Department of Human Rights (IDHR) and the Illinois Human Rights Commission (IHRC).
- Information as to how a person can contact IDHR and IHRC.
- Information regarding the protection against retaliation under Section 6-101 of the Illinois Human Rights Act.

SECTION 11 – COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT

The Consultant shall comply with the Americans with Disabilities Act and the Joliet Accessibility Code (Article XII), and certify that services, programs and activities provided under this AGREEMENT are and will continue to be in compliance with the Joliet Accessibility Code, as applicable.

SECTION 12 – MODIFICATION OR AMENDMENT

This AGREEMENT constitutes the entire AGREEMENT of the Parties on the subject matter hereof and may not be changed, modified, discharged, or extended except by written amendment duly executed by the Parties. The Consultant agrees that no representations or warranties shall be binding upon the City unless expressed in writing herein or in a duly executed amendment hereof, or authorized or approved Change Order as herein provided.

The terms of this AGREEMENT will take precedence in the event of a conflict of terms with the Consultant's proposal, scope of services and/or any other document referenced in this AGREEMENT. In the event of a conflict between the terms of any Order Form, addendum, attachment, or any other AGREEMENT or communication between the City and the Consultant, this AGREEMENT shall supersede, govern and control to the extent of the inconsistency, unless expressly stated otherwise.

SECTION 13 – APPLICABLE LAW AND DISPUTE RESOLUTION

13.1 This AGREEMENT shall be deemed to have been made in and shall be governed by and construed in accordance with the laws of State of Illinois. The Parties shall submit to the jurisdiction and venue of the state courts of Will County, Illinois for any dispute arising out of or related to this AGREEMENT.

13.2 Any controversy, claim or dispute arising out of or relating to the interpretation, construction, or performance of this AGREEMENT, or breach thereof, shall be referred to the American Arbitration Association (the "AAA") for a voluntary, non-binding mediation in the municipality where the Services are provided and to be conducted by a mutually acceptable single mediator, in accordance with then applicable Construction Industry Mediation Rules, prior to resorting to litigation to any State or Federal Court located nearest to where the Services are provided. Neither party shall be liable for any indirect, incidental, or consequential damages of any nature or kind resulting from or arising in connection with this AGREEMENT. The Parties shall share the cost of the mediator's services equally.

WITH RESPECT TO ANY SUCH LITIGATION, EACH PARTY HEREBY KNOWINGLY, VOLUNTARILY AND WILLINGLY WAIVES ALL RIGHTS TO TRIAL BY JURY IN ANY ACTION, SUIT, OR PROCEEDING BROUGHT TO RESOLVE ANY DISPUTE BETWEEN OR AMONG ANY OF THE PARTIES HERETO, WHETHER ARISING IN CONTRACT, TORT, OR OTHERWISE, ARISING OUT OF, CONNECTED WITH, RELATED OR INCIDENTAL TO THIS AGREEMENT, THE TRANSACTION(S) CONTEMPLATED HEREBY AND/OR THE RELATIONSHIP ESTABLISHED AMONG THE PARTIES HEREUNDER.

SECTION 14 – TERMINATION OF THE AGREEMENT

14.1 TERMINATION BY THE CONSULTANT

If the Work is stopped for a period of thirty days under an order of any court or other public authority having jurisdiction, through no fault of the Consultant, or if the City has not made timely Payment thereon as set forth in this AGREEMENT, then the Consultant may upon twenty-one (21) days written notice (from postmark) to the City, terminate the AGREEMENT.

14.2 TERMINATION BY THE CITY

In the event of any breach of this AGREEMENT by the Consultant, the City may, at its option, serve the Consultant with a written seven (7) day notice (from postmark) with the Consultant's option to cure the breach, or the City may engage the services of another Consultant to complete the work and deduct the cost of such completion from any amount due the Consultant hereunder, or the City may either pause or terminate the AGREEMENT.

14.3 TERMINATION FOR CONVENIENCE

This AGREEMENT may be terminated by either party with thirty (30) days' written notice (from postmark) to the other party.

14.4 FORCE MAJEURE EVENTS

Neither Party to this AGREEMENT shall be liable for failing to fulfill any obligation under this AGREEMENT to the extent any failure is caused by any event beyond the Party's control, and which event is not caused by the Party's fault or negligence. Events shall include but not be limited to acts of God, acts of war, fires, lightning, floods, or epidemics.

SECTION 15 – COMPLIANCE WITH LAWS AND CITY OF JOLIET CODE OF ORDINANCES

ARTICLE XVI – INSPECTOR GENERAL:

15.1 It is the duty of any Consultant and/ or subcontractor, and all officers, directors, agents, partners and employees of any Consultant, to cooperate with the Inspector General of the City of

Joliet in any investigation or hearing undertaken pursuant to Article XVI – Inspector General, of the City of Joliet Code of Ordinances.

The parties referenced in Section 15.1 agree to abide by all applicable provisions of Article XVI of the City of Joliet Code of Ordinances. The Consultant must inform their subcontractors of this provision and require understanding and compliance with the Ordinance.

ARTICLE X, SECTION 2-333 *et seq*. – ETHICS ORDINANCE:

15.2 The City of Joliet has an Ethics Ordinance which prohibits any appointed or elected official of the City of Joliet, or any employee of the City of Joliet from receiving or soliciting anything of value to influence that City official or employee in carrying out his or her official duties. The Consultant shall cooperate by refraining from offering any official or employee anything, item, service, or favor of value to influence that person's decision on any City business. The Consultant shall immediately report any violation of the Ethics Ordinance to the Inspector General, including any solicitation of a thing of value by a City official or employee. The Consultant's participation or encouragement in the violation of the Ethics Ordinance may result in the rejection of a bid, termination of AGREEMENT, or declaration of ineligibility to bid on future contracts.

15.3 The Parties shall comply with all local, state and federal laws, statutes, ordinances, rules, and regulations applicable to this AGREEMENT.

SECTION 16 – SEVERALABILITY

Should all or any part of this AGREEMENT be held unenforceable or invalid for any reason, the remaining portions of provisions shall be unaffected.

SECTION 17 – COUNTERPARTS

This AGREEMENT may be executed in multiple counterparts, each of which when so executed and delivered will be deemed to be an original agreement and all of which when taken together will constitute one and the same agreement.

SECTION 18 – ELECTRONIC SINGATURES

This AGREEMENT may be executed through the use of electronic signatures. Electronic signatures and signatures scanned and transmitted via email will be deemed original signatures for purposes of this AGREEMENT.

SECTION 19 – NOTICE

All notices or other communications to or upon the respective Parties shall be in writing, delivered by email, or a reputable overnight mail service such as UPS or FED EX, and shall be effective for all purposes upon delivery of the e-mail, or one day following the deposit of the mailed notice with the overnight carrier to the City of Joliet, Attention: City Manager, 150 W. Jefferson, Illinois 60432, or to Consultant at its address listed in the EXHIBIT or as otherwise designated by Consultant.

SECTION 20 – AUTHORIZATION

The signatories to this AGREEMENT represent and warrant that they have full authority to sign this AGREEMENT on behalf of the Party for whom they sign. If a Party signs this AGREEMENT but fails to date its signature, the date that the last of the other Parties receives the signing Party's signature on this AGREEMENT will be deemed to be the date that the signing Party signed this AGREEMENT.

The undersigned parties hereby execute this AGREEMENT as of the Effective Date first written above.

CITY OF JOLIET

By: _____

H. Elizabeth Beatty, City Manager

Date: _____

ATTEST:

By: _____

Lauren O'Hara, City Clerk

Date: _____

_____

By: _____

Name: _____

Title: _____

Date: _____



Proposal
in Response to the City of Joliet

Request for Proposals
Plans Examiner Services

Prepared by
The International Code Council

May 5, 2026

Point of Contact:
Charles Wills
Client Relations Manager
574-773-1632
cwills@icc-nta.org

May 5, 2026

Don Pallissard,
Director of Building Services- City of Joliet
Joliet, IL

RE: Request for Services– Plan Examiner Services

Dear Mr. Don Pallisard,

The International Code Council (ICC) is pleased to submit this response to the City Of Joliet, regarding the Request for services – Plan Examiner Services. ICC appreciates the opportunity to support the City with trusted, high-quality plan review services that align with your commitment to safety, compliance, and timely project delivery.

Founded more than 30 years ago, ICC is a globally recognized leader in building safety and code compliance solutions. Best known for developing the International Codes used across the United States and internationally, ICC also provides a comprehensive suite of services including plan review, inspection, certification, product testing, training, and advisory services. Our work supports over 150 jurisdictions across the U.S. with consistent, defensible, and code-compliant outcomes for all levels and types of building projects.

ICC employs more than 700 professionals nationwide, including a dedicated plan review team of over 25 experienced reviewers, ensuring we have the capacity and versatility to meet your needs. This team brings deep expertise across building, fire, life safety, structural, accessibility, and MEP, and routinely supports both large and small, simple and complex projects where jurisdictional consistency and technical rigor are essential.

As Principal-in-Charge for this contract, I will provide executive oversight, quality assurance, and continuity. I am committed to ensuring our plan review services consistently meet the Citys expectations for responsiveness, accuracy, and professionalism, and that we serve as a reliable extension of your plan review team.

The assigned ICC office for this engagement is in Nappanee, IN and supported by ICC's national network of plan review professionals. This structure enables ICC to provide in-person engagement if needed, scalable resources, consistent turnaround times, and a single point of accountability while maintaining the flexibility needed to support the municipalities' on-call needs.

ICC looks forward to the opportunity to partner with the City of Joliet as a trusted provider of plan review services. Thank you for your consideration of our qualifications. Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

[redacted]

Steven Saffell
Vice President of Construction Services, Principal-in-Charge
International Code Council

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Itemized List of Plans Examination Services

- Building Preliminary Reviews
    - Early reviews to provide clarity and direction. Full or Limited Reviews required to confirm code compliance at a later point.
- Full Reviews
    - Building Review
    - Additional Disciplines: Accessibility, Mechanical, Electrical, Plumbing, Energy, and Sprinkler.
- Limited Scope Reviews
    - Reviews of a section or component of the drawing set.
- Expedited Reviews
    - Client may request an expedited review to reduce review response times. Additional fees to be determined in consultation with the client.
- Engineering Reviews
- Project Report Consulting: meet with the Cities representative and/or the Cities constituent to review and discuss findings of the review.
    - Meetings: Planning, kickoff, and general meeting attendance will be charged at the standard plan review rate.
    - Research: Supplementary research requests will be charged at the standard plan review rate.
    - Correspondence Special correspondences, beyond those required to complete the plan review will be charged at the standard plan review rate.
- Executive-Level Consulting: When providing input on a project or a task beyond the normal expectations of a plan review, the Director Level Consulting fee will be charged for Plan Review director, the principal in charge, or similar level team members.

Names of Personnel Assigned with Certifications

A list of the plan review staff who will be assigned to the City of Joliet is below, as well as their role, and current credentials. All team members continually refine and expand their skill base through study and experience, providing competency through certification on an ongoing basis. Proposed individuals anticipate maintaining their credentials listed below.

Steven O'Neal
Plan Review Director

- Electrical Inspector
- Mechanical Code Specialist
- Certified Building Code Official
- Commercial Energy Inspector
- Commercial Electrical Inspector
- Certified Building Official
- Residential Electrical Inspector
- Certified Plumbing Code Official
- Mechanical Plans Examiner
- Building Code Specialist
- Commercial Combination Inspector
- Plumbing Plans Examiner
- Certified Mechanical Code Official
- Building Plans Examiner
- Mechanical Inspector
- Plumbing Inspector
- Building Inspector
- Plumbing Code Specialist
- Combination Inspector

Michael Powell
Plan Reviewer

- Commercial Green Construction Professional
- Residential Fire Sprinkler Inspector/Plans Examiner
- Commercial Fire Alarm Inspector
- Commercial Fire Alarm Plans Examiner II
- Fuel Gas Inspector
- Certified Sustainability Professional
- Energy Code Specialist
- Fire Code Specialist
- Master Code Professional
- Commercial Fire Alarm Plans Examiner I
- Commercial Energy Inspector
- Housing and Zoning Code Specialist
- Zoning Inspector
- Property Maintenance and Housing Inspector
- Fire Inspector I
- Permit Specialist
- Fire Inspector II
- Permit Technician
- California Commercial Mechanical Inspector
- Code Enforcement Technician
- California Combination Inspector
- California Residential Combination Inspector
- California Residential Mechanical Inspector
- California Residential Plumbing Inspector
- California Residential Electrical Inspector
- California Building Plans Examiner
- California Commercial Combination Inspector
- Fire Codes and Standards
- California Commercial Plumbing Inspector
- California Commercial Electrical Inspector
- California Commercial Building Inspector
- California Residential Building Inspector

- Tall Mass Timber Buildings Special Inspector
- Certified Fire Marshal
- Coastal and Floodplain Construction Inspector
- Commercial Plumbing Inspector
- Electrical Plans Examiner
- Combination Inspector
- Commercial Combination Inspector
- Mechanical Inspector
- Plumbing Inspector
- Electrical Inspector
- Building Inspector
- Residential Combination Inspector
- Mechanical Plans Examiner
- Commercial Mechanical Inspector
- Commercial Electrical Inspector
- Commercial Building Inspector
- Residential Plumbing Inspector
- Residential Building Inspector
- Residential Mechanical Inspector
- Residential Electrical Inspector
- Building Plans Examiner
- Legal Module
- Certified Building Official
- Fire Plans Examiner
- Building Codes and Standards
- Management Module
- Plumbing Code Specialist
- Mechanical Code Specialist
- Building Code Specialist
- Electrical Code Specialist
- Residential Energy Inspector/Plans Examiner
- Commercial Energy Plans Examiner
- Residential Plans Examiner
- Code Specialist
- Combination Plans Examiner
- Accessibility Inspector/Plans Examiner
- Plumbing Plans Examiner

Victor Ravelo
Plan Reviewer

- Permit Technician
- Residential Plans Examiner
- Building Plans Examiner
- Certified Building Official
- Permit Specialist
- Certified Fire Marshal
- Commercial Energy Plans Examiner
- Accessibility Inspector/Plans Examiner
- Electrical Plans Examiner
- Commercial Green Construction Professional
- Certified Sustainability Professional
- Fuel Gas Inspector
- Mechanical Plans Examiner
- Plumbing Plans Examiner
- Combination Plans Examiner
- Commercial Mechanical Inspector
- Commercial Plumbing Inspector
- Residential Building Inspector
- Commercial Building Inspector
- Building Inspector
- Building Code Specialist
- Fire Plans Examiner
- Spray Applied Fireproofing Special Inspector
- Residential Energy Inspector/Plans Examiner

Gabrielle LeBlanc
Plan Reviewer

- Residential Building Inspector
- Building Plans Examiner
- Residential Mechanical Inspector

Havel Jones
Plan Reviewer

- Residential Building Inspector
- Commercial Building Inspector

CERTIFICATION DIRECTORY

Copies of certification documents can be provided upon request. Alternatively, please visit our directory at www.iccsafe.org/search-for-certified-professionals/ to confirm certifications using the following information.

ICC Certified Directory Search Criteria			
Team Member	**Enter First Name**	**Enter Last Name**	**Enter State**
Steven O'Neal	Steve	O	Maine
Michael Powell	Michael	Powell	North Carolina
Victor Ravelo	Victor	Ravelo	Nevada
Gabrielle LeBlanc	Gabrielle	LeBlanc	Florida
Havel Jones	Havel	Jones	Illinois

Method of Transmittal of Documents

In our work with jurisdictions across the United States, the ICC Plan Review team has extensive experience using a wide range of electronic permitting and plan review platforms and document-transmission approaches. These include commonly used municipal systems such as Accela, Avolve DigEplan and ProjectDox, Municity, Tyler Technologies (EnerGov), and more; secure file-sharing environments SharePoint, DropBox, secure FTP, and others; jurisdiction-specific portals; and ICC's internal Plan Review Portal for clients that do not yet have a dedicated solution in place.

For each transmission, we prioritize timely, secure, and well-documented exchange of plan review materials, ensuring clear version control, protection of sensitive information, and a complete audit trail. Our processes are designed to streamline coordination among the jurisdiction, applicants, and reviewers while minimizing administrative burden and supporting consistent, transparent review outcomes.

Project Submission Instructions

• Create an ICC Plan Review Account or use your membership credentials to log in here https:// planreview.iccsafe.org/
• Add the general information required to create your new project.
• Please upload your project documents. The allowable document size limit is up to 300MB per document.
• If you have trouble uploading your documents, please email them to Charles Wills, CWills@icc-nta.org or Heidi Blair, hblair@icc-nta.org, or send us a link to them and we will upload them for you.
• An automated email will be sent to your billing party for invoicee responsibility acceptance once you have submitted your project.
• Once the invoicee/billing party has accepted responsibility, you will receive an automated email from the plan review portal with your new ICC project number. This will also be shown on your dashboard.
• Please allow 2-3 business days to return a fee quote and projected completion date for your project.
• Once your fee quote and turnaround have been provided to you and you have approved them, we will add your project to the schedule.

Re-Review Information

Re-Review: Review of corrections per comments submitted.
A single Re-Review per discipline is provided at no cost. Additional re-reviews, and additions after the initial review, are billed at $150 per hour.

Create A Fee Estimate

You can also create a Fee Estimate to get a ballpark for projects at https://planreview.iccsafe.org/ . The estimated fee is an approximation based on information provided by the client and our Building Valuation Data (BVD) table. The estimated cost of the review fee may vary once all project details are provided. ICC Plan Review examines all fee estimates for accuracy prior to accepting as a project and looks for cost saving opportunities.

Anticipated Schedule of Review Times

ICC Plan Review strives to exceed client expectations by providing fast and accurate plan reviews. As part of the ICC family, we have access to resources not common to other organizations, including code interpretation provided by the professionals who develop the code; subject-matter experts across structural, fire and life safety, energy, accessibility, and building systems disciplines; and hundreds of years of combined experience. Drawing on these resources, we right-size our teams to provide the speed and accuracy demanded by our clients.

We will work closely with the City of Joliet to understand your review priorities and schedule expectations and make every reasonable effort to align our turnaround times accordingly.

Anticipated Schedule of Review Times		
Task	Working Days (Typical) Small/Medium	Working Days (Typical) Large
Full 1&2 Family Review	3-7	7
Full Type R Review (Apt/Hotel)	5-10	10
Full Commercial Review	5-10	10
Alterations	1-7	7-12
Shop Drawing Reviews	1-3	3-7
Sign Reviews	1-2	2-3

- Estimates of business days are based on typical projects received by ICC Plan Review and may vary depending on complexity and accuracy of plans provided.
- The above schedule of typical review times is in addition to project management and startup time to be determined with the client on a project-by-project basis.
- Unusually large and/or complex projects will require specific evaluations to determine turn times.

Special Accommodations:

ICC often develops accommodation to help ensure performance and turn times required by the local municipalities are satisfied on a project-by-project need or as a standard accommodation. These could include automatic priority status, custom reviews, and dedicated team members. Contact the ICC plan review team for additional details or to discuss your specific needs.

Proposed Fee Structure

ICC PLAN REVIEW SERVICES FEES	
Service	**Fee**
Building Preliminary Reviews	$150/hr
Full Reviews	$122/hr base rate
• Building Review	$1,200 min.
• Additional Disciplines	$750 each min.
• First Re-Review (review of corrections per comments submitted)	No charge
• Additional re-reviews and additions after the initial review	$150/hr
Limited Scope Reviews	$150/hr
Expedited Reviews	Determined with client on case-by-case basis
Engineering Reviews	$150/hr
Project Report Consulting	$150/hr
Executive-Level Consulting	$185/hr

Thank you for your consideration. If you have any additional questions, please feel free to reach out.

Charles Wills
Client Relations Manager
ICC Plan Review Services
cwills@icc-nta.org

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City of Joliet – Supplemental Building & Code Plan Review Services

May 13, 2026

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May 13, 2026

Joliet City Manager's Office
Attn: Beth Beatty, City Manager
150 W. Jefferson Street
Joliet, IL 60432

Re: Supplemental Building & Code Plan Review Services

Dear Manager Beatty:

We appreciate the opportunity to support the City of Joliet with building and code plan review services for the Rock Run Collection development.

As this project advances, we understand the importance of maintaining efficient, consistent, and timely permit reviews to keep pace with the volume and complexity of submittals. HR Green is well-positioned to assist the City in achieving this goal through a dedicated, project-specific approach.

Our team—led by Emilio Miniscalco, AIA, CBO, with senior QA/QC oversight by Mike Puplava, CBO, and supported by a deep bench of experienced ICC-certified reviewers—brings extensive experience delivering high-quality plan reviews for large-scale developments. We focus on providing clear, coordinated comments and reliable turnaround times that will help the City maintain efficient and coordinated permit review operations.

For Rock Run, we have assembled a focused team ready to act as an extension of City staff, providing a consistent review process, scalable resources, and defined cost controls. Most importantly, we are prepared to begin immediately and align with the City's processes, schedule expectations, and permit review priorities.

This approach allows the City to maintain its service standards while effectively managing the increased workload associated with this development.

We appreciate your consideration and welcome the opportunity to discuss how we can best support your team.

Sincerely,

[redacted]

Joe Kenney, PE, MBA
Municipal Service – Group Leader
joe.kenney@hrgreen.com / 773.710.2403

Emilio Miniscalco, AIA, CBO
Lead Plan Review Manager
eminiscalco@hrgreen.com / 630.712.9524

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City of Joliet - Supplemental Building & Code Plan Review Services

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1. PROJECT UNDERSTANDING

HR Green understands that the Rock Run Collection represents one of the most significant commercial developments currently underway in the City of Joliet. The project includes multiple phases of core and shell buildings, tenant fit-outs, and supporting infrastructure, all advancing on overlapping schedules with defined review timelines.

This volume and pace of submittals create a throughput challenge, not just a staffing need. Maintaining consistent, timely, and coordinated plan reviews is critical to:

- Keeping development on schedule
- Maintaining consistency in code interpretation
- Minimizing re-submittals and delays
- Supporting City staff in managing project review demands and coordination

Without a dedicated and coordinated review approach, the volume and overlap of submittals has the potential to create bottlenecks, inconsistent review comments, and schedule impacts across the development.

HR Green proposes a dedicated, project-specific plan review program to support the City in achieving these goals.

---

2. FIRM BACKGROUND & EXPERIENCE

HR Green is a full-service engineering consulting firm with over 100 years of continuous service to municipalities and public agencies. The firm operates from 19 offices nationwide, including multiple Illinois locations, and provides a full range of municipal services including building plan review, inspections, and development services.

Our Building & Code team includes more than 75 professionals nationwide, consisting of:

- ICC-certified plan reviewers and inspectors
- Licensed architects and engineers
- Certified Building Officials (CBOs)
- Specialized fire and life safety reviewers

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A key differentiator of HR Green is that approximately 70% of our staff have direct municipal experience, allowing us to operate seamlessly as an extension of City staff and understand the operational challenges municipalities face.

HR Green has been nationally recognized for supporting large-scale developments and has performed plan reviews for many of the nation's largest developers using fully electronic review platforms. We have maintained a 95%+ on-time turnaround rate across a wide range of residential, commercial, and mixed-use developments.

---

3. PROJECT APPROACH

HR Green will implement a dedicated review team and workflow specifically for the Rock Run Collection, ensuring that all submittals are processed efficiently and consistently.

Key Elements:

- Dedicated reviewers assigned by building type
- Consistent review staff across all submittals
- Concurrent multi-discipline reviews (architectural, structural, MEP, life safety)
- Single, coordinated comment letters
- Priority re-review queue

All Rock Run submittals will be processed through a dedicated review track, ensuring consistency, speed, and clear communication across all phases of development.

This approach allows HR Green to function as a single, coordinated review authority for Rock Run, reducing variability in comments and improving overall review efficiency.

HR Green understands that all final permitting authority, interpretations, and approvals remain under the direction of the City of Joliet.

Plan Review Process (GreenTREx System)

HR Green utilizes its proven GreenTREx electronic plan review system, which allows:

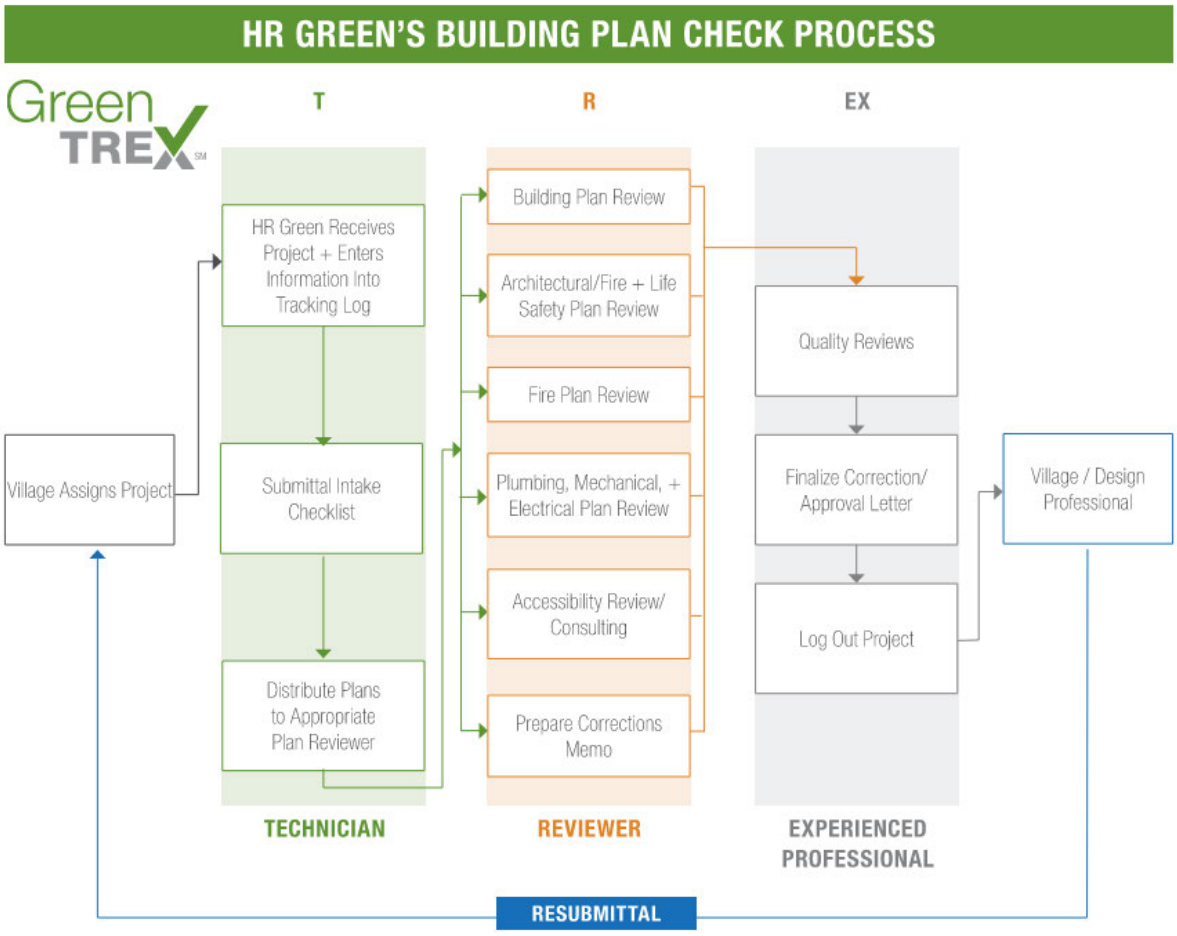
- Concurrent review across disciplines
- Centralized tracking and document control
- QA/QC integration at each step
- Efficient intake, review, and resubmittal processing

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This structured workflow ensures that each plan is processed efficiently and returned in a timely manner.



Workflow Summary

1. Submittal intake and logging
2. Assignment to dedicated reviewer
3. Concurrent discipline reviews
4. QA/QC review and coordination
5. Consolidated comment letter
6. Expedited re-review

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4. PROJECT TEAM

HR Green has assembled a highly experienced, senior-level team specifically for Rock Run.

Executive Oversight

Joe Kenney, PE, MBA

- Program oversight and resource alignment

Program Lead / Lead Plan Reviewer

Emilio Miniscalco, AIA, CBO

- Lead reviewer for complex commercial projects
- Primary plan review point of contact

Quality Assurance / Quality Control

Mike Puplava, CBO

- Ensures consistency and alignment with City standards

Senior Plan Review Team

- Ken Welch, CBO, MCP – Commercial / ADA / Code expertise
- Jim Dee, CBO, MCP – High-volume plan review expertise
- Jim Errico, Certified Fire Inspector – Fire & life safety expertise (as needed)
- Steve Schwarz, SE – Licensed IL Structural Engineer (as needed)
- Laura Dee, MM, LEHP – Certified Health Inspector (as needed)

Permit Coordination

Tina Williams, ICC-Certified Permit Technician

- Submittal intake, routing, tracking, and program-level reporting

Resumes for key team members are provided in the *Attachments*.

---

5. TURNAROUND TIME COMMITMENTS

HR Green has consistently achieved 95% on-time review performance through structured workflows and scalable staffing.

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Typical Turnaround Times:

Project Type	First Review	Re-Review
Commercial / Retail / Restaurant	5 business days	3 business days
Mixed-Use / Larger Commercial	7–10 business days	3–5 business days

- No limit on concurrent reviews
- Dedicated Rock Run queue ensures priority handling
- Expedited reviews available at no additional cost

---

6. SCOPE OF SERVICES

HR Green will provide full-service remote building and code plan review services for the Rock Run Collection, including:

Plan Review Services:

- Building (architectural) review
- Structural review
- Mechanical, electrical, plumbing (MEP) review
- Fire, life safety and health review
- Accessibility compliance

Additional Support:

- Comment coordination and consolidation
- Re-review of revised submittals
- Coordination with City staff as needed
- Optional participation in coordination meetings

---

7. FEE PROPOSAL (NOT-TO-EXCEED STRUCTURE)

HR Green proposes to provide services on a time-and-materials basis with defined Not-to-Exceed (NTE) limits.

Total Program NTE: $211,000

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Cost Breakdown:

Category	Cost
Core & Shell Plan Reviews	~$79,000
Tenant Build-out Plan Reviews	~$70,000
Re-Reviews & Coordination Allowance	~$37,000
Program Management & Coord (Plan Routing, Tracking, and Reporting)	~$25,000

All services will be performed under the direction of the City of Joliet and coordinated through designated City staff.

Cost Control Measures:

- NTE established for overall program
- Project-level tracking maintained
- No work exceeding limits without authorization
- Transparent reporting throughout

Key Assumptions:

- Up to two (2) full review cycles per project (additional reviews performed on a time-and-materials basis, if required)
- Complete submittals
- No major redesigns
- Standard commercial code reviews

---

8. SCHEDULE ALIGNMENT

HR Green will align plan review services with the Rock Run permitting schedule, which includes multiple overlapping submittals and review cycles.

Our team will scale resources as needed to maintain:

- Consistent turnaround times
- Priority handling of resubmittals
- Alignment with City permit review schedules and project timelines

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HR Green will actively monitor submittal sequencing and review durations to identify and address potential bottlenecks before they impact the overall project schedule.

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9. SUMMARY AND READY TO PROCEED

HR Green brings a unique combination of municipal perspective, technical expertise, and scalable resources to support the City of Joliet in managing the permit review demands associated with the Rock Run Collection development.

Our team understands the importance of maintaining consistent, timely, and coordinated plan reviews for a project of this scale and visibility. With a dedicated Rock Run review team, proven electronic workflows, and a deep bench of experienced ICC-certified professionals, we are positioned to provide immediate and reliable support as an extension of City staff.

We offer:

- A dedicated, project-specific review program
- Consistent reviewers to ensure uniform code interpretation
- Proven turnaround performance (95%+ on-time)
- Scalable staffing to match fluctuating submittal volume
- Clear, coordinated review comments to minimize re-submittals

HR Green is prepared to begin immediately and serve as a trusted extension of City staff to ensure the Rock Run development is reviewed efficiently, consistently, and without delay.

Attachments:

- Resumes
- Rock Run Development Project Map (as provided for NTE cost proposal)
- Time and Material (T&M) Cost Assumptions
- HR Green's Building Permit Process Mindset



Emilio Miniscalco, AIA, CBO, ICC Certified

Lead Plan Review Manager

Emilio is a Licensed Architect and Certified Building Official with 44 years of experience in commercial, educational, residential, retail, municipal and medical facilities projects. He is responsible for regional business development, staff management, building plan examination, and special projects.

Emilio consistently demonstrates a relationship-based, solutions-oriented approach, establishing strong collaborations with municipal department personnel, building officials, clients, and project partners to streamline processes, reduce costs, and elevate service quality. His expertise encompasses all facets of building and site planning, including strategic project management, architectural design, building structural systems, environmental system design, construction means and methods, and the integration of current codes and technology. An award-winning architect, Emilio excels at guiding complex projects, plan reviews, and inspections, always with a focus on compliance, efficiency, and superior stakeholder experience. Emilio is adept in establishing relationships with department personnel, building officials, clients and team partners to resolve challenges, reduce costs and improve project efficiency.

Experience

44 Years

Education

BS, Architectural Studies, University of Wisconsin

License / Certification

American Institute of Architects (AIA), IL #001-012763

ICC Certified Building Official

**Performed prior to HR Green*

Selected Project Experience

▶ Chief Plan Reviewer / Interim Certified Building Official, Village of Oak Park, IL

Emilio performed onsite day-to-day oversight and management and CBO duties of the HR Green team supporting Oak Park's building permit plan review and inspections. A primary role of this position was to ensure timely and effective permit plan review and issuance while providing responsive customer service. Prior to the Chief Plan Reviewer title. Emilio completed other management roles within the department supporting numerous projects Village-wide.

▶ Senior Project Manager/Architect, Wirtz Realty Corporation, IL*

Emilio managed the engineering, design and construction renovation projects as well as new construction developments for Wirtz Realty. He was responsible for providing leadership for capital investment and construction programs, and acted as governmental liaison with emphasis on high-rise mixed-use.

▶ Construction Manager, The Archdiocese of Chicago, IL*

Emilio was responsible for planning, directing, coordinating, and administering construction and development projects for the Archdiocese of Chicago Facilities and Construction Department. He led successful completion of a new 40,000 sq. ft. Parish Community Center at St. Aloysius Parish.

▶ Managing Director, Miniscalco Architects Ltd., IL*

Provided leadership for a full-service architectural firm with a comprehensive portfolio spanning assembly, municipal, commercial, industrial, medical, residential and specialized design projects. Designed and provided construction observation for 27,000 sq. ft. Village of Bensenville's Village Hall building.

▶ Deputy Director, Department of Code Administration and Historic Preservation, City of Elgin, IL*

Emilio was responsible for daily operations of the department under the direction of the Code Director. This department housed the City's operations pertaining to new construction and existing structures citywide, and the administration of the historic district. He was responsible for over 30 staff members including permit officers, engineers, inspectors, and health officials.



Experience

27 Years

Education

MBA, Lake Forest Graduate School of Management

BS, Civil Engineering, Marquette University

Registration / License

Professional Engineer, IL #062-056256

**Performed prior to HR Green*

Joe Kenney, PE, MBA

Executive Oversight

Joe is a highly accomplished and results-driven municipal leader. He excels in supporting a wide range of public and private projects, consistently delivering successful outcomes from inception to completion. Throughout his career, Joe has held various leadership roles, showcasing a proven track record of building strong relationships and inspiring teams to achieve positive and consistent results.

Selected Project Experience

▸ Public Works Director

Joe led the vision, strategy, and execution for all facets of core infrastructure and facilities at the Village of Glenview, a northern suburb of Chicago with a population of nearly 50,000 residents. He supervised a team of 35 employees as well as consultants and contractors. His scope of accountability included potable water, sanitary and storm sewer systems, roadways, alleys, sidewalks, streetlights, parkway trees, and 40 Village facilities. Joe successfully administered an annual operating budget exceeding $18 million.

▸ Facility Maintenance

Joe developed and executed a 10-year plan for Glenview's Facilities Repair and Replacement Fund, centered on the assessment of conditions at the Village's oldest facilities. He led the oversight of a $6 million project to upgrade and renew the Village's Public Works Campus and, as Community Development Director, helped lead the design and buildout of a $9 million addition to the former Police Department Headquarters to become the Village's Municipal Center.

▸ Community Development Director

Joe led Glenview's Planning, Inspectional Services (Building Department), Engineering and Capital Projects divisions. As Director, Joe was actively involved in day-to-day activities of all local public and private projects providing direction to Village staff and consultants with a focus on keeping projects on-track.

▸ Capital Improvement Program (CIP)

As Public Works Director, and earlier as Community Development Director, Joe was responsible for planning and implementing Glenview's five-year CIP which included more than $120 million investments in local infrastructure projects.

▸ Public Outreach

Joe has presented to numerous neighborhood groups along with local Boards, Commissions, and other interest groups on various infrastructure projects and topics. He enjoys engaging with the public and relaying complex ideas in understandable language while staying engaged with stakeholders throughout the process.

▸ Major Development Oversight

- **Astellas Redevelopment (former Allstate Headquarters) – Glenview, IL (2022)*:** As Public Works Director, Joe played a key role in the development review and approval of a $500M+ project on the former 232-acre Allstate headquarters site.
- **The Glen Redevelopment – Glenview, IL*:** As Engineering Plan Review Division Manager, Joe led the team responsible for reviewing private development within *The Glen*, a Village-managed, 1,100+ acre mixed-use redevelopment of the former Glenview Naval Air Station.

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Michael Puplava, CBO, ICC IRC/IBC Certified

Quality Assurance / Quality Control

Mike brings ICC certifications in Commercial, Residential, Plumbing and Mechanical inspections but is also certified through the Illinois State Board of Education to perform inspection on public school projects. Additionally, Mike has unique Emergency Management training in damage assessment. He also has earned National Incident Management System certifications in Introduction to Incident Command Systems, ICS for Single Resources and Initial Action Incidents, Intermediate ICS for Expanding Incidents National Incident Management System Introduction and National Response Framework Introduction. Mike worked as a Senior Building Inspector for the Village of Barrington and as a Building Inspector for McHenry County. He is also a licensed home inspector for the State of Illinois.

EXPERIENCE

24 Years

EDUCATION

College coursework

Mid-America Carpenters Apprenticeship

Regional Council Apprentice and Training Program

REGISTRATION / LICENSE

Certified Building Official

ICC Certified Residential Building Inspector

ICC Certified Residential Electrical Inspector

ICC Certified Residential Plumbing Inspector

ICC Certified Residential Mechanical Inspector

ICC Certified Commercial Building Inspector

Illinois State Board of Education Certified

Building Inspector Certified in NIMS 100, 200, 300, 700 and 800 through the Department of Homeland Security

Damage assessment training: Illinois Emergency

SELECTED PROJECT EXPERIENCE

▷ On-Call Building Inspection & Plan Review Services, Village of Ringwood

Responsibilities include general plan review and building inspections for residential, commercial and industrial projects within the Village of Ringwood. Projects have included additions and renovations to the Dow Chemical and AAL Chem industrial buildings, Huntsman commercial building addition, Greenway Storage facility and new single family residence construction for Glacial Trails and Pioneer Oaks housing developments.

▷ On-Call Building Inspection & Plan Review Services, Village of Johnsburg

Responsibilities include general plan review and building inspections for residential, commercial and industrial projects within the Village of Johnsburg. Projects have included new construction of Discount Tire and Dunkin Donuts commercial buildings, construction of Berkshire Communities building 55, renovations to Wal-Mart and new single-family construction for Dutch Creek Estates, Running Brook Farm and Whispering Ridge housing developments.

▷ On-Call Building Inspection Services, City of Des Plaines

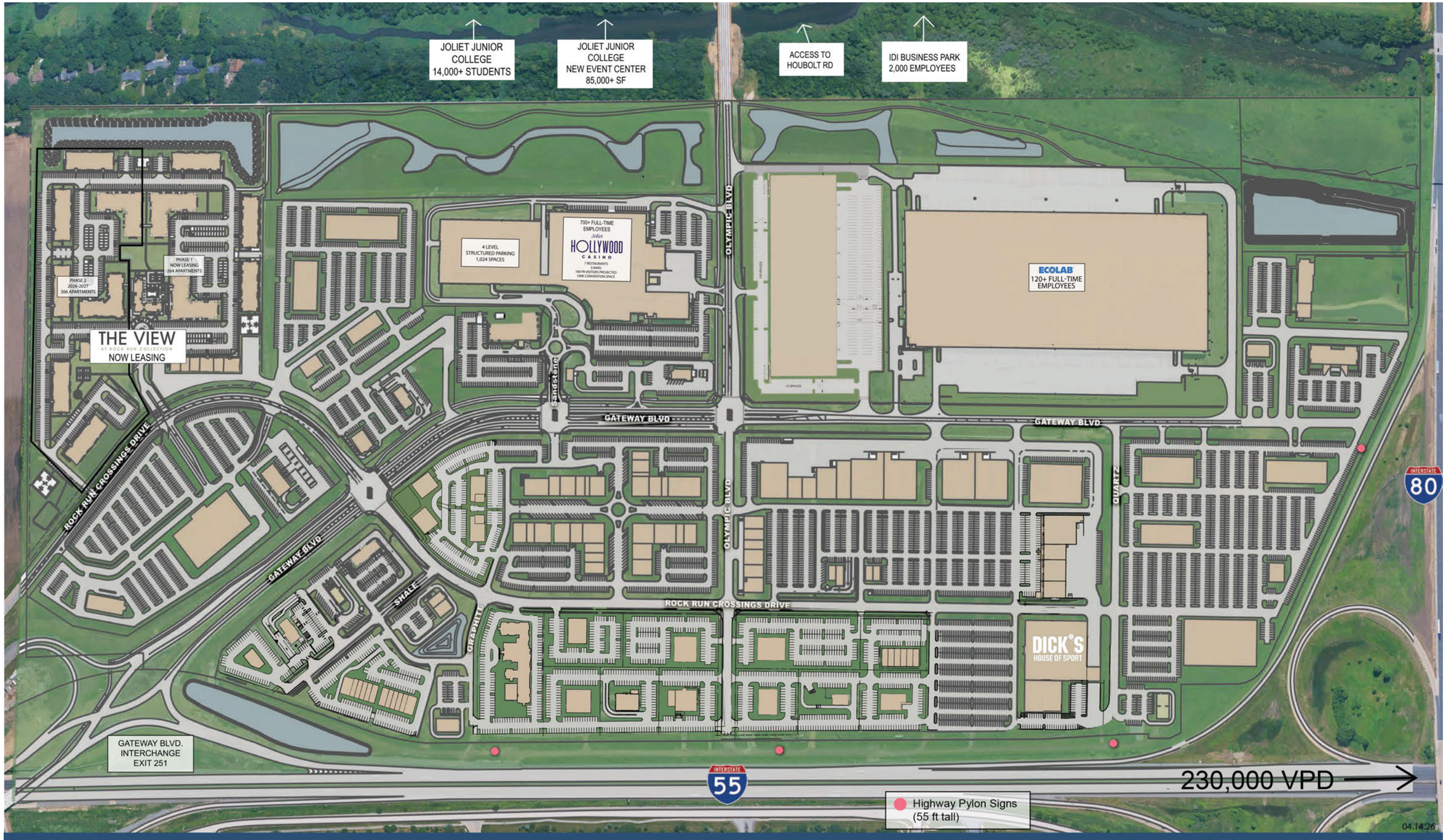
Responsibilities include building inspections for new construction, additions and remodeling of residential, commercial and industrial projects within the City of Des Plaines. Projects have included new construction of the Welkin Apartments complex, Avid Hotel Chicago and Holiday Inn Express & Suites Chicago, renovations and additions to Rivers Casino, Wyndham Hotel Chicago O'Hare and Abbott Molecular.

▷ On-Call Building Plan Review Services, Village of Oak Park

Responsibilities include general building inspections for new construction, additions and remodeling of residential, commercial and industrial projects within the Village of Oak Park. Projects have included American House Senior Living Communities building and various residential and commercial renovations.

▷ On-Call Building Plan Review Services, Village of Palos Park

Responsibilities include general plan review for new construction, additions and remodeling of residential commercial and industrial projects within the Village of Palos Park. Projects have included various new construction and renovation of large singlefamily residences.



ROCKRUN
COLLECTION

Joliet, IL – Rock Run Collection
Time and Material (T&M) Cost Basis and Assumptions
April 2026

The following summarizes the basis of HR Green's Not-to-Exceed (NTE) cost for plan review services associated with the Rock Run Collection development. These estimates are based on the current development program, anticipated submittal volumes, and typical plan review effort for similar commercial and mixed-use projects.

HR Green Bill Rates:

Personnel	Bill Rate
IL Licensed Architect / Structural / Professional Engineer	$220 per hour
ICC Master Code Professional / Certified Building Official	$185 per hour
ICC-Certified Plan Reviewer	$160 per hour
IDPH Licensed Plumbing / Health Review	$160 per hour
ICC-Certified Permit Technician / Admin	$135 per hour

Core & Shell Plan Reviews:

Building	SF	Type	Est. Hours	Avg. Rate	Subtotal
Power Center	—	Large Commercial	65	$175	$11,375
Building E	88,526	Large Retail	55	$175	$9,625
Building F	23,800	Retail	32	$165	$5,280
Building G	34,900	Retail	38	$170	$6,460
Building H	4,300	Restaurant/Small Retail	22	$165	$3,630
Building I	3,600	Restaurant/Small Retail	20	$165	$3,300
Building J	44,000	Large Retail	45	$170	$7,650
Building A	24,600	Retail	32	$165	$5,280
Building B	29,300	Retail	35	$170	$5,950
Building C	38,900	Retail	40	$170	$6,800
Building D	30,600	Retail	36	$170	$6,120
DHOS Shell	—	Specialty	45	$170	$7,650

Subtotal (Core & Shell): ~$79,120 (Use $79,000)

Tenant Build-out Reviews:

Tenant fit-out estimates are based on anticipated tenant mix and typical plan review effort by square footage.

Category	Qty	Avg SF	Est. Hours	Avg. Rate	Subtotal
Small Retail (<5K SF)	12	~3,500	12	$160	$23,040
Mid Retail (5K–10K SF)	8	~6,500	16	$165	$21,120
Large Retail (>10K SF)	7	~15K	22	$165	$25,410

Subtotal (Tenant Reviews): ~$69,570 (Use $70,000)

Re-Reviews & Coordination Allowance:

- Above assumes two (2) full plan review cycles, this allowance will be utilized for additional reviews (beyond two), plan review changes after permit and other Plan Reviewer/Architect coordination outside the plan review cycle
- Add ~25% (assumption based upon Rock Run Development size and scope)

Sub-total (Plan Review Allowance): $37,000

Program Management & Coordination (Plan Routing, Tracking, and Reporting):

This effort supports ongoing coordination, schedule tracking, and communication across all Rock Run submittals.

Component	Hours	Rate	Subtotal
Routing	37	$135	$4,995
Weekly Coordination	150	$135	$20,250

Subtotal (Program Management & Coordination): ~$25,250 (Use $25,000)

Cost Breakdown Summary:

Category	Totals-
Core & Shell Plan Reviews	$79,000
Tenant Build-out Plan Reviews	$70,000
Re-Reviews & Coordination Allowance	$37,000
Program Management & Coordination	$25,000

Total Not-to-Exceed (NTE): $211,000

Building Permit Process Mindset: Making Permitting Easier and More Predictable

A successful building department is not only defined by meeting plan review turnaround-time targets — it is defined by how smoothly projects move from submittal to approval. The goal is a permitting process that is clear, efficient, consistent, applicant-friendly, and protective of life-safety and code compliance. **These practices are intended to support both staff workload and applicant success, creating a process that is fair, efficient, and predictable for everyone involved.**

1. Turnaround Time Is Only One Metric

Plan review timelines matter, but applicants judge the process by how predictable and efficient it feels. An equal measure of success is: *how many review cycles it takes to get approved?*

2. Track the Number of Plan Resubmittals

A strong operational goal is that most permits (90% or more) are approved as-noted after two review cycles. Track total reviews per permit, common repeat issues, and frequency of "*third, fourth, fifth*" submittals.

3. Focus Plan Review on Core Priorities

Plan reviews should concentrate on zoning compliance, life-safety, accessibility, and confirmation that current adopted codes are being applied. Clear, solution-oriented comments reduce confusion and resubmittals. Remember: the Architect of Record remains responsible for the completeness and correctness of the plans – *not the plan reviewer*.

4. Don't Let Incomplete Plans Enter the Review Queue

Poor-quality or incomplete plans consume reviewer time and delay other projects – *penalizing everyone*. A quick intake screening step by someone familiar with the requirements helps prevent this. Checklists can also help confirm complete submittals.

5. Empower Staff to Reject Incomplete or Non-compliant Submittals Up Front

Clerks or reviewers should have authority to mark submittals as "*not accepted*" if required elements are missing or plan quality is poor. This keeps the queue clean and helps applicants understand expectations early.

6. The Result: A More Predictable, Less Burdensome System

Reducing friction, minimizing repeat cycles, and maintaining strong compliance standards improves the applicant experience dramatically. Applicants want *predictability, clarity, no surprises, and fewer submissions*. At the same time, these improvements reduce unnecessary burden on reviewers and help staff focus on the work that matters most.

Successful permitting is not just about speed — it is about reducing friction, minimizing repeat cycles, and ensuring applicants can reach approval efficiently while maintaining strong life-safety and code compliance standards.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 262-26

File ID: 262-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/05/2026

Department: Public Works **Final Action:**

Title: Approval of a Professional Services Agreement with Strand Associates Inc., International Code Council (ICC) and HR Green, for On-Call Development Review for the Rock Run Collection Development

Agenda Date: 05/19/2026

Agenda Number:

Attachments: 26-04-21.Joliet_Rock Run Development Reviews Proposal.pdf, Agreement for Professional Services_Bridge Program Mgr.pdf, ICC Proposal__Redacted.pdf, Joliet Supplemental Building Plan Review HRG.pdf

Entered by: smikos@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/6/2026	Greg Ruddy	Approve	5/8/2026
1	2	5/7/2026	Kevin Sing	Approve	5/8/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/11/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 263-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Approval of Change Order No. 3 for the Lead Service Line Replacement Phase 4 Contract to Stip Bros. Excavating Inc. in the Amount of $89,410.00

BACKGROUND:
On February 23, 2023, the Mayor and City Council awarded a Contract for the Lead Service Line Replacement Phase 4 project, in the amount of $1,051,700.25, on behalf of Stip Bros. Excavating Inc., based on the Unit Prices provided in their bid. Change Order No. 1 was previously approved for $111,800.00 on February 18, 2025. Change Order No. 2 was previously approved for $95,750.00 on May 6, 2025.

The Public Service Committee will review this matter.

CONCLUSION:
Change Order No. 3 is a change order with a net increase in the amount of $89,410.00 and is based on the projected additional quantities of pay items planned to be installed to complete additional lead service line replacements. The goal of the Phase 4 Lead Service Line Replacement Program is to replace lead water services disturbed during leak repair and to replace lead water services identified during inventory inspections. This contract is generally an on-call contract to replace lead services as they are identified in the field. The proposed quantity adjustments cover completed work to date and provide an additional amount for potential future work performed under those pay items order for the following:

- Project management
- Water service line type L, 1-inch
- Water service connection on private property - basement / crawl space
- Restoration of lawns and parkways

Also included in this change order is a time extension for extension of the contract.

Sufficient funds are available for this project in the IEPA Loan Fund / Lead Service Line Replacement Phase 4 (Org 53680000, Object 557200, $89,410.00). This loan is 100% principal forgiveness.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve Change Order No. 3 to the Lead Service Line Replacement Phase 4 Contract, in the amount of $89,410.00, to Stip Bros. Excavating Inc.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 263-26

File ID: 263-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/06/2026

Department: Public Utilities **Final Action:**

Title: Approval of Change Order No. 3 for the Lead Service Line Replacement Phase 4 Contract to Stip Bros. Excavating Inc. in the Amount of $89,410.00

Agenda Date: 05/19/2026

Entered by: wbaltz@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/6/2026	Allison Swisher	Approve	5/8/2026
1	2	5/7/2026	Kevin Sing	Approve	5/8/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/11/2026

Memo

File #: 264-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Chris Sternal, Director of IT

SUBJECT:
Award of Contract to VideoTec for Five-Year Renewal of Genetec Advantage Support Agreement in the Amount of $83,872.00

BACKGROUND:
The City relies on Genetec Security Center, the enterprise platform supporting video management, access control, and physical security operations across municipal facilities.

Maintaining an active Advantage agreement ensures the City continues to receive:

- Security patches and reliability updates to protect against evolving threats
- Software enhancements and new system capabilities
- Access to Genetec's training and certification resources
- Priority support and accelerated issue resolution
-

As the City's camera network and access control systems continue to expand, uninterrupted support is essential for operational continuity and system security.

CONCLUSION:
A multi-year renewal provides the City with substantial cost savings and ensures ongoing system stability. VideoTec's pricing for Genetec Advantage offers significant financial benefit when selecting a longer-term agreement. Notably, the three-year term results in a cost savings of $36,488.00 compared to purchasing three individual one-year agreements. Selecting the three-year agreement locks in lower pricing, avoids renewal penalties, and ensures the City continues to receive the updates, support, and security enhancements necessary to maintain its physical security systems.

This item was recommended for City Council approval by the Communication, Technology and Information Systems Committee at the May 6, 2026 meeting.

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 of these circumstances apply:

(b) Purchases for additions to and repairs and maintenance of equipment owned by the City which may be more efficiently added to, repaired or maintained by a certain person;

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

(g) Purchases of professional services.

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Sufficient Funds exist utilizing the Information Technology Infrastructure Repairs and Maintendance budget (Org 04013000, Object 524300, $83,872.00)

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award a contract to VideoTec for the five-year renewal of Genetec Advantage Support Agreement in the amount of $83,872.00.

www.videotecsecurity.com

March 26, 2026

Quote #2492

To: City of Joliet
Attn: Mr. Jeff D'Aleo
Re: Genetec Advantage

The Genetec Advantage support agreement for City of Joliet will expire on April 30, 2026. Please advise if you want this to remain in effect so we can avoid a renewal penalty.

Software Updates and Enhancements
Our commitment to innovation means you'll receive the latest software updates and feature enhancements. These updates not only keep your systems running smoothly but also provide access to new capabilities and improvements.

Security and Reliability
Security threats are ever evolving. An active Advantage contract ensures your systems stay secure with regular patches and updates, reducing the risk of vulnerabilities.

Access to Knowledge Resources
Renewing Advantage gives you access to our learning platforms that provide training certification and self-service types of operator training, making it easier for you to get the most out of our products.

Preferential Treatment
As a valued Advantage customer, you receive priority treatment. Your support requests and inquiries are placed at the forefront of our queue for faster resolutions.

The cost for a 1-year agreement is $24,072.00.
The cost for a 3-year agreement is $58,457.00 (a savings of $13,759.00)
The cost for a 5-year agreement is $83,872.00 (a savings of $36,488.00)

The above-listed prices do not include sales tax and are for acceptance within 15 days. A copy of your tax-exempt certificate must be provided along with the signed quote/PO or you will be charged appropriate sales tax.

We thank you for the opportunity of quoting the foregoing prices and we are looking forward to being of continued excellent service to you.

Very truly yours,
VIDEOTEC CORPORATION

Liz DeWitt
Administrative Assistant

ACCEPTANCE:

_____
Name, Title Date

Please advise term _____

9801 Spring Drive, Highland IN 46322
Phone 219-922-4500 / 708-862-0617
Fax 708-862-2001

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 264-26

File ID: 264-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/07/2026

Department: **Final Action:**

Title: Award of Contract to VideoTec for Five-Year Renewal of Genetec Advantage Support Agreement in the Amount of $83,872.00

Agenda Date: 05/19/2026

Attachments: VideoTech QT2492 for Genetec Renewal.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/12/2026	Christopher Sternal	Approve	5/11/2026
1	2	5/12/2026	Kevin Sing	Approve	5/14/2026
1	3	5/12/2026	Todd Lenzie	Approve	5/14/2026
1	4	5/15/2026	Beth Beatty	Approve	5/14/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 265-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Chris Sternal, Director of IT

SUBJECT:
Award of Contract to CDWG for Nutanix Cloud Infrastructure Subscription, Licensing and Hardware Support Renewal in the Amount of $101,687.68

BACKGROUND:
Nutanix is the City's modern platform for running our server environment, combining computing power, storage, and virtualization into a single, efficient system. We rely on Nutanix because it provides a stable and secure foundation for city operations, improves performance, streamlines system management, and allows us to easily expand capacity as organizational needs grow.

CONCLUSION:
Renewing the City's Nutanix licensing is necessary to maintain reliable, secure, and fully supported operation of our core server infrastructure. The one-year renewal term totals $101,687.68 and includes required subscriptions for Nutanix Cloud Infrastructure, Unified Storage, and hardware support.

To ensure competitive pricing, this renewal is procured through the Sourcewell-State of Illinois Contract R-257160 which provides government-only discounted rates for software and support services.

This item was recommended for City Council approval by the Communication, Technology and Information Systems Committee at the May 6, 2026 meeting.

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 of these circumstances apply:
(b) Purchases for additions to and repairs and maintenance of equipment owned by the City which may be more efficiently added to, repaired or maintained by a certain person;
(f) Purchases when authorized by a concurring vote of two-thirds of the Mayor and City Council;
(g) Purchases of professional services.

Sufficient Funds exist utilizing the Information Technology Infrastructure Repairs and Maintenance budget (Org 04013000, Object 524300, $101,687.68)

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award a contract to CDWG for Nutanix Cloud Infrastructure Subscription, Licensing and Hardware Support renewal in the

amount of $101,687.68.

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Thank you for choosing CDW. We have received your quote.

Hardware Software Services IT Solutions Brands Research Hub

QUOTE CONFIRMATION

Pricing and Availability Notice

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

IT INVOICES,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

This quote is subject to CDW's Third Party Cloud Services Order Form Terms and Conditions set forth at https://www.cdwg.com/content/cdwg/en/terms-conditions/third-party-cloud-services-order-form-terms-and-conditions-.html

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
PTSM092	2/26/2026	JUNE TO JUNE 1YR	229298	$101,687.68

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
NUTANIX CLOUD INFRASTRUCTURE SUB RNW Mfg. Part#: RSW-NCI-ULT-PR "SN#:24SW000333051, LIC-02452656, Term: 06-14-2026 4:00:00 PM to 06-13-2027 4:00:00 PM " Electronic distribution - NO MEDIA Contract: Sourcewell-State of IL R-257160 GOV ONLY (25-448DOIT-TELEC-P-80070)	120	7321039	$352.17	$42,260.40
Nutanix Unified Storage Pro - subscription license renewal + Production Sup Mfg. Part#: RSW-NUS-PRO-PR "SN#:24SW000337286, LIC-02459265, Term: 06-14-2026 4:00:00 PM to 06-13-2027 4:00:00 PM " Electronic distribution - NO MEDIA Contract: Sourcewell-State of IL R-257160 GOV ONLY (25-448DOIT-TELEC-P-80070)	319	7321042	$176.77	$56,389.63
NUTANIX HARDWARE RENEWAL SUPPORT Mfg. Part#: RS-HW-PRD-ST	5	6072643	$607.53	$3,037.65

QUOTE DETAILS (CONT.)

"SN#:22SG5H060077,
22SG5H060070,
22SG5H060061,
22SG5H060100,
22SG5H060059,
Term: 06-12-2026 4:00:00 PM to
06-13-2027 4:00:00 PM
"
Electronic distribution - NO MEDIA
Contract: Sourcewell-State of IL R-257160 GOV ONLY
(25-448DOIT-TELEC-P-80070)

These services are considered Third Party Services, and this purchase is subject to CDW's Third Party Cloud Services Terms and Conditions, unless you have a written agreement with CDW covering your purchase of products and services, in which case this purchase is subject to such other written agreement.

The third-party Service Provider will provide these services directly to you pursuant to the Service Provider's standard terms and conditions or such other terms as agreed upon directly between you and the Service Provider. The Service Provider, not CDW, will be responsible to you for delivery and performance of these services. Except as otherwise set forth in the Service Provider's agreement, these services are non-cancellable, and all fees are non-refundable.

SUBTOTAL	$101,687.68
SHIPPING	$0.00
SALES TAX	$0.00
GRAND TOTAL	**$101,687.68**

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF JOLIET PURCHASING DEPT 150 W JEFFERSON ST JOLIET, IL 60432-4158 **Phone:** (815) 724-3925 **Payment Terms:** Net 30 Days-Govt State/Local	**Shipping Address:** CITY OF JOLIET IT DEPT 150 W JEFFERSON ST JOLIET, IL 60432-4158 **Phone:** (815) 724-3925 **Shipping Method:** ELECTRONIC DISTRIBUTION
	Please remit payments to:
	CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515

Sales Contact Info

Justin Christofferson | (877) 529-2915 | justin.christofferson@cdwg.com

Need Help?

My Account | Support | Call 800.800.4239

This order is subject to CDW's Terms and Conditions of Sales and Service Projects at
http://www.cdwg.com/content/terms-conditions/product-sales.aspx
For more information, contact a CDW account manager.

© 2026 CDW•G LLC, 200 N. Milwaukee Avenue, Vernon Hills, IL 60061 | 800.808.4239

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 265-26

File ID: 265-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/07/2026

Department: **Final Action:**

Title: Award of Contract to CDWG for Nutanix Cloud Infrastructure Subscription, Licensing and Hardware Support Renewal in the Amount of $101,687.68

Agenda Date: 05/19/2026

Attachments: CDWG for Nutanix Licensing Renewal PTSM092.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/12/2026	Christopher Sternal	Approve	5/11/2026
1	2	5/12/2026	Kevin Sing	Approve	5/14/2026
1	3	5/12/2026	Todd Lenzie	Approve	5/14/2026
1	4	5/15/2026	Beth Beatty	Approve	5/14/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 266-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Chris Sternal, Director of IT

SUBJECT:
Award of Contract to Heartland Business Systems for VMWare Annual Renewal in the Amount of $66,014.08

BACKGROUND:
The City of Joliet relies on VMware to operate more than eighty virtual servers that support critical business systems and daily operational needs. This virtualization environment ensures efficient hardware utilization, flexible resource management, and dependable system performance. VMware continues to be foundational to the City's IT operations and is necessary for maintaining stable and secure infrastructure services.

CONCLUSION:
Renewing VMware licensing is essential to supporting the City's IT environment and maintaining reliable, efficient, and flexible systems for staff and City operations. Continuing this subscription ensures that System Administrators have the resources necessary to manage the virtual infrastructure effectively and sustain the performance and availability of critical services.

This item was recommended for City Council approval by the Communication, Technology and Information Systems Committee at the May 6, 2026 meeting.

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 of these circumstances apply:
(b) Purchases for additions to and repairs and maintenance of equipment owned by the City which may be more efficiently added to, repaired or maintained by a certain person;
(f) Purchases when authorized by a concurring vote of two-thirds of the Mayor and City Council;
(g) Purchases of professional services.

Sufficient Funds exist utilizing the Information Technology Infrastructure Repairs and Maintenance budget (Org 04013000, Object 524300, $66,014.08).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award a contract to Heartland Business Systems for VMWare annual renewal in the amount of $66,014.08.

HEARTLAND BUSINESS SYSTEMS

Vmware Renewal

Quote #408538 v1



Prepared For:

Joliet, City of
Chris Sternal
150 W Jefferson St.
Joliet, IL 60432

P: (815) 724-4117
E: csternal@joliet.gov

Prepared by:

Chicago Illinois Office
Mauri Spampinato
5400 Patton Drive
Suite 4B
Lisle, IL 60532

P: (630) 452-7382
E: mspampinato@hbs.net

Date Issued:
04.21.2026
Expires:
04.30.2026

VMware Renewal - 1 Year	Price	Qty	Ext. Price
VCF-VSP-FND-1Y **VMware vSphere Foundation**	$187.54	352	$66,014.08
Start Date: 05/31/2026 End Date: 05/30/2027			
		Subtotal:	**$66,014.08**

Non-Returnable/Non-Refundable Language

VMware Note:

Customer understands that all orders for VMware are final when accepted by VMware. No cancellations, returns, exchanges or refunds are allowed.

Quote Summary	Amount
VMware Renewal - 1 Year	$66,014.08
Total:	**$66,014.08**

This Quote does not include any federal or state prevailing wage rates, unless specifically noted. If this project requires compliance with any federal or state prevailing wage laws, the customer must immediately notify Heartland in writing prior to acceptance so that Heartland can provide an updated Quote. Any modifications made after the project commencement will result in additional charges and delays.

This quote may not include applicable sales tax, telecommunications taxes, shipping, handling, and delivery charges. Final applicable sales tax, telecommunications taxes, shipping, handling, and delivery charges are calculated and applied at invoice. The above prices are for hardware/software only, and do not include delivery, setup or installation by Heartland ("HBS") unless otherwise noted. Installation by HBS is available at our regular hourly rates, or pursuant to a prepaid HBSFlex Agreement. This configuration is presented for convenience only. HBS is not responsible for typographical or other errors/omissions regarding prices or other information. Prices and configurations are subject to change without notice, and may be changed by HBS at any time up until shipment. HBS may modify or cancel this quote if the pricing is impacted by a tariff. A 20% restocking fee will be charged on any returned part. Customer is responsible for all costs associated with return of product and a $25.00 processing fee. No returns, cancellations or order changes are accepted by HBS without prior written approval. This quote and any attached agreement are not subject to termination without cause or for convenience. This quote expressly limits acceptance to the terms of this quote, and HBS disclaims any additional terms. Customer may issue a purchase order for administrative purposes only. By providing your "E-Signature," you acknowledge that your electronic signature is the legal equivalent of your manual signature, and you warrant that you have express authority to execute this agreement and legally bind your organization to this proposal and all attached documents. Any purchase that the customer makes from HBS is governed by HBS' Standard Terms and Conditions ("ST&Cs") located at http://www.hbs.net/standard-terms-and-conditions, which are incorporated herein by reference. The ST&Cs are subject to change. When a new order is placed, the ST&Cs on the above-stated website at that time shall apply. If customer has signed HBS' ST&Cs version 2022.v1.0 or later, or the parties have executed a current master services agreement, the signed agreement shall control over any conflicting terms in the version on the website. If a current master services agreement does not cover the purchase of products, the ST&Cs located on the website shall govern the purchase of products. Certain purchases also require customer to be bound by end user terms and conditions. A list of end user terms and conditions related to various manufacturers and vendors is set forth at https://www.hbs.net/End-User-Agreements. Any purchase that customer makes is also governed by the applicable end user terms and conditions, which are incorporated herein by reference. If customer has questions about whether end user terms and conditions apply to a purchase, customer shall contact HBS. Any order(s) that exceeds the credit limit assigned by HBS shall require upfront payment from customer in an amount determined by HBS. HBS shall make this determination at the time of the order, unless customer has previously submitted the required onboarding paperwork. In such event, HBS shall make this determination at the time of quoting. Customer shall ensure that all invoices are timely paid as stated in Section 2 of the ST&Cs, regardless of whether Customer has a financing or leasing company or other third-party issue the purchase order. In the event that a third-party issues the purchase order, Customer shall be required to sign this Quote for purposes of approving the order. QT.2026.v1.0

HEARTLAND BUSINESS SYSTEMS

Acceptance

Chicago Illinois Office	**Joliet, City of**
Mauri Spampinato	Chris Sternal
Signature / Name	Signature / Name Initials
04/21/2026	
Date	Date

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 266-26

File ID: 266-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/07/2026

Department: **Final Action:**

Title: Award of Contract to Heartland Business Systems for VMWare Annual Renewal in the Amount of $66,014.08

Agenda Date: 05/19/2026

Attachments: VMware vSphere Foundation 2026.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/12/2026	Christopher Sternal	Approve	5/11/2026
1	2	5/12/2026	Kevin Sing	Approve	5/14/2026
1	3	5/12/2026	Todd Lenzie	Approve	5/14/2026
1	4	5/15/2026	Beth Beatty	Approve	5/14/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 267-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Chris Sternal, Director of IT

SUBJECT:
Award of Contract to Avolve for the Three-Year Renewal of ProjectDox Premium Bundle in the Amount of $129,210.00

BACKGROUND:
ProjectDox is the City's cloud-based electronic plan review system that supports digital plan submission, parallel departmental reviews, and 24/7 applicant access. It improves transparency through real-time tracking and centralized collaboration, and enhances efficiency and accountability with automated workflows, audit trails, and version control that ensure all departments work from the most current plans.

CONCLUSION:
Upgrading to the Avolve ProjectDox Premium Bundle strengthens the City's development review operations by adding GIS integration, mobile field tools, AI-assisted review features, expanded analytics, and data warehouse connectivity. These capabilities support more efficient inspections, greater reviewer productivity, and improved insight into workload and performance trends.

This upgrade also positions the City to broaden the use of electronic plan review and aligns with industry direction, which emphasized the importance of integrated GIS workflows, mobile access, analytics, and AI as core components of modern permitting operations.

Three-Year Renewal Cost (Premium Bundle)

Year	Annual Subscription Cost
2026	$40,710.00
2027	$42,480.00
2028	$46,020.00

This item was recommended for City Council approval by the Communication, Technology and Information Systems Committee at the May 6, 2026 meeting.

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 of these circumstances apply:
(b) Purchases for additions to and repairs and maintenance of equipment owned by the City which may be more efficiently added to, repaired or maintained by a certain person;
(f) Purchases when authorized by a concurring vote of two-thirds of the Mayor and City Council;

(g) Purchases of professional services.

Sufficient Funds exist utilizing the Information Technology Applications Contractual Services budget (Org 04012000, Object 524200, $40,710). This will be budgeted for appropriately in years two and three (2027 and 2028).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award a contract to Avolve for the three-year renewal of ProjectDox Premium Bundle in the amount of $129,210.00.

Joliet, IL

Bundled Pricing Proposal



Currently Paying (Heritage Pricing)	
	Todays Numbers
Annual Subscription	**$35,400.00**
Active Users	28

Included Features	
Digital Markups	X
Standard Comment Library	X
Side-by-Side Version Comparison	X
Document Management	X
Customizable Workflows	X
Standard and Custom Reports	X
Online Application Submital	X
Audit Trail	X
API's and Webhooks	X
MFA & SSO	
Avolve Insights	
Avolve GIS	
Data Warehouse Connection	
Avolve AI	
Avolve Mobile	

Premium Bundle		
	Todays Numbers	**Premium Bundle**
Year 1 Annual Subscription*	**$35,400**	**$40,710.00**
Year 2 Annual Subscription*		**$42,480.00**
Year 3 Annual Subscription*		**$46,020.00**
*30 Included Users		

Included Features	
Digital Markups	X
Standard Comment Library	X
Side-by-Side Version Comparison	X
Document Management	X
Customizable Workflows	X
Standard and Custom Reports	X
Rose Based Permissions	X
Audit Trail	X
API’s and Webhooks	X
MFA & SSO	X
Avolve Insights	X
Avolve GIS	X
Data Warehouse Connection	X
Avolve AI	X
Avolve Mobile	X

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 267-26

File ID: 267-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/07/2026

Department: **Final Action:**

Title: Award of Contract to Avolve for the Three-Year Renewal of ProjectDox Premium Bundle in the Amount of $129,210.00

Agenda Date: 05/19/2026

Attachments: Joliet, IL - PDox Premium Bundle.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/12/2026	Christopher Sternal	Approve	5/11/2026
1	2	5/12/2026	Kevin Sing	Approve	5/14/2026
1	3	5/12/2026	Todd Lenzie	Approve	5/14/2026
1	4	5/15/2026	Beth Beatty	Approve	5/14/2026

Memo

File #: 268-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Chris Sternal, Director of IT

SUBJECT:
Award of Contract to Forte for the Joliet City Square - AV Background Music System Project in the Amount of $554,742.00

BACKGROUND:
The City has continued progress on the Joliet City Square development, including the planned installation of the A/V background music system. As part of the required procurement process, the project scope was issued for public bid under Contract 2981-0526. The bid opportunity was advertised in accordance with City policies, and submissions were accepted through the formal bidding window. Following the closure of that process, one responsive proposal was received that met the specifications for the scope of the project.

This phase supports the broader City Square development by installing the initial audio, surveillance, and related infrastructure needed to operate the background music system and to accommodate future expansions of the City's audiovisual systems.

CONCLUSION:
The submitted proposal meets the defined project requirements and this phase supports the broader City Square development by installing the initial audio, surveillance, and related infrastructure needed to operate the background music system and to accommodate future expansions of the City's audiovisual systems.

This item was recommended for City Council approval by the Communication, Technology and Information Systems Committee at the May 6, 2026 meeting.

Funding for the project will be provided first through the $225,000.00 in grant funds awarded to the City by Heritage Corridor. The remaining $329,742.00 of the project cost will be covered by the original $350,000.00 in capital funds budgeted for this initiative, leaving an unused balance of $20,258.00 in capital funds available for other initiatives and keeping the project under budget.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award a contract to Forte for the Joliet City Square - AV Background Music System Project in the amount of $554,742.00.

Retail Sales Agreement

Reference Number: 1445409
Date: April 16, 2026

Joliet City Square - AV background music system

Prepared By: Jeff Hodge
Phone: (630)477-2356
Email: jeff.hodge@ourforte.com

FORTÉ
703 West Algonquin Road, Arlington Heights, IL 60005
Phone: (630)477-2300
Fax: (630)477-2301

COMPANY	PROJECT SITE	INVOICE TO
Joliet, City of 150 W. Jefferson Street Joliet, IL 60432	Joliet, City of 150 W. Jefferson Street Joliet, IL 60432	Joliet, City of 150 W. Jefferson Street Joliet, IL 60432
Contact: Amanda Dite Phone: (815)724-3931 Email: adite@jolietcity.org Account Number: JCO002	Contact: Amanda Dite Phone: (815)724-3931 Email: adite@jolietcity.org Account Number: JCO002	Contact: Amanda Dite Phone: (815)724-3931 Email: adite@jolietcity.org Account Number: JCO002

COMMENTS

Please note the scope listed below.

PRODUCTS AND SERVICES SUMMARY

Equipment	$314,073.00
Integration	$229,969.00
PRO Support	$4,500.00
Shipping & Handling	$6,200.00
Tax	$0.00
Grand Total	$554,742.00

Unless otherwise specified. The prices quoted reflect a discount for a cash payment (i.e., check, wire transfer) made by Customer in full within the time stated for payment on each invoice. Discount only applies to new items included on the invoice, and only applies if the balance on the invoice is paid in full.

All returned equipment is subject to a restocking charge. The prices are valid for 15 days and may be locked in by signing this Retail Sales Agreement.

FORTÉ's prices/rates provided in this quote and/or agreement do not reflect any applicable tariffs imposed by foreign or domestic governmental authorities. FORTÉ's prices are subject to change should applicable tariffs result in any price increase to the equipment purchased under this agreement.

Overdue balances are subject to a finance charge of 1.5% per month, or interest at the highest rate permitted by applicable law. In the event FORTÉ must pursue collection of unpaid invoices, Customer agrees to pay all of FORTÉ's costs of collection, including its attorneys' fees.

INVOICING AND PAYMENT TERMS

Customer and FORTÉ have agreed on the payment method of CHECK. Payment must be remitted by stated method. To the extent Customer seeks the use of any payment methods other than stated, and that payment method results in an increased transaction cost to FORTÉ, the new payment must be approved in writing. The Customer shall be responsible for paying the increased transaction cost to FORTÉ associated with the change in payment method. Payments shall be made 30 days from invoice date. So long as the invoice has been sent and the Customer's payment is made within the terms work will continue.

FORTÉ uses progress billing, and invoices for equipment and services allocated to the contract on a monthly basis. Unless otherwise specified, all items quoted (goods and services) as well as applicable out of pocket expenses (permits, licenses, shipping, etc.) are invoiced in summary (including applicable sales taxes due for each category of invoiced items).

Customer is to make payments to the following "Remit to" address:

FORTÉ
PO Box 842607
Kansas City, MO 64184-2607

If Payment Method is ACH: Customer must make all payments in the form of bank wire transfers or electronic funds transfers through an automated clearinghouse with electronic remittance detail, in accordance with the payment instructions FORTÉ provides on its invoice to Customer.

A monthly summary of detailed equipment received is available upon request. Equipment received may be different than equipment billed based on agreed billing method.

TAXES AND DELIVERY

Unless stated otherwise in the Products and Services Summary above, FORTÉ will add and include all applicable taxes, permit fees, license fees, and delivery charges to the amount of each invoice. Taxes will be calculated according to the state law(s) in which the product(s) and/or service(s) are provided. Unless Customer provides a valid tax exemption certificate for any tax exemption(s) claimed, FORTÉ shall invoice for and collect all applicable taxes in accordance with state law(s), and Customer will be responsible for seeking a tax credit/refund from the applicable taxing authority.

AGREEMENT TO QUOTE AND DOCUMENTS CONSTITUTING YOUR CONTRACT WITH FORTÉ

Customer hereby accepts the above quote for goods and/or services from FORTÉ. When duly executed and returned to FORTÉ, FORTÉ's Credit Department will check Customer's credit and approve the terms. After approval by FORTÉ's Credit Department and signature by FORTÉ, this Retail Sales Agreement will, together with the FORTÉ General Terms & Conditions (which can be found at https://www.ourforte.com/terms-and-conditions) form a binding agreement between Customer and FORTÉ. This Retail Sales Agreement and the FORTÉ General Terms & Conditions of Sale (the T&Cs) are referred to collectively as the Agreement. If not defined in this Agreement, all capitalized terms shall have the meaning given to them in the T&Cs. Should FORTÉ's Credit Department determine at any point prior to FORTÉ commencing work that Customer's credit is not adequate, or should it otherwise disapprove of the commercial terms, FORTÉ reserves the right to terminate the Agreement without cause and without penalty to FORTÉ.

AGREED AND ACCEPTED BY

	FORTÉ
Company	Company
Signature	Signature
Printed Name	Printed Name
Date	Date

CONFIDENTIAL INFORMATION

The company listed in the "Prepared For" line has requested this confidential price quotation, and shall be deemed "Confidential Information" as that term is defined in the T&Cs. This information and document is confidential and is intended solely for the private use of the customer identified above. Customer agrees it will not disseminate copies of this quote to any third party without the prior written consent of FORTÉ. Sharing a copy of this quote, or any portion of the Agreement with any competitor of FORTÉ is a violation of this confidentiality provision. If you are not the intended recipient of this quote (i.e., the customer), you are not properly in possession of this document and you should immediately destroy all copies of it.

PRODUCTS AND SERVICES DETAIL

PRODUCTS:

Description	Qty	
Performance Bond	1	
Sub-Total:		**$2,200.00**
IT Room		
Q-SYS Core Processor with 24 local audio I/O channels, 160x160 total network I/O channels with 8x8 Software-based Dante license included, USB AV bridging, dual Ethernet ports for network redundancy pl	1	
Q-SYS 10.1 PoE Touch Screen Controller for In-Wall Mounting. Color - Black only	1	
Q-SYS UCI Viewer App	1	
8-Channel 500W/CH Q-SYS Network Amplifier, Lo-Z, 70V, 100V direct drive, FlexAmp, with Mic/line Inputs, 100-240V.	3	
RACKMOUNT PC	1	
Network Streamer & DAC	1	
Four Input 1RU Rackmount Audio Monitor	1	
Active Monitor Speaker with Dante	1	
High Density Flex Enclosure, 4U, 12-Port	1	
Fiber OS2 HD Flex LC Splice Cassette Loaded	6	
HD FLEX LC SPLICE CASSETTE OS2 6XLC DUPLEX PRELOAD 900UM STD INCLUDES 12 PIGTAILS	2	
Audinate AVIO-A-2IN-EB Dante AVIO Install 2-Channel	1	
MULTI RX 174MHz - 2.0GHz	1	
ADPSM 4 Channel License	8	
AD BP 470-616 MHZ	8	
Cardioid Condenser Lavalier Microphone with 4 (1.2m) attached cable, Belt-Clip Preamp with XLR, Rotable Tie Clip, Dual Tie Clip, Snap-Fit Windscreen	8	
Neoprene Bodypack Belt Pouch for UR1, ULX1, SLX1, PGX1, LX1, SC1, T1G, T1, U1, UC1, and UT1 Bodypack Transmitters	8	
Headset Cardioid Condenser Mic with Snap-fit Windscreen and TA4F (TQG) Connector	8	
AD HH 470-616 MHZ	8	
RECHARGEABLE BATTERY	20	
Rack Battery Charger. Compatible with Shure rechargeable batteries AXT910, AXT920 and SB900A.	2	
AXIENT Charging Module for SB900A Batteries	8	
RADOME COLOR ID KIT FOR AD2	1	
3SP ANODIZED DRAWER with Foam Insert for 6 wireless mics, fits 3U rack drawer	2	
OPTIX RF OVER FIBER SYSTEM - DUAL CH.	4	
Apple 12.9" iPad Pro M2 Chip (Late 2022, 512GB, Wi-Fi + Cellular, Space Gray)	1	
48PT M4350-24X8F8V MANAGED SWITCH	1	
NETGEAR Compatible 25GBASE-LR-S SFP28 1310nm 300m DOM Duplex LC/UPC SMF Optical Transceiver Module	6	
NETGEAR Compatible 25GBASE-SL SFP28 850nm 30m DOM Duplex LC MMF Optical Transceiver Module	4	
APC Smart-UPS SRT 3000VA LCD RM 120V with Network Card	4	
RACK SHELVES/BLANKS	1	
CUSTOM RACK SHELF	1	
INSTALL MATERIALS	1	
Sub-Total: IT Room		**$168,833.00**
Green Space		
5.25" AS Series Surface Mount, Passive, Black	45	
PoleStar Pole and Column Speaker Mount Adapter, 75lb WLL	45	
Banding Kit for Poles and Columns	60	
4/5" AS and FS Series Universal Surface Mount Bracket, Black	1	

UniFrame Outdoor Pole Mount Safety Anchor	45
40" Safety Cable, 60lb WLL	45
P3737-PLE PANORAMIC 4X 5MP 20FPS, 360IR ILLUM. IP66/67 H.264 & H.265	25
Aluminum Pole Mount for indoor and outdoor installations, for poles with diameter between 100-410 mm	25
Outdoor-ready, powder-coated aluminum pole mount with 1.5" NPS thread for fixed dome pendant kits. I	25
AXIS TP3832-E Dome Smoked	25
Catalyst 9163E AP(W6E, tri-band 2x2,Outd	4
Meraki 4/8/8 dBi Omni Dipole, N connect	20
OPTIX RF OVER FIBER SYSTEM - DUAL CH.	1
Weather Resistant IP-Rated Circularly Polarized Antenna for In-Ear Monitors and Wireless Microphones	4
M4350-8M2V MANAGED SWITCH	6
NETGEAR Compatible 25GBASE-LR-S SFP28 1310nm 300m DOM Duplex LC/UPC SMF Optical Transceiver Module	6
Smart-UPS SRT 2200VA RM 120V with Network Card	6
All-Purpose Mic Stand Ebony	6
Adjustable Height Desktop Mic Stand 8-13 inch Ebony Finish	6

Sub-Total: Green Space **$143,040.00**

Integration

Meetings
Project Management
Programming
In Shop Fabrication
Testing and Acceptance
Training
Integration Cables & Connectors
Union On Site Integration
Travel Expense
Engineering and Drawings

Sub-Total: Integration **$229,969.00**

Total: **$544,042.00**

PRO SUPPORT:

Description	Qty	
90 day post install System Support Agreement	1	
		$4,500.00

Refer to Page 1 for the Grand Total that includes Taxes, and Shipping & Handling.

SERVICES TO BE PROVIDED

INTEGRATION SERVICES

INTEGRATION SCOPE OF WORK

A. SUMMARY: The City of Joliet will be converting a 1.3-acre parking lot site into the Joliet City Square bringing a gathering place to downtown Joliet. The project includes a background music system & two amphitheater venues, one large mainstage with two (2) AV hubs and one Library stage with one (1) AV hub in the smaller park space. The background music system will include speakers, security cameras, wireless access points, and wireless mic antennas mounted on lamp posts throughout the Green space. Cabling for this system will run through three (3) outdoor hubs. The venues will support a wide range of musical acts, city events (Tree Lighting, Pumpkin Festival, etc.), and rentals from touring acts. This scope of work is for the background music system only. The venues will be completed in another phase of the project. As part of this submission, FORTÉ will provide 90 day post installation warranty support. Additional support may be purchased separately.

B. SYSTEM DESCRIPTION:

Background music, security camera, & wireless systems

Background Music Loudspeaker System:

- Loudspeakers: A pair of marine grade speakers, mounted to 20 lamp posts throughout the Green space. (Total of 40 speakers)
- Amplification & Processing:
- Atlas Loudspeakers
    - Each loudspeaker is passive, powered from remote amplifiers located in the parking garage IT closet AV rack. The amp rack will use the provided power and distribute audio and power to each pair of loudspeakers via a single cable.
    - The amplifiers have onboard processing, which will be used to fine tune the system.
    - As part of a 2nd phase of work, when operating in Stage Performance Reinforcement mode, the system shall incorporate appropriate signal delay processing to ensure consistent coverage and proper time alignment across all speaker zones.
    - The system shall support flexible routing of multiple audio sources to accommodate varying programming and venue requirements.
    - A digital sound processor will be provided and serve as the primary audio mixer for the background music system. Processor located in the parking garage IT closet AV rack. The DSP will be connected to the Control VLAN and to the Dante VLAN to ensure secure and reliable system operation.
    - Audio sources to include:
        - Eight (8) wireless microphones
        - Media Player
        - De-embedded audio from video router (FUTURE)
        - Analog inputs converted to digital from three (3) outdoor hubs, three (3) AV hubs, and IT closet.
        - Emergency Alert System (TBD)
    - Audio destinations to include:
        - Loudspeaker system throughout Garden space
        - Analog outputs converted from digital at three (3) outdoor hubs, three (3) AV hubs, and IT closet.
        - Joliet Community Television (JCTV) Press Feed Box can be connected at any of the three (3) outdoor hubs or three (3) AV hubs.
        - Rack room confidence monitoring
    - Each source and destination feed shall have independent, selectable audio mixer control and monitoring capabilities, including visual audio level metering and speaker confidence monitoring.

Security Cameras:

- Cameras: A single panoramic 4x5 multidirectional dome camera, mounted on 25 lamp posts throughout the Green space and surrounding area. (25 cameras total)
    - The City of Joliet will provide IP Addresses for each camera and network switches with SFP fiber uplinks for the three (3) outdoor hubs. City of Joliet will also be responsible for final configuration and security camera system functionality

Wireless Systems:

- Wireless Access Points: A wireless access point on the AV control VLAN, mounted on 4 lamp posts throughout the Green space. Cabling for 12 locations will be installed but only 4 access points will be installed.
    - Access points will provide wireless touch panel control of the system throughout the Garden space.
    - The control system will have a touch screen interface in the IT room, as well as utilizing the Q-SYS Control App (iOS) for control from the Green space on an iPad.
    - The control system user interface will do all routing necessary for facility needs. The interface will also have audio metering on all inputs and output zones throughout the facility.
    - The AV rack touchscreen in the parking garage IT closet will serve as the primary control interface for system operations. The controller will provide routing control for all required signals and include an intuitive audio mixer interface for managing input and output levels.
    - IPAD Control to mimic the Control System Touchscreen Interface, for control from the Green Space

- Wireless Microphones: New 16 channel wireless microphone system and associated components operating in the Shure G57 frequency band. Four (4) antenna locations with RF to fiber kits will provide coverage throughout the Green space.
    - Four (8) belt pack & four (8) handheld microphones
    - Cardioid lavalier microphone & headset condenser microphone four (8) each
    - Eight (20) rechargeable batteries and two (2) rack mount charging docks
    - Rack drawer with foam insert for microphone storage in parking garage IT closet AV rack
    - Provide six (6) each, Atlas MS-10CE All-Purpose Three-Piece Epoxy Mic Stand with 10-Inch Base - 35-Inch to 63-Inch, Black and Atlas DS7E Adjustable Height 8-13in Desktop Mic Stand, Black.

Engineering PC:

- Engineering Computer: Owner furnished PC to support system configuration, monitoring, and maintenance. The computer will be rack-mounted and paired with a 1U rack-mounted KVM console featuring a 17-inch monitor and integrated keyboard.

Networking:

- Network Switches: Seven (7) new network switches for AV control, Dante, & City-provided internet for the three (3) outdoor hubs, three (3) AV hubs, & the IT closet. Three (3) owner furnished network switches for the three (3) outdoor hubs.
    - The IT closet will have one (1) Netgear switch with eight (8) Netgear compatible 25GBASE-LR-S SFP28 1310nm 300m DOM Duplex LC/UPC SMF Optical Transceiver Modules for the 6 remote switches, and eight (8) Netgear compatible 25GBASE-SL SFP28 850nm 30m DOM Duplex LC MMF Optical Transceiver Modules for connectivity to the owner furnished City Switches. Configure this switch for City-provided Internet service, the Control VLAN, and the Dante VLAN to ensure secure, reliable, and efficient system operation.
    - The three (3) outdoor hubs & three (3) AV hubs will each get a Netgear switch with SFP+ Transceiver, 10GBase-LR for single mode 9/125µm fiber. Configure these network switches to support City-provide Internet service, the Control VLAN, and the Dante VLAN, ensuring secure, reliable, and efficient system operation.
    - Install, and terminate one (1) owner furnished Cisco C9300-48U-E and populate the provided SFPs in the IT closet rack. The City of Jolet IT staff will configure this switch for City-provided Internet service, and Security Camera VLAN needs.
    - Install, and terminate three (3) owner furnished Cisco C9200CX-12P-2X2G and populate the provided SFPs in the three (3) outdoor hub enclosures. Connect Axis security cameras to this switch. The City of Jolet IT staff will configure this switch for City-provided Internet service, and Security Camera VLAN needs.

Battery Backup:

- APC Smart-UPS On-Line 3kVA, 2U rack-mount unit (120V) with eight (8) NEMA 5-20R outlets and one (1) NEMA L5-30R outlet. The UPS shall provide battery backup and power conditioning for equipment installed within the three (3) AV racks to ensure continuous and reliable system operation.
- APC Smart-UPS On-Line, 2200VA, 2U rack-mount unit (120V) with six (6) NEMA 5-20R outlets and one (1) NEMA L5-20R outlet. The UPS shall provide battery backup and power conditioning for the security camera network switches and the AV network switches in the three (3) outdoor hubs, FOH, and backstage enclosure at Main and Library stages to ensure continuous and reliable operation.

Cabling

Fiber termination, testing, & certification:

- As part of an existing construction contract, the General Contractor shall furnish and install 24-strand single-mode fiber cabling originating from three (3) outdoor hubs. In addition, twelve (12)-strand single-mode fiber cabling shall be installed to the IT Room to support the future video wall system and provide an internal fiber pathway for interconnection with Joliet City Hall.
- All fiber optic cabling originating from three (3) outdoor hubs, shall be routed to and coiled within a 36x36x12 outdoor junction box mounted on the parking structure. The Audio Video Systems Integrator shall be responsible for the final fiber pulls, routing, termination, testing, and certification from the outdoor junction box to the AV racks located within the IT Room. All remaining conduit and pathway infrastructure shall be provided and installed as part of the upcoming construction contract titled Joliet City Square – Ottawa Street Parking Garage Building Modifications.
- The AV Contractor shall furnish and install CommScope Z-024-DZ-8W-FSUBK 24-strand single-mode fiber cabling originating from three (3) AV hubs and be responsible for the final fiber pulls, routing, termination, testing, and certification from the AV hubs to the AV racks located within the IT Room. All remaining conduit and pathway infrastructure shall be provided and installed as part of the upcoming construction contract titled Joliet City Square – Ottawa Street Parking Garage Building Modifications.
- The IT closet rack will use the Panduit HD Flex Fiber Enclosure 4 RU, 12 Port FLEX4U12 with the HD Flex LC Splice Cassette, OS2, 24 Fiber Discrete Pigtail FHS9N-24-10P to terminate all the fibers strands from the 6 remote outdoor enclosures, and a HD Flex LC Splice Cassette, OS2, 12 Fiber Discrete Pigtail FHS9N-12-10P for future video wall and internal City fiber connections. Provide fiber jumpers from Cassettes to terminal equipment.
- For the three (3) outdoor hubs & three (3) AV hubs the Audio-Video Systems Integrator will terminate the 24 fiber strands to an enclosure using the Panduit HD Flex Fiber Enclosure 1 RU, 6 Port FLEX2U06 and HD Flex LC Splice Cassette OS2, 24 Fiber Discrete Pigtail FHS9N-24-10P. Of the twenty-four (24) fiber strands, twelve (12) shall be reserved for data networking, and twelve (12) shall be dedicated to audiovisual systems, terminated on a custom rack-mounted fiber termination panel. The Audio-Video Systems Integrator will provide appropriate fiber jumpers from the fiber cassettes to all terminal equipment.
- The overall system design shall allow for Phase 2 expansion, including provisions for additional fiber runs and sufficient physical space, pathways, and capacity to accommodate future fiber termination, patching, and system growth.
- The Audio-Video Systems Integrator shall test and certify all installed single-mode fiber optic cabling prior to system acceptance. Testing shall include visual inspection, continuity and polarity verification, bi-directional insertion loss testing, and OTDR testing.

- Insertion loss and OTDR testing shall be performed at 1310 nm and 1550 nm wavelengths using calibrated test equipment. All test results shall comply with applicable TIA/EIA and IEC standards. Connector end-faces should be inspected and cleaned prior to testing.
- Electronic test reports, including insertion loss results, OTDR traces, and pass/fail status for each fiber strand, shall be submitted and approved prior to system acceptance. Any fiber links failing to meet performance requirements shall be corrected and retested at no additional cost to the Owner.

Speaker Termination:

- As part of the upcoming construction contract, the general contractor shall furnish and install four-conductor, 16 AWG stranded, twisted, and shielded speaker cabling to each of the twenty (20) designated lampposts. Cables shall be coiled and secured within an 8-inch x 6-inch x 4-inch junction box, mounted to the lamppost access plate for termination by the Audio-Video Systems Integrator. Cabling shall be routed through the three (3) outdoor hub enclosures and coiled at a 36x36x12 outdoor AV enclosure adjacent to the parking structure. The Audio-Video Systems Integrator shall then complete the final cable pull and termination from the outdoor AV enclosure to the IT Room AV racks.

Camera Termination:

- As part of the upcoming construction contract, the general contractor shall furnish and install Category 6A, UTP, 4-pair, 23 AWG, Gel-Filled, Black, Category 6A Premise Horizontal Cable (500 MHz) from the three (3) outdoor hub enclosures to each of the twenty-five (25) designated lampposts. Cabling shall be coiled and secured within an 8-inch x 6-inch x 4-inch junction box, mounted to the lamppost access plate for termination by the Audio-Video Systems Integrator. Cabling shall be routed to an owner furnished network switch stored in each of the three (3) outdoor hub enclosures using a fiber uplink to the IT closet.

Wireless Access Point Termination:

- As part of the upcoming construction contract, the general contractor shall furnish and install Category 6A, UTP, 4-pair, 23 AWG, Gel-Filled, Black, Category 6A Premise Horizontal Cable (500 MHz) from the three (3) outdoor hub enclosures to each of the twelve (12) designated lampposts. Cabling shall be coiled and secured within an 8-inch x 6-inch x 4-inch junction box, mounted to the lamppost access plate for termination by the Audio-Video Systems Integrator. Cabling shall be routed to an AV network switch stored in each of the three (3) outdoor hub enclosures using a fiber uplink to the IT closet.

Wireless Microphone Antenna Termination:

- As part of an existing construction contract, the general contractor shall furnish and install the needed RF Cable from the four (4) designated lampposts to the appropriate outdoor hub enclosures. Cabling shall be coiled and secured within an 8-inch x 6-inch x 4-inch junction box, mounted to the lamppost access plate for termination by the Audio-Video Systems Integrator. Fiber extenders will be provided to extend the RF signal from the appropriate outdoor hub enclosures to the IT closet.

C. EXCLUSIONS: The following work is **not included** in our Scope of Work:

- All conduits, high voltage, wiring panels, breakers, relays, boxes, receptacles, etc.
- Concrete saw cutting and/or core drilling
- Firewall, ceiling, roof, and floor penetration
- Necessary gypsum board replacement and/or repair
- Necessary ceiling tile or T-bar modifications, replacements, and/or repair
- Structural support of equipment *FORTÉ is not responsible for building-related vibrations
- Installation of the ceiling-mounted projection screen
- All millwork (moldings, trim, cutouts, etc.)
- Patching and Painting
- Permits (unless specifically provided for and identified within the contract)
- Unless otherwise stated, the pricing in this agreement does not include prevailing wage or union labor
- Unless specifically noted, lifts and scaffolding are not included

D. CONSTRUCTION CONSIDERATIONS:

In order to accomplish the outlined goals of this project, the Customer will be responsible for contracting with an outside entity to make the necessary modifications to the space as directed by FORTÉ. The costs associated with these modifications are not included in this proposal.

E. NOTICE: THIS SCOPE OF WORK IS DELIVERED ON THE BASIS OF THE FOLLOWING ASSUMPTIONS:

- The room(s) match(es) the drawings provided.
- Site preparation by the Customer and their contractors includes electrical and data placement per FORTÉ specification.
- Site preparation will be verified by FORTÉ project manager or representative before the scheduling of the installation. All work areas should be clean and dust free prior to the beginning of the on-site integration of electronic equipment.
- Customer communication of readiness will be considered accurate and executable by FORTÉ project manager.
- In the event of any arrival to the site that FORTÉ is not able to execute work efficiently and definably progress, the Customer will be charged a fee to reimburse FORTÉ for all lost time and inefficiencies. At this time, the Customer will be presented with a Contract Change Order and will/may halt work until acceptance by the Customer and rescheduling of the integration effort is agreed upon.
- Rescheduling and redeployment of FORTÉ technicians due to unacceptable site preparation may cause scheduling delays of up to 10 business days.
- There is ready access to the building/facility and the room(s) for equipment and materials.
- There is secure storage for equipment during a multi-day integration.
- If Customer furnished equipment and existing cabling are to be used, FORTÉ assumes that these items are in good working condition at this time and will integrate into the designed solution. Any repair, replacement, and/or configuration of these items that may be necessary will be made at an additional cost.

- All Network configurations, including IP addresses, are to be provided, operational and functional before FORTÉ integration begins. FORTÉ will not be responsible for testing the LAN connections.
- Cable or Satellite drops must be in place with converter boxes operational before the completion of integration. Any delay resulting in extra work caused by the late arrival of these items will result in a change order for time and materials.
- Document review/feedback on drawings/correspondence will be completed by the Customer within two business days (unless otherwise noted).
- The documented Change Control process will be used to the maximum extent possible – the Customer will have an assigned person with the authority to communicate/approve project Field Directed Change Orders and Contract Change Orders (see Appendix).
- In developing a comprehensive proposal for equipment and integration services, FORTÉ' Sales Representatives and Engineering teams must make some assumptions regarding the physical construction of your facility, the availability of technical infrastructure, and site conditions for installation. If any of the conditions we have indicated in the site survey form are incorrect or have changed for your project or project site, please let your Sales representative know as soon as possible. Conditions of the site found during the integration effort, which are different from those documented, may affect the price of the system solution, integration, or services. To ensure that you have an accurate proposal based on your facility and specific to the conditions of your project, please review all project documentation carefully.

F. INTEGRATION PROJECT MANAGEMENT PROCESSES

FORTÉ will follow a foundational project management process which may include the following actions/deliverables (based on the size/complexity/duration of the integration project):

- Site Survey – performed prior to Retail Sales Agreement and attached
- Project Welcome Notice – emailed upon receipt of Purchase Order
- Project Kick-Off meeting with Customer Representative(s) – either by phone or in-person
- Project Status reviews – informal or formal – either by phone or in person (based on the size/complexity/duration of the project)
- Project Change Control – comprised of Field Directed Change Order and/or Contract Change Order submittals (see Appendix)
- Notice of Substantial Completion (see Appendix) – at Customer walk-through – prior to Service Transition

G. KNOWLEDGE TRANSFER (TRAINING)

This is geared specifically towards the end-user / operator. The purpose of this knowledge transfer is to provide operators with the necessary knowledge to confidently and comfortably operate all aspects of the integrated system. Areas covered include the following:

- Equipment and system overview
- Equipment operation and function
- Equipment start-up, stop and shut down
- Equipment automatic and manual operation
- Discussion and documentation relating to control system operation
- Discussion and documentation relating to the system processor and its control applications
- Powering up and powering down the AV system via the control system
- Manual operation of display systems, audio systems, and all other related components
- Use/operation of patch panels, when and where to be used
- Whom to call when help is required

H. FORTÉ INTEGRATION SERVICES RESPONSIBILITIES

FORTÉ will provide services/work for the project as described above in the Scope of Work or per the attached separate Scope of Work document detailing the scope of work to be performed.

- Provide equipment, materials, and service items per the contract products and services detail.
- Provide systems equipment integration and supervisory responsibility for the equipment integration.
- Provide systems configuration, checkout, and testing.
- Provide project timeline schedules.
- Provide necessary information, as requested, to the owner or other parties involved with this project to ensure that proper AC electrical power and cableways and/or conduits are provided to properly integrate the equipment within the facilities.
- Provide manufacturer-supplied equipment documentation.
- Provide final documentation and "as built" system drawings (CAD) - if purchased.
- Provide system training following integration to the designated project leader or team.

I. CUSTOMER INTEGRATION SERVICES RESPONSIBILITIES

- Provide for the construction or modification of the facilities for soundproofing, lighting, electrical, HVAC, structural support of equipment, and decorating as appropriate. Includes installation of any ceiling-mounted projection screen.
- Provide for the ordering, provisioning, installation, wiring, and verification of any Data Network (LAN, WAN, T1, ISDN, etc.) and Telephone Line (Analog or Digital) equipment and services prior to on-site integration.
- Provide all necessary cableways and/or conduits required to facilitate AV systems wiring.
- Provide all necessary conduits, wiring, and devices for technical power to the AV systems equipment.
- Provide reasonable access of FORTÉ personnel to the facilities during periods of integration, testing, and training, including off hours and weekends.
- Provide a secure area to house all integration materials and equipment.
- Provide a project leader who will be available for consultation and meetings.
- Provide timely review and approval of all documentation (Technical Reports, Drawings, Contracts, etc.).

SYSTEM SUPPORT

System Support is FORTÉ's fully entitled service and support package that focuses on keeping your Audiovisual (AV) systems working at their peak performance. Because FORTÉ focuses on the human impact of these systems, we not only support the equipment, but also the end users of your systems.
Customer Care is the most comprehensive and flexible of all our managed service packages. We can apply our expertise and our proven support processes to support your ecosystems. FORTÉ will deliver our offered entitlements in a tiered workflow model that provides support cases at an entry level for initiated incidents. From there, FORTÉ will follow an ITIL based model for remote remediation and on-site dispatch, as necessary.

SYSTEM SUPPORT AGREEMENT COVERAGE

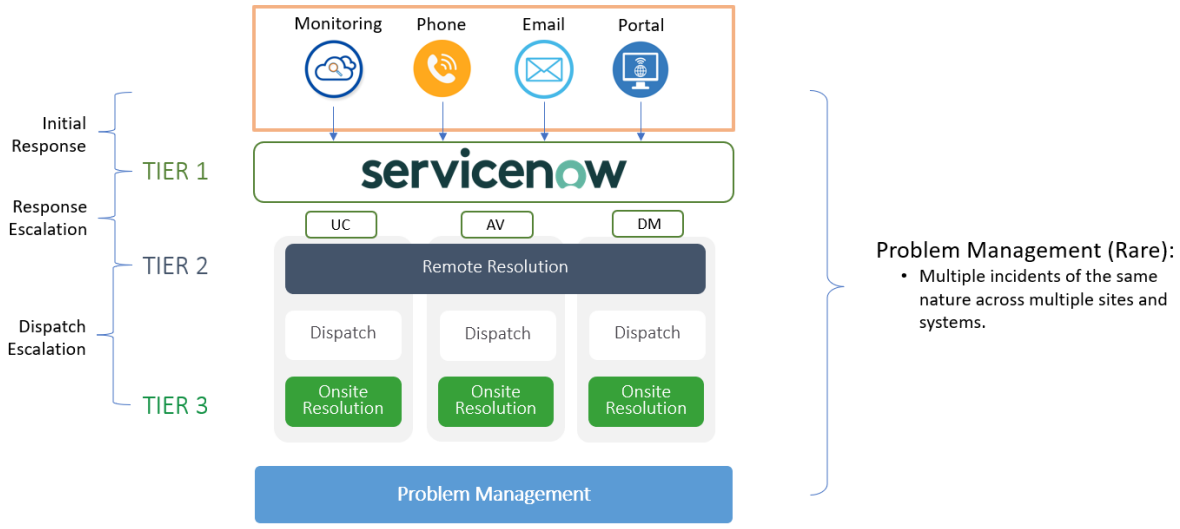
FORTÉ will perform the services below for covered systems:

90 day Support Entitlement Coverage		
Entitlement	**Definition**	**Included**
Incident Management	Support to troubleshoot, remediate, and escalate all Incidents through to resolution.	Yes
Remote Support	Remote Priority Support for supported systems to diagnose and address and attempt to resolve incidents.	Yes
Onsite Support	Priority Support for technician dispatch to the customer location to diagnose and address and attempt to resolve an Incident within 8 Business hours or as available and/or scheduled.	Yes
Advanced Parts Replacement	~~A~~dvanced replacement of failed hardware components under warranty as available.	NA
Software Update Assistance	Labor to implement updates of existing software to correct software errors and/or resolve incidents as scheduled.	Yes
System Training	User training to cover general operation of the system and how to contact FORTÉ for support as scheduled.	Yes
System Health Checks	Perform a complete health check and diagnostic on the installed system. Includes cleaning, adjustments, functional tests, and replacement of parts to keep the system equipment in efficient operating condition.	NA

SYSTEM SUPPORT WORKFLOW

FORTÉ follows an Information Technology Infrastructure Library (ITIL) framework with our approach to technology services. Generally, our tiered workflow approach will follow this structure:

1. Incident is reported via monitoring (when purchased), phone, email, or portal (when available)
2. Incident is logged in ServiceNow and triaged (Tier 1)
3. UC / AV / DM Troubleshooting and Remote Resolution (Tier 2)
    a. Tier 2 remediation (and SLA) begins after Tier 1 triage has been completed.
4. Dispatch Escalation and Resolution (Tier 3)
    a. Tier 3 Escalation (and SLA) begins after Tier 2 remediation has been attempted.



SERVICE COVERAGE TIME & TIER LEVELS DESCRIPTION

Coverage hours for the ProSupport department are defined as:

8 x 5	FORTÉ will provide 8 x 5 coverage across the time zone locations of the systems under coverage (North America only)

FORTÉ ProSupport department is the initial contact point for any incoming incident. Upon identification of an issue, the ProSupport team will attempt to restore the technology service back to normal operations. Remediation activities will take place at different tiers of service, but all following a specific workflow. A general description of what happens at each tier level is as follows:

TIER 1 SERVICES:

Tier 1 services are the initial point of contact for any issue and are primarily made up of Incident Management responsibilities. Typical responsibilities for Tier 1 include:

- Taking ownership of incidents in our ServiceNow ITSM system for all issues reported or alerted on. Each incident request will have a unique reference number which is used to allow the support staff to quickly locate, add to or communicate the status of the user's issue or request.
- Assign a severity or update the severity of each incident (Critical, Standard, or Request)
- Provide electronic receipt notification for each incident.
- Provide rapid response and initial triage and technical support.
- Perform remote trouble isolation, resolution, or escalation to a Tier 2 Technician if needed.
- Ongoing status updates and case management through incident resolution.

TIER 2 SERVICES:

Tier 2 services are made up of various remote resolver groups. Escalations will take place at this level. FORTÉ will engage with a remote resolver that specializes in the incident in question. Typical responsibilities for Tier 2 include:

- Specific fault isolation down to the component level.
- Perform specific hardware configuration changes.
- Perform overall system configuration changes.
- In-depth analysis, log analysis, fault tracking and tracing.
- In-depth understanding of the core technologies utilized for corrective action.
- Promote the incident to Tier 3 escalation as needed.

TIER 3 SERVICES (available as SSA master number - if included):

Tier 3 services are made up of onsite resources that are available for dispatch. The ProSupport team will take the learnings from Tier 1 and Tier 2 teams and dispatch a site technician with the correct repair or replacement technology to fully resolve the incident. Typical responsibilities for Tier 3 include:

- Room repair and configuration changes.
- Control and audio system programming.
- Hardware swaps of on-hand critical components.
- Coordination of replacement parts.
- RMA or equipment returns to the manufacturer.
- Advanced diagnostic troubleshooting of cable paths and component level devices.
- Software and firmware updates, as well as identification of incompatible revisions.
- Acceptance testing of the resolved system.
- System health checks (preventative maintenance).

- System reimaging to correct OS/BIOS failures or to generally reconstruct a system back to functionality.

PROBLEM MANAGEMENT:
FORTÉ has a proven problem management process aimed to resolve the root causes of any Tier 3 incidents that are unresolved. Unfortunately, there are occasions where multiple issues happen across multiple platforms. These issues are escalated into an ITIL Problem. A problem in this context is the unknown underlying cause of one or more incidents, and a known error is a problem that is successfully diagnosed and for which either a work-around or a permanent resolution has been identified. Problems can also be identified from a single significant incident, indicative of a single error, for which the cause is unknown, but for which the impact is significant.
A known error is a condition identified by successful diagnosis of the root cause of a problem, and the subsequent development of a work-around. Problem management differs from incident management in that Problem Management aims primarily to find and resolve the root cause of a problem and thus prevent further incidents while the purpose of Incident Management is to return the service to normal level as soon as possible, with the shortest possible business impact.

CONTACTS

FORTÉ Service team can be reached by:
- National Support Phone: 800-488-4954
- email: support@ourforte.com
- Portal: Contact your local FORTÉ representative for instructions.

SYSTEM SUPPORT DEFINITIONS

System – Defined as the items listed in the Products and Services Detail section of this Agreement or listed on an attached Equipment List with the exception of Consumables, Owner Furnished Equipment, and Obsolete Equipment.
Remote Support – Means a service whereby remote calls made to communications and terminal equipment via Customer provided IP connection to determine failures and remedies. Only available where equipment is capable and configured by FORTÉ to provide same.

Onsite Support - Service level response assumes customer location is within 60 miles of an FORTÉ Service Center. Additional travel costs may apply if the customer location is beyond 60 miles of an FORTÉ Service Center.

Consumables – Means parts such as recording media, batteries, projection lamps and bulbs, etc. Consumables are parts that are not included under this Agreement.

Obsolete Equipment – Defined as items (though possibly still in use) that are outdated with no manufacturer support or parts availability, or products with formal end of life as defined by their manufacturer. Obsolete Equipment are parts that are not included under this Agreement.

Software Update Assistance – Defined as revisions of existing software which provide maintenance to correct software errors. Assumes software is provided at no charge by the manufacturer or covered under a valid manufacturer maintenance contract. Cascading software dependencies may impact ability to issue updates. Software and features which require additional licensing are not included under this Agreement. Changes to custom templates or scripts after initial deployment are available separate from this agreement.

SYSTEM SUPPORT TERMS

Coverage Dates – Unless otherwise stated, the service coverage date will be effective as of substantial completion or System Support Agreement invoice date; whichever is applicable. Coverage will extend for the duration specified by the corresponding line item description found in the Product and Services Detail section of this Agreement. FORTÉ reserves the right to withhold services until the invoice is paid in full.

Exclusions – For situations where FORTÉ is providing service or support under this Agreement, no cost service, maintenance or repair shall not apply to the Equipment if any person other than an FORTÉ technician or other person authorized by FORTÉ, without FORTÉ prior written consent, improperly wires, integrates, repairs, modifies or adjusts the Equipment or performs any maintenance service on it during the term of this Agreement. Furthermore, any Equipment service, maintenance or repair shall not apply if FORTÉ determines, in its sole discretion, that the problems with the Equipment were caused by (a) Customer's negligence; or (b) theft, abuse, fire, flood, wind, lighting, unreasonable power line surges or brownouts, or acts of God or public enemy; or (c) use of any equipment for other than the ordinary use for which such equipment was designed or the purpose for which such equipment was intended, or (d) operation of equipment within an unsuitable operating environment, or (e) failure to provide a suitable operating environment as prescribed by equipment manufacturer specifications, including, without limitation, with respect to electrical power, air conditioning and humidity control.

Systems Support Terms are in addition to FORTÉ's General Terms and Conditions of Sale.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 268-26

File ID: 268-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/07/2026

Department: **Final Action:**

Title: Award of Contract to Forte for the Joliet City Square - AV Background Music System Project in the Amount of $554,742.00

Agenda Date: 05/19/2026

Attachments: 3-FORTE RSA 1445409 - Joliet City Square - AV background music system.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/12/2026	Christopher Sternal	Approve	5/11/2026
1	2	5/12/2026	Kevin Sing	Approve	5/14/2026
1	3	5/12/2026	Todd Lenzie	Approve	5/14/2026
1	4	5/15/2026	Beth Beatty	Approve	5/14/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 270-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Application for a Drive Thru Permit for a Zaxby's Restaurant at 110 S. Larkin Avenue

BACKGROUND:
On April 27, 2026, the Department of Public Works received a formal request for a drive thru facility for a proposed Zaxby's Restaurant to be located at 110 S. Larkin Avenue. The restaurant will be located on the site of the former Wendy's Restaurant. The building will be remodeled along with other site improvements. The City's Planning Division has reviewed the preliminary site plan and has no remaining outstanding items.

The Public Service Committee will review this matter.

CONCLUSION:
The applicant has submitted a site plan to the Department of Public Works showing the operation of the proposed drive thru. The applicant has provided signage and pavement markings for adequate traffic flow into the drive thru while maintaining sufficient drive thru storage capacity to meet the requirements of the Department of Public Works.

As required by the City of Joliet Code of Ordinances, the Department of Public Works has reviewed the drive thru facility site plan (see attachment). Access to the site will be available from two existing driveways on Larkin Avenue. The existing driveway on Emery Street will remain but will be gated and only used for food delivery trucks to exit the site after making deliveries. Upon final investigation, the Department of Public Works has determined that there is sufficient storage on the site and therefore recommends approval of the drive thru permit subject to approval of the final engineering plans.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the Drive Thru Permit for a Zaxby's Restaurant at 110 S. Larkin Avenue.

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APPLICATION FOR DRIVE-THRU FACILITY PERMIT

NAME OF APPLICANT: STEVEN KOLBER

ADDRESS OF APPLICANT: 828 DAVIS ST. SUITE 300, EVANSTAN IL 60201

NAME OF FACILITY: ZAXBY'S

ADDRESS OF FACILITY: 110 S. LARKIN AVENUE

DATE SUBMITTED TO TRAFFIC ENGINEER: 4-27-26

DATE SUBMITTED TO DIRECTOR OF PUBLIC WORKS: _____

DATE APPROVED BY THE JOLIET CITY COUNCIL: _____

APPROVED: _____ DENIED: _____

CITY OF JOLIET

INTEROFFICE MEMORANDUM

April 30, 2026

TO: **BETH BEATTY, CITY MANAGER**

FROM: **GREGORY P. RUDDY, P.E., DIRECTOR OF PUBLIC WORKS**

SUBJECT: **DRIVE-THRU PERMIT – 110 S. LARKIN AVENUE**

This Department has been requested to investigate the following drive-in facility:

Type of Business: ZAXBY'S RESTAURANT
Location: 110 S. LARKIN AVENUE

Listed below are the results of the investigation:

A. Right-of-way Encroachment: **NONE**

B. Existing & Proposed Driveway Location: **AS PER CODE**

C. Existing & Proposed Driveway Design: **ACCEPTABLE PER PUBLIC WORKS REQUIREMENTS**

D. Sight Distance: **GOOD**

E. Drainage: **AS PER CODE**

F. Use of Curbs: **AS PER CODE**

G. Parking: **PARKING LAYOUT AS PER CODE – NO PARKING IN DRIVEWAY AREA WILL BE PROVIDED.**

H. Setback: **AS PER CODE**

I. Lighting: **ADEQUATE LIGHTING FOR DRIVE-THROUGH**

J. Signs, Existing & Proposed: **AS PER CODE**

K. Peak Traffic Periods: **WILL NOT CAUSE AN ADVERSE CONDITION DURING PEAK TRAFFIC PERIODS.**

After analyzing the above, this Department recommends that the application be approved.

_____
Gregory P. Ruddy, P.E.
Director of Public Works

City of Joliet

150 W. Jefferson Street Joliet, Illinois 60432

Re: Permit Request – Zaxby's Restaurant | 110 S Larkin Avenue, Joliet, Illinois

Dear Sir/Madam,

We respectfully request that the permit for the referenced project be placed on the agenda for the upcoming City Council meeting on May 19, 2026.

The project involves the conversion of an existing one-story restaurant (formerly Wendy's) with a drive-thru into a new Zaxby's restaurant. The proposed scope of work includes:

- **Building Renovation** — Exterior and interior renovations to update the building in accordance with Zaxby's brand standards and applicable City codes, improving overall appearance and functionality.
- **Drive-Thru** — The existing drive-thru will be retained and reconfigured to improve traffic flow and provide more efficient on-site circulation.
- **Parking** — The parking layout will be reorganized to add spaces and improve circulation while minimizing conflicts with drive-thru traffic.
- **Site Lighting** — Site lighting will be upgraded to provide safe and adequate illumination while minimizing impact on neighboring properties.
- **Landscaping** — New landscaping will be added to enhance the site's appearance and create a more welcoming environment.

Sincerely,

Steven Kolber
Principal Architect
KP + J | ARCHITECTS & ENGINEERS
828 Davis St. Suite 300 Evanston IL 60201
skolber@kpenr.com

SITE PLAN LEGEND

EXISITNG BUILDING	EXISTING WALKWAY	ADA PARKING	
EXISTING CONCRETE	EXISTING STRIPING	PROPOSED STRIPING	
EXISTING ROAD	EXISTING LANDSCAPE	PROPOSED LANDSCAPE	

KEYNOTES

1. LOCATION OF EXISTING KNOX BOX
2. LOCATION OF EXISTING FIRE CONNECTION
3. MAIN ENTRANCE WITH 60"x60" MINIMUM LANDING
4. ACCESSIBLE PARKING
5. ACCESSIBLE ROUTE OF TRAVEL
6. TRUNCATED DOMES AT CURB RAMP AND CROSSWALK LOCATIONS
7. UTILITY LOCATIONS, SEE MEP
8. TRASH ENCLOSURE LOCATION
9. MONUMENT SIGN.
10. SITE SIGNAGE.
11. ACCESSIBLE PARKING SIGN.
12. ORDER CANOPY AND MENU BOARDS. REF A-102 FOR DETAILS
13. EXISTING COOKING OIL STORAGE TANK.
14. EXISTING CROSSWALK TO BE PAINTED WITH NEW STRIPING AND GRAPHICS.
15. EXISTING ASHPALT TO BE PATCHED AND SEATCOTTED
16. NEW CONCRETE WALKWAY TO BE CONSTRUCTED
17. EXISTING RAMP TO BE REPLACED.

GENERAL NOTES

A. CONTRACTOR SHALL PROTECT ADJACENT LANDS AND STRUCTURES FROM DAMAGE DURING CONSTRUCTION. ANY OFF-SITE AREAS DISTURBED SHALL BE RETURNED TO A CONDITION EQUAL TO OR BETTER THAN THE EXISTING CONDITION.

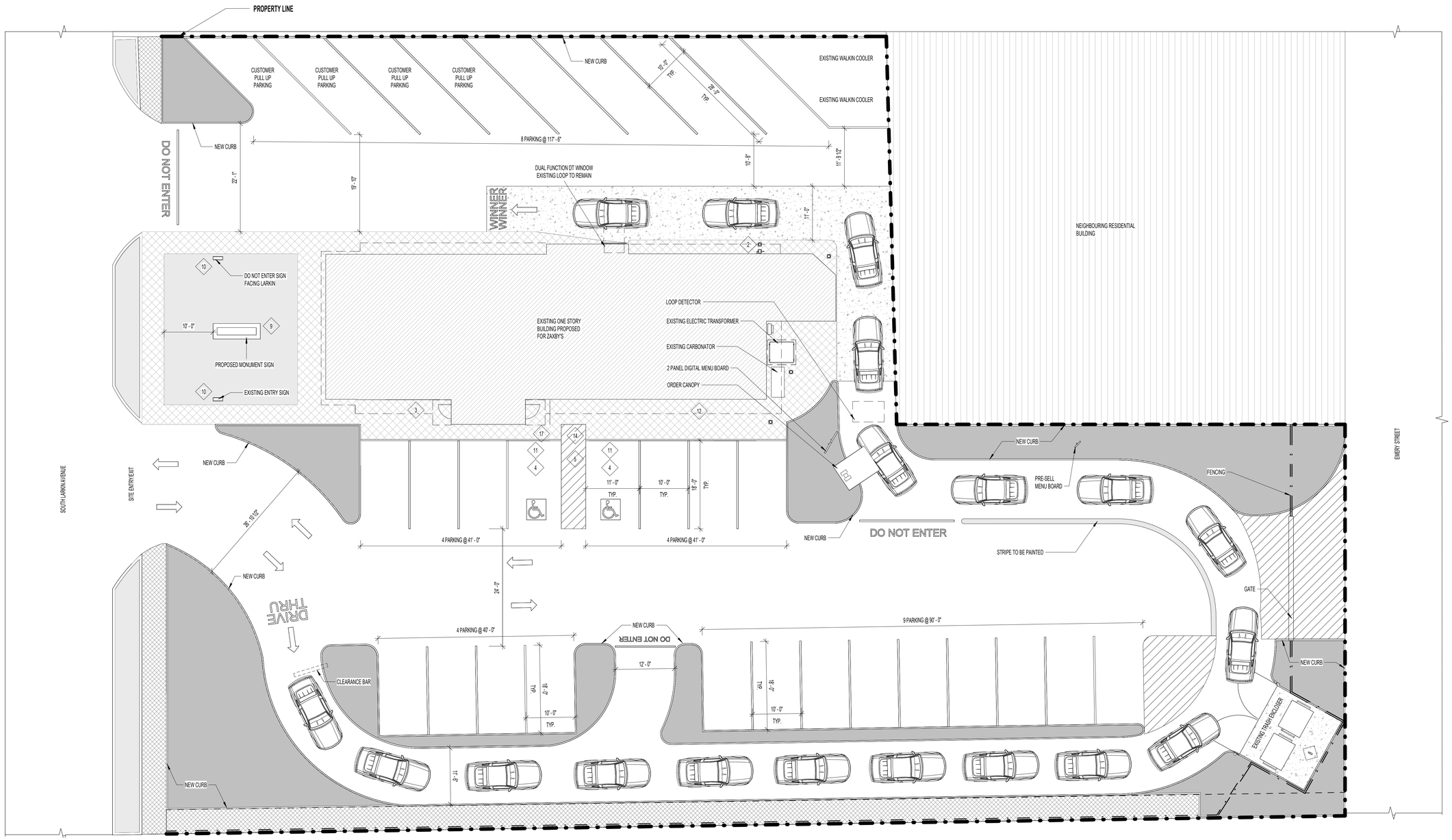
B. NECESSARY PERMITS FOR SITE WORK AND CONSTRUCTION SHALL BE OBTAINED BY THE GENERAL CONTRACTOR PRIOR TO BEGINNING OF WORK.

C. NECESSARY BARRICADES, SUFFICIENT LIGHTING, SIGNS AND OTHER TRAFFIC CONTROL METHODS MAY BE NECESSARY FOR THE PROTECTION AND SAFETY OF THE PUBLIC SHALL BE PROVIDED AND MAINTAINED THROUGHOUT THE LIFE OF THE CONSTRUCTION.

D. COORDINATE WITH THE LOCAL AUTHORITY HAVING JURISDICTION PRIOR TO ANY CONSTRUCTION IN THE PUBLIC RIGHT AWAY.

E. NO DEMOLITION MATERIALS SHALL BE DISPOSED ON SITE. ALL DEBRIS SHALL BE HAULED OFF-SITE TO A RECYCLING AREA APPROVED BY THE LOCAL AUTHORITY HAVING JURISDICTION FOR THE HANDLING OF DEMOLITION DEBRIS.

F. GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE THE LOCATION OF THE EXTERIOR GREASE INTERCEPTOR AND FIELD VERIFY EXISTING SITE CONDITIONS THAT COULD IMPACT THE LOCATION DURING THE BIDDING PHASE OF THE PROJECT AND ASSIGN THE APPLICABLE COSTS. THE LOCATION SHALL NOT INTERFERE WITH ANY EXISTING SETBACKS, EASEMENTS, UNDERGORUND UTILITIES OR OTHER SITE FEATURE.



1 SITE PLAN

SCALE: 1" = 10'-0"

OFFICIAL SEAL

CLIENT :

NAME: DANISH HALANI
PH: 224-435-8836
EMAIL: DHALANI1@GMAIL.COM

KP+J ARCHITECTS ENGINEERS

960 RAND RD., SUITE 220
DES PLAINES, IL 60016
847-497-8159

ILLINOIS DESIGN FIRM
#184008002-0007

CONSULTANT

CONSULTANT

ZAXBY'S

ZAXBYS

110 S LARKIN AVE, JOLIET, IL 60436

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REV	REV DESCRIPTION	DATE
	ISSUED FOR PERMIT	05/01/2026

DESIGN PROFESSIONAL SEAL

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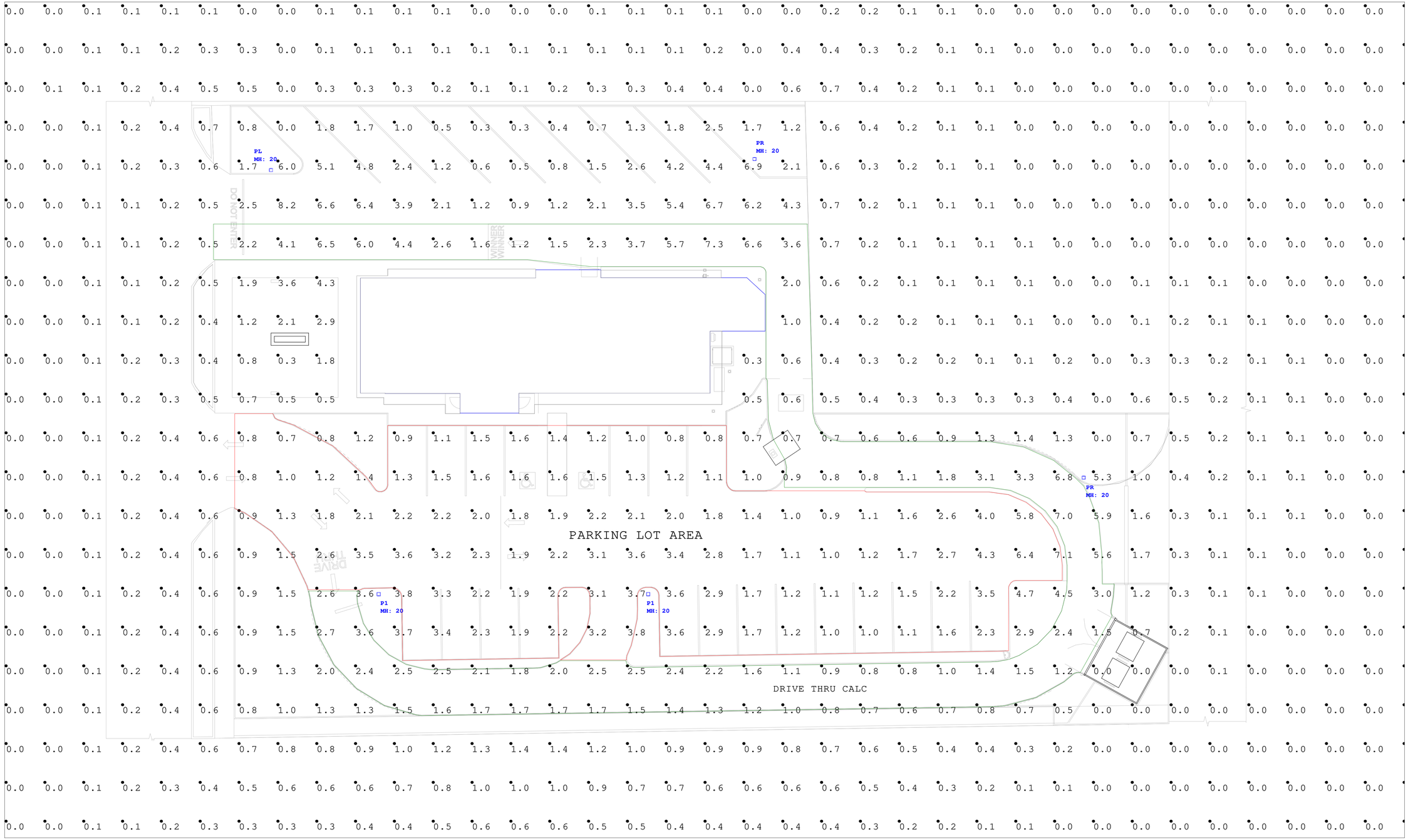
Drawn / Designed By: MO/PN
Reviewed By: JT
Project Number: KPJ-25-0363

SHEET NAME:

SITE PLAN

SHEET NUMBER:

A-101



Luminaire Schedule

Symbol	Qty	Tag	Manufacturer	Description	Luminaire Lumens	Luminaire Watts	LLF
	2	P1	LSI	MRM-LED-18L-SIL-5W-40-80CRI	17328	135	0.900
	1	PL	LSI	MRM-LED-18L-SIL-LC-40-80CRI	17401	135	0.900
	2	PR	LSI	MRM-LED-18L-SIL-RC-40-80CRI	17400	135	0.900

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
FULL AREA_Planar	Illuminance	Fc	0.70	8.2	0.0	N.A.	N.A.
DRIVE THRU CALC	Illuminance	Fc	2.37	7.3	0.6	3.95	12.17
PARKING LOT AREA	Illuminance	Fc	2.13	7.1	0.7	3.04	10.14

A+M

Photometric calculations are being provided to the recipient per the following disclaimers. This light level analysis is an estimate only, and is based on standard interior reflectance values of 0.8 ceilings, 0.5 walls, and 0.2 floors, unless otherwise specified. Any variance from reflectance values, obstructions, light loss factors or dimensional data will affect the actual light levels obtained. This analysis is a mathematical model and can only be as accurate as is permitted by the third party software and the IES files provided by our manufacturers.

Calculation by:
Josh Burge
Email:
applications@amirep.com

REVISIONS

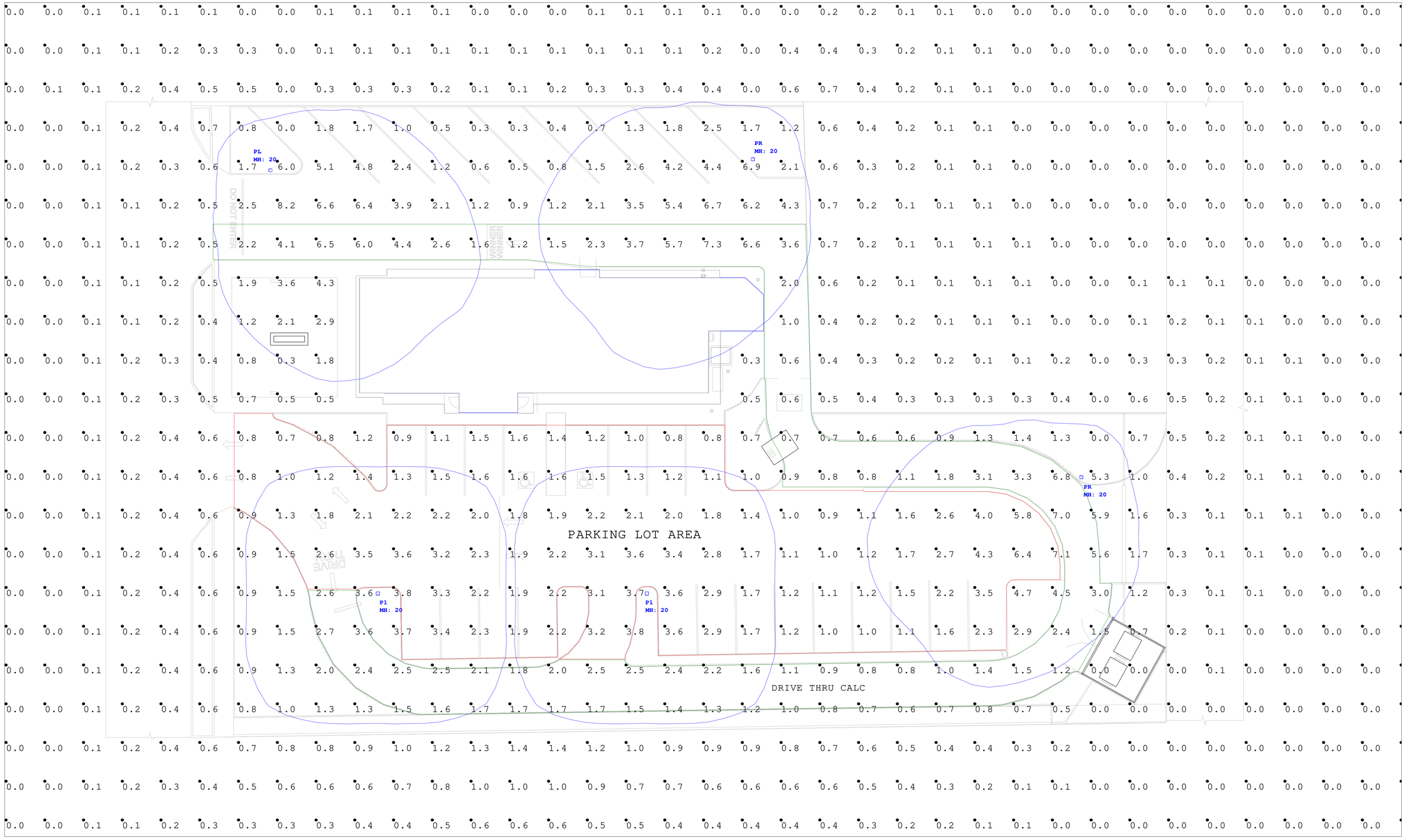
#	DATE	COMMENTS

Calculation For:
KP + J ARCHITECTS & ENGINEERS

Project:
ZAXBYS - 110 S LARKIN AVE. JOLIET, IL

Date:4/24/2026

Scale: NTS



Luminaire Schedule

Symbol	Qty	Tag	Manufacturer	Description	Luminaire Lumens	Luminaire Watts	LLF
	2	P1	LSI	MRM-LED-18L-SIL-5W-40-80CRI	17328	135	0.900
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REVISIONS

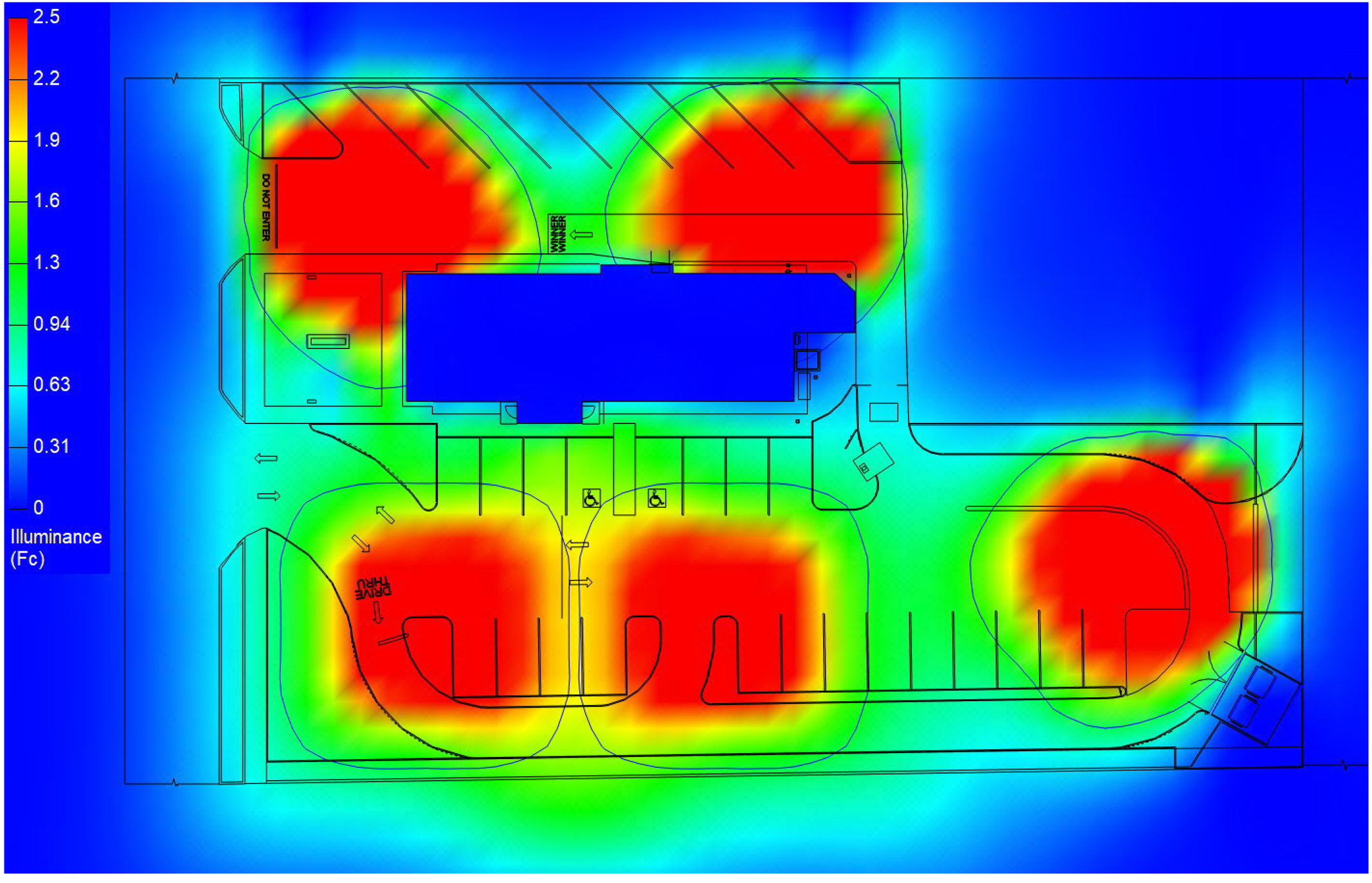
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Luminaire Schedule

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Calculation by:
Josh Burge
Email:
applications@amirep.com

REVISIONS

#	DATE	COMMENTS

Calculation For:
KP + J ARCHITECTS & ENGINEERS

Project:
ZAXBYS - 110 S LARKIN AVE. JOLIET, IL

Date:4/24/2026

Scale: NTS

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 270-26

File ID: 270-26 **Type:** License and Permit **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/05/2026

Department: Public Works **Final Action:**

Title: Application for a Drive Thru Permit for a Zaxby's Restaurant at 110 S. Larkin Avenue

Agenda Date: 05/19/2026

Attachments: 110 S Larkin Zaxbys Drive Thru Permit Application.docx, 110 S Larkin Zaxbys Drive Thru Permit Request Letter.pdf, 110 S Larkin Zaxbys Drive Thru Permit Exhibit.pdf

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/6/2026	Greg Ruddy	Approve	5/8/2026
1	2	5/7/2026	Todd Lenzie	Approve	5/8/2026
1	3	5/15/2026	Beth Beatty	Approve	5/11/2026

Memo

File #: 272-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with the Development of 1701 Drauden Road

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 1701 Drauden Road (ZBA 2025-51)

Ordinance Approving a Variation of Use to Allow a B-3 (general business) use in the B-1 (neighborhood business) Zoning District, Located at 1701 Drauden Road (ZBA 2025-52)

BACKGROUND:
The applicant, Ronald Schelling, is requesting a Variation of Use and a Special Use permit to allow a self-storage facility in a B-1 (neighborhood business) District. This proposal was brought before the Zoning Board of Appeals in 2021 and in 2023. In 2021, the Zoning Board of Appeals recommended approval, but the petitions were not approved by the City Council. In 2023, the motion to approve the petitions by the Zoning Board of Appeals failed by a vote of 3-4. The petitions were subsequently withdrawn prior to City Council consideration. Primary concerns from neighborhood residents in opposition to the petition in 2023 included concerns over squatters living in the facility and increased traffic and noise in the area. Meeting minutes of the Zoning Board of Appeals and City Council meetings from previous years are attached, and videos of these meetings are available on the City's website.

The 3.86-acre subject property is Lot 2 of the of the 10.41-acre two-lot commercial subdivision at the northwest corner of Drauden Road and Theodore Street that the City Council approved on December 1, 2020. A Gas N Wash fueling center was constructed on Lot 1. The property is zoned B-1 (neighborhood business) District. Access to the subject property would be from Drauden Road. The storm water detention system for Lot 1 would be expanded and shared to accommodate the proposed facility.

The petitioner proposes building an indoor, climate-controlled storage facility with accessory outdoor mini-storage units on Lot 2 of the Gas and Wash Theodore and Drauden Subdivision. The Joliet Zoning Ordinance allows self-storage facilities in the B-3, I-1, and 1-2 Zoning Districts upon Special Use Permit approval. The subject property is zoned B-1 (neighborhood business) District, where self-storage facilities are not listed as a by-right or special use, and therefore, per the Joliet Zoning Ordinance, is considered a prohibited use. For these reasons, the request requires both a Special Use Permit and a Variation of Use approval.

The petitioner feels that the subject property cannot accommodate a traditional neighborhood

commercial use, and that the proposed self-storage facility use provides a service to residents not readily available nearby. The Zoning Ordinance requires at least one (1) year to elapse before a petition can be reintroduced through the Zoning Board of Appeals / City Council process. Since over 2.5 years have passed from the City Council's April 2023 vote, the petitioner desires that the City Council review the proposal again.

This proposal includes a one-story, 10,950 square foot climate controlled indoor facility as well as six outside-access one-story buildings with mini-storage units. The building facades that face the perimeter will be brick-faced with light and dark brick. The buildings that are located within the proposed complex would be sided with fiber cement board. In total, there would be approximately 370 storage units of varying sizes. Outdoor storage of any kind is not permitted on site. The proposed site plan and conceptual building elevations are included with the Council packet. The proposed landscape plan shows that the site will feature dense landscaping along Drauden Road, and all landscape beds will have low berming. There would be a decorative 6' high black wrought-iron style fence along the perimeter in areas where no buildings are present.

The proposed hours of operation, during which renters can access their storage units, would be from 5:00 am to 10:00 pm. Renters of the storage units would access their units through a secured gate. The facility would be staffed by one employee. Security cameras would be positioned to review the exterior drives and the interior of Building #5.

While staff does not find that strict enforcement of the permitted uses of the B-1 Zoning District would involve practical difficulties or impose exceptional hardship considering the property in question can yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the B-1 Zoning District, staff does find adequate evidence that the unique circumstances exist with the shape and location of the site. Staff also finds that adequate evidence was submitted to establish that the Variation of Use, if granted, will not alter the essential character of the locality. The proposed self-storage facility is a service-oriented use and with the scale, buffering, and other considerations that are built into the Special Use Permit process, meets the spirit and intent of a B-1 (neighborhood business) Special Use. Staff does not believe the proposed facility would be detrimental to the health, safety, and welfare of the surrounding neighborhood, nor would it be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed self-storage facility business would be buffered by a 350-ft. utility easement along its west side, share a southern boundary with an existing gas station and car wash, and have a 100-ft. separation, with an additional 30-ft.-wide landscape easement, from the existing residential neighborhood on the east side of Drauden Road. The facility would be secured with fencing and be required to meet the City's stormwater management regulations and building design standards. Staff does not believe the proposed use would impede the normal and orderly development of surrounding property. The applicant has provided a plan that shows adequate roadway access that would minimize traffic ingress and egress to Drauden Road by using an existing curb cut. If the requested Variation of Use petition were granted, the requested Special Use Permit would not be in violation of the City's Zoning Ordinance. Over one year has elapsed since the last Special Use Permit request was denied for this property.

ZONING BOARD OF APPEALS PUBLIC HEARING:

The Zoning Board of Appeals held a public hearing on this petition on January 15, 2026. Nathaniel Washburn of KGG LLC and Ron Schelling of Schelling Development represented the petition. A discussion was held regarding the redaction of the petition application. There was a determination

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that no Open Meetings Act Violation occurred because of the redactions. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:
Ralph Bias moved that the Zoning Board of Appeals recommend approval of the Special Use Permit to allow a self-storage facility, in addition to a Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) zoning district, located at 1701 Drauden Road, subject to the following conditions:

1. That no outside storage be allowed on site;

2. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;

3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and

4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

Brigette Roehr seconded the motion, which passed with five aye votes. Voting aye were Board members Bias, Hennessy, Nachtrieb, Roehr, and Stiff. Board members Radakovich and McGrath Schmig voted nay.

RECOMMENDATION OF THE ADMINISTRATION:
Staff concurs with the recommendation of the Zoning Board of Appeals and recommends that the Mayor and City Council adopt the following, subject to the same conditions approved by the Zoning Board of Appeals above:

1. Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 1701 Drauden Road (ZBA 2025-51)

2. Ordinance Approving a Variation of Use to Allow a B-3 (general business) use in the B-1

(neighborhood business) Zoning District, Located at 1701 Drauden Road (ZBA 2025-52)

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ORDINANCE NO._____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(1701 Drauden Road)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: A Special Use Permit is hereby authorized pursuant to Section 47-5.2 of the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The Special Use Permit is authorized subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this Special Use Permit is authorized remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically authorized herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the Special Use to repeal. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this Special Use are hereby adopted and made a part of this Ordinance.

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 portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 06-03-32-306-001-0000
ADDRESS: 1701 Drauden Road
ZBA APPROVED: Yes
PETITION #: 2025-51

PREPARED BY: Ray Heitner, 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

SPECIAL USE PERMIT FOR: 1701 Drauden Road

1. **LEGAL DESCRIPTION OF PROPERTY:**

   LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.

   PIN: 06-03-32-306-001-0000

2. **SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

   A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road

3. **MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

   1. That no outside storage be allowed on site;

   2. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;

   3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and

   4. Should the property be declared a public nuisance, it shall be subject to a rehearing and possible revocation of the Special Use Permit.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(1701 Drauden Road)

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: A variation of use from the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby granted to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The variation of use is granted subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this variation of use is granted remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically granted herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the variation of use to repeal.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this variation of use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the variation of use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

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 portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this _____ day of _____, 2026.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 06-03-32-306-001-0000
ADDRESS: 1701 Drauden Road
ZBA APPROVED: Yes
PETITION #: 2025-52

PREPARED BY: Ray Heitner, 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

VARIATION OF USE FOR: 1701 Drauden Road

1. **LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

   LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.

   PIN: 06-03-32-306-001-0000

2. **SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

   A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) zoning district, located at 1701 Drauden Road

3. **MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

   1. That no outside storage be allowed on site;

   2. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;

   3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and

   4. Should the property be declared a public nuisance, it shall be subject to a rehearing and possible revocation of the Special Use Permit.

STAFF REPORT

DATE: January 15, 2026
TO: Zoning Board of Appeals
FROM: Ray Heitner - Planner
RE: Petition Number: 2025-51 & 2025-52
Applicant: Ronald Schelling
Owner: Timpanogas, LLC
Location: 1701 Drauden Road
Request: 2025-51**:** A Special Use Permit to allow a self-storage facility, located at 1701 Drauden Road (COUNCIL DISTRICT #3)
2025-52: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) zoning district, located at 1701 Drauden Road (COUNCIL DISTRICT #3)

Purpose

The applicant is requesting a Variation of Use and a Special Use permit to allow a self-storage facility in a B-1 (neighborhood business) District. The City Council makes the final decision on both the Special Use Permit and Variation of Use petition requests.

Site Specific Information

The 3.86-acre subject property is Lot 2 of the of the 10.41-acre two-lot commercial subdivision at the northwest corner of Drauden Road and Theodore Street that the City Council approved on December 1, 2020. A Gas N Wash fueling center was constructed on Lot 1. The property is zoned B-1 (neighborhood business) District. Access to the subject property would be from Drauden Road. The storm water detention system for Lot 1 would be expanded and shared to accommodate the proposed facility.

Surrounding Zoning, Land Use and Character

- North: Com Ed Easement, R-2 (single-family residential)
- South: Gas Station; B-1 (neighborhood business)
- East: Single-Family Residential, R-2.
- West: Com Ed Easement, R-2 (single-family residential)

Applicable Regulations

- Section 47-11.4: Prohibited Uses – B-1 Zoning District
- Section 47-17.28: Variation of Use

- Subsection 47-19.8: Finding of Fact Supporting a Variation (See below)
- Section 47-13.2A (I): Special Uses – B-3 Zoning District
- Section 47-5.2(C) Criteria for Issuance of Special Use Permit

***Section 47-17.28**: **Variation of Use**: A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

Case History

This proposal was brought before the Zoning Board of Appeals in 2021 and in 2023. In 2021, the Zoning Board of Appeals recommended approval, but the petitions were not approved by the City Council. In 2023, the motion to approve the petitions failed by a vote of 3-4. The petitions were subsequently withdrawn prior to City Council consideration. Primary concerns from neighborhood residents in opposition to the petition in 2023 included concerns over squatters living in the facility and increased traffic and noise in the area. Meeting minutes of the Zoning Board of Appeals and City Council meetings from the previous years are attached, and videos of these meetings are available on the City's website.

The public hearing for the petitions was originally scheduled for the November 20, 2025, Zoning Board of Appeals meeting, but has been deferred twice at the applicant's request.

Discussion

The petitioner proposes to build an indoor, climate-controlled storage facility with accessory outdoor mini-storage units on Lot 2 of the Gas and Wash Theodore and Drauden Subdivision. The Joliet Zoning Ordinance allows self-storage facilities in the B-3, I-1, and 1-2 Zoning Districts upon Special Use Permit approval. The subject property is zoned B-1 (neighborhood business) District, where self-storage facilities are not listed as a by-right or special use, and therefore, per the Joliet Zoning Ordinance, is considered a prohibited use. For these reasons, the request requires both a Special Use Permit and a Variation of Use approval.

The petitioner feels that the subject property cannot accommodate a traditional neighborhood commercial use, and that the proposed self-storage facility use provides a service to residents not readily available nearby. The Zoning Ordinance requires at least one (1) year to elapse before a petition can be reintroduced through the Zoning Board of Appeals / City Council process. Since over 2.5 years have passed from the City Council's April 2023 vote, the petitioner desires that that Zoning Board of Appeals and City Council review the proposal again.

This proposal includes a one-story, 10,950 square foot climate controlled indoor facility as well as six outside-access one-story buildings with mini-storage units. The building facades that face the perimeter will be brick-faced with light and dark brick. The buildings that are located within the proposed complex would be sided with fiber cement board. In total, there would be approximately 370 storage units of varying sizes. Outdoor storage of any kind is not permitted on site. The proposed site plan and conceptual building elevations are included with the staff report packet. The proposed landscape plan shows that the site will feature dense landscaping along Drauden Road, and all landscape beds will have low berming. There will be a decorative 6' high black wrought-iron style fence along the perimeter in areas where no buildings are present.

The proposed hours of operation, during which renters can access their storage units, would be from 5:00 am to 10:00 pm. Renters of the storage units would access their units through a secured gate. The facility would be staffed by one employee. Security cameras would be positioned to review the exterior drives and the interior of Building #5.

Recommended Action

Staff recommends the Zoning Board of Appeals recommend approval of the Variation of Use and Special Use Permit requests. While staff does not find that strict enforcement of the permitted uses of the B-1 Zoning District would involve practical difficulties or impose exceptional hardship considering the property in question can yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the B-1 Zoning District, staff does find adequate evidence that the unique circumstances exist with the shape and location of the site. Staff also finds that adequate evidence was submitted to establish that the Variation of Use, if granted, will not alter the essential character of the locality. The proposed self-storage facility is a service-oriented use and with the scale, buffering, and other considerations that are built into the Special Use Permit process, meets the spirit and intent of a B-1 (neighborhood business) Special Use. Staff does not believe the proposed facility would be detrimental to the health, safety, and welfare of the surrounding neighborhood, nor would it be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed self-storage facility business would be buffered by a 350-ft. utility easement along its west side, share a southern boundary with an existing gas station and car wash, and have a 100-ft. separation, with an additional 30-ft.-wide landscape easement, from the existing residential neighborhood on the east side of Drauden Road. The facility would be secured with fencing and be required to meet the City's stormwater management regulations and building design standards. Staff does not believe the proposed use will impede the normal and orderly development of surrounding property. The applicant has provided a plan that shows adequate roadway access that would minimize traffic ingress and egress to Drauden Road by using an existing curb cut. If the requested Variation of Use petition were granted, the requested Special Use Permit would not be in violation of the City's

Zoning Ordinance. Over one year has elapsed since the last Special Use Permit request was denied for this property.

Conditions

If the Zoning Board of Appeals desires to recommend approval of the Variation of Use and Special Use Permit requests to allow a self-storage facility, located at Drauden Road and Theodore Street, the following conditions would be included:

1. That no outside storage be allowed on site;

2. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;

3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and

4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

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:

1701 Drauden Road, Plainfield, IL 60586

PIN(s): 06-03-32-306-001-0000

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

[redacted]

[redacted]

E-MAIL: [redacted] **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: 11/14/25

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

Ron Schelling, property owner

_____

_____

PRINT

JOLIET PLANNING DIVISION

Zoning Board of Appeals Application Packet

Special Use Permit

This packet should contain all of the following documents:

- Instructions & requirements;
- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050 **Email Address:** zoning@joliet.gov

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

_____

_____

_____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 1701 Drauden Road, Plainfield, IL 60586

PETITIONER'S NAME: [redacted]

HOME ADDRESS: [redacted] ZIP CODE: [redacted]

BUSINESS ADDRESS: [redacted] ZIP CODE: [redacted]

PHONE: (Primary) [redacted] (Secondary) [redacted]

EMAIL ADDRESS: [redacted] FAX: _____

PROPERTY INTEREST OF PETITIONER: LLC member

OWNER OF PROPERTY: Timpanogas, LLC

HOME ADDRESS: [redacted] ZIP CODE: [redacted]

BUSINESS ADDRESS: [redacted] ZIP CODE: [redacted]

EMAIL ADDRESS: [redacted] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone)*:

_____

_____

_____

OTHER PROJECTS AND/OR DEVELOPMENTS:

Food and Fuel, Theodore and Drauden, Joliet, IL Renwick Park Estates, Plainfield, IL

Heritage Commons, Joliet, IL, CVS, Joliet, IL, Ridgefield Commons, Joliet, IL

Heritage Lake Estates, Joliet, IL CrestBrooke Townhomes, Crest Hill, IL Farmstone at Diamond, Diamond, IL

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-32-306-001-0000;

_____; _____; _____.

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

See attached

LOT SIZE: WIDTH: 667.54 DEPTH: 503.09 AREA : 3.86 acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: City of Joliet B-1

SPECIAL USE REQUESTED: Construction of a Self-Storage facility

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

(1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and

(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

The proposed site is located to the north of an existing gas station with auto wash and it will not create any concerns regarding public health, safety, morals, comfort or general welfare

2. How will the special use impact properties in the immediate area? The proposed conceptual plan has solid screening via the back sides of one-story storage buildings around the perimeter of the site, thus blocking all onsite storage activities.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

The proposed development will not have any negative impacts on the surrounding property, as the site is to the north of a gas station, easterly of an electrical high tension power line right of way and across the street from a residential neighborhood.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

The subdivision this lot is a part of was designed to handle a business development on Lot 2 and the self storage will conform to the intended proposed use.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Access to Lot 2 will be a shared access via existing entrance constructed for the gas station

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

To the best of my knowledge, self storage is an applicable land use of the district and it will not violate any other applicable law, ordinance or regulation.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

Yes

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, [redacted], depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[redacted]

Petitioner's Signature

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me
th [redacted] **20** 25

[redacted]

LEGAL DESCRIPTION

LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.

JOLIET PLANNING DIVISION

Zoning Board of Appeals Application Packet

Variation of Use

This packet should contain all of the following documents:

- Instructions & requirements;
- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050 **Email Address:** zoning@joliet.gov

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

_____

_____

_____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 1701 Drauden Road, Plainfield, IL 60586

PETITIONER'S NAME: [redacted]

HOME ADDRESS: [redacted] ZIP CODE: [redacted]

BUSINESS ADDRESS: [redacted] ZIP CODE: [redacted]

PHONE: (Primary) [redacted] (Secondary) [redacted]

EMAIL ADDRESS: [redacted] FAX: _____

PROPERTY INTEREST OF PETITIONER: LLC Member

OWNER OF PROPERTY: Timpanogas, LLC

HOME ADDRESS: [redacted] ZIP CODE: [redacted]

BUSINESS ADDRESS: [redacted] ZIP CODE: [redacted]

EMAIL ADDRESS: [redacted] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone or email*):

_____

_____

_____

OTHER PROJECTS AND/OR DEVELOPMENTS:

Food and Fuel, Theodore and Drauden, Joliet, IL; Renwick Park Estates, Plainfield; Heritage Commons, Joliet, IL;
CVS, Joliet, IL; Ridgefield Commons, Joliet, IL; Heritage Lake Estates, Joliet, IL; and
CrestBrooke Townhomes, Crest Hill, IL Farmstone at Diamond, Diamo

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-32-306-001-0000 ;

_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

See Attached

LOT SIZE: WIDTH: 667.54 DEPTH: 503.09 AREA: 3.86 acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: City of Joliet B-1 Zoning

VARIATION OF USE REQUESTED: to allow a B-3 use in a B-1 zoning district.

The end user would like to construct a Self-Storage facility.

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

(a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.

(b) The plight of the owner is due to unique circumstances.

(c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

A self-storage facility is an ideal fit for this location and the current zoning district of B-1 does not permit a B-3 use.

2. What unique circumstances exist which mandate a variance?

The irregular shape of the property makes it an ideal parcel for self-storage

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

I cannot see any negative impacts as the development will help shield the residential development to the east from the high tension electrical wires to the west.

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, [redacted], depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[redacted]
Petitioner's Signature

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me
this 14th **day of** October, **20** 25

[redacted]

[redacted]

LEGAL DESCRIPTION

LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.

RECORD PLAT OF SUBDIVISION
of
FOOD N FUEL THEODORE AND DRAUDEN

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

R2021019962
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
02/19/2021 02:38:48 PM
REC FEE: 88.00
IL RENTAL HSNG: 9.00
PAGES: 3
DMB

PUBLIC UTILITY AND/OR DRAINAGE EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM DRAINAGE, SANITARY SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PUBLIC UTILITIES, IS HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN THE CONNECTION WITH THE PUBLIC WATER SUPPLY, TRANSMISSION LINES, SANITARY SEWERS, STORM DRAINAGE SYSTEM, STREET LIGHTING SYSTEM, OR OTHER PUBLIC UTILITY SERVICE, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT" AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLE REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON OR OVER, THE PROPERTY WHICH WILL INTERFERE WITH ITS PROPOSED USE WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY AND/OR DRAINAGE EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEES. AFTER THE INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, ILLINOIS LAND SURVEYOR NUMBER 35-3558 HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION; ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

PIN: 06-03-32-300-011-0000

I DO FURTHER CERTIFY THAT:

1. AN EXAMINATION HAS BEEN MADE OF THE FLOOD INSURANCE RATE MAP OF THE NATIONAL FLOOD INSURANCE PROGRAM FOR THIS AREA OF WILL COUNTY, ILLINOIS, BEING COMMUNITY PANEL NUMBER 17197C0140D, EFFECTIVE DATE FEBRUARY 15, 2019, THE NATIONAL FLOOD INSURANCE PROGRAM HAS DETERMINED THAT THE AREA DESCRIBED IS DESIGNATED AS ZONE "X" (AREA OF MINIMAL FLOOD HAZARD)
2. ALL LOT CORNERS HAVE BEEN STAKED WITH 5/8 x 24" IRON RODS, MONUMENTED ACCORDING TO THE PLAT ACT AS AMENDED.
3. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
4. THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
5. THE PROPERTY DESCRIBED ABOVE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, ILLINOIS.
6. THIS SUBDIVISION CONTAINS 10.77 ACRES MORE OR LESS.

PARCEL 1

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 32; THENCE NORTH 88 DEGREES 47 MINUTES 20 SECONDS WEST 840.73 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF SECTION 32 TO THE EASTERLY RIGHT OF WAY OF COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. 856335, RECORDED IN BOOK 1721 ON PAGE 419; THENCE NORTH 37 DEGREES 28 MINUTES 23 SECONDS EAST 890.86 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY; THENCE SOUTH 22 DEGREES 16 MINUTES 47 SECONDS EAST 169.56 FEET TO A POINT ON A CURVE; THENCE NORTHEASTERLY 73.29 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 78 DEGREES 23 MINUTES 05 SECONDS EAST 72.78 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 04 SECONDS EAST 120.74 FEET TO A POINT THAT IS 40.00 FEET WEST OF SAID EAST LINE OF SOUTHWEST 1/4; THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS EAST 479.67 FEET ALONG A LINE THAT IS 40.00 FEET WEST OF AND PARALLEL TO SAID EAST LINE OF THE SOUTHWEST 1/4 TO SAID EASTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY; THENCE NORTH 37 DEGREES 28 MINUTES 23 SECONDS EAST 65.82 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY TO SAID EAST LINE OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 02 MINUTES 56 SECONDS WEST 1115.49 FEET ALONG SAID EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 32 TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF SECTION 32 THENCE NORTH 00 DEGREES 02 MINUTES 56 SECONDS EAST 583.55 FEET ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 32 THENCE NORTH 89 DEGREES 57 MINUTES 04 SECONDS WEST 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 57 MINUTES 04 SECONDS WEST 120.74 FEET TO A POINT OF CURVE; THENCE SOUTHWESTERLY 73.29 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 78 DEGREES 23 MINUTES 05 SECONDS WEST 72.78 FEET; THENCE NORTH 22 DEGREES 16 MINUTES 47 SECONDS WEST 169.56 FEET TO THE EASTERLY RIGHT OF WAY OF COMMONWEALTH EDISON COMPANY BY DOCUMENT NO. 856335, RECORDED IN BOOK 1721 ON PAGE 419; THENCE NORTH 37 DEGREES 28 MINUTES 23 SECONDS EAST 426.47 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE OF COMMONWEALTH EDISON COMPANY; TO A POINT THAT IS 40.00 FEET WEST OF SAID EAST LINE OF THE SOUTHWEST 1/4; THENCE SOUTH 00 DEGREES 02 MINUTES 56 SECONDS WEST 479.67 FEET ALONG A LINE THAT IS 40.00 FEET WEST OF AND PARALLEL TO SAID LINE OF SOUTHWEST 1/4 TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

DATED AT MANHATTAN, ILLINOIS, THIS 18 DAY OF JAN, A.D., 2021

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3558
LICENSE EXPIRES NOVEMBER 30, 2022

35-3558 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

STORM WATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE CITY ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE CITY OF JOLIET WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE CITY ENGINEER OF THE CITY OF JOLIET.

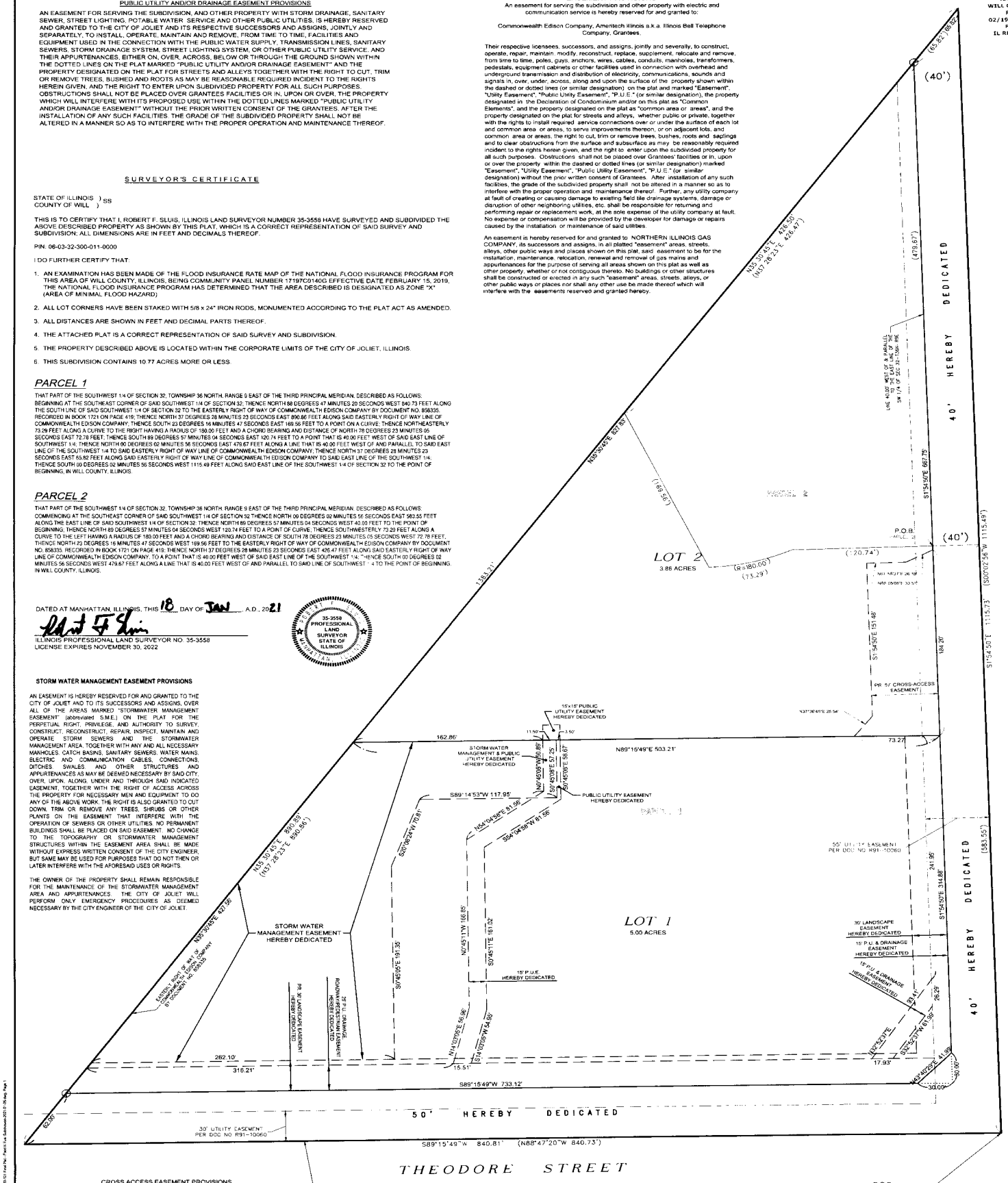
EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communication service is hereby reserved for and granted to:

Commonwealth Edison Company, Ameritech Illinois a.k.a. Illinois Bell Telephone Company, Grantees.

Their respective licensees, successors, and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guys, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities used in connection with overhead and underground transmission and distribution of electricity, communications, sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation), the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the rights to install required service connections over or under the surface of each lot and common area or areas, to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E." (or similar designation) without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Further, any utility company at fault of creating or causing damage to existing field tile drainage systems, damage or disruption of other neighboring utilities, etc. shall be responsible for returning and performing repair or replacement work, at the sole expense of the utility company at fault. No expense or compensation will be provided by the developer for damage or repairs caused by the installation or maintenance of said utilities.

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, its successors and assigns, in all platted "easement" areas, streets, alleys, other public ways and places shown on this plat, said easement to be for the installation, maintenance, relocation, renewal and removal of gas mains and appurtenances for the purpose of serving all areas shown on this plat as well as other property, whether or not contiguous thereto. No buildings or other structures shall be constructed or erected in any such "easement" areas, streets, alleys, or other public ways or places nor shall any other use be made thereof which will interfere with the easements reserved and granted hereby.



CROSS ACCESS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY GRANTED TO THE OWNERS OF THE LOT(S) CREATED BY THE PLAT HEREON DRAWN, AND TO ADJACENT PARCELS, ITS SUCCESSORS, ASSIGNEES, ETC. AND TO ALL PERSONS REQUIRING INGRESS AND EGRESS ACROSS ALL OF THE AREA MARKED "CROSS ACCESS EASEMENT" ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO TRAVERSE THE ENTIRE EASEMENT AREA AS PEDESTRIANS AND AS OPERATORS OF MOTORIZED VEHICLES.

THE EASEMENT AREA SHALL NOT PERMIT AGRICULTURAL MACHINERY AND IMPLEMENTS TO TRAVERSE THE AREA.

THE EASEMENT AREA SHALL NOT BE CLOSED FOR ANY REASON EXCEPT EMERGENCY REPAIRS. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY OF THE PRIVATE STREETS, SIDEWALKS, STORM SEWER, STREET LIGHTS, AND APPURTENANCES THERETO WITHIN SUCH EASEMENT AREAS.

LEGEND

77.77 – MEASURED DATA
(77.77) – RECORDED DATA
○ – *CONCRETE MONUMENT*

N

SCALE: 1" = 40'

REVISIONS		
DATE	BY	DESCRIPTION
10/19/20	BPH	ISSUE FOR REVIEW
12/22/20	JWP/BPH	LOT 1 EASEMENTS
01/05/21	JWP/BPH	LOT 1 EASEMENTS

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Professional Design Firm License # 184.005003
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25620 S. GOUGAR RD | MANHATTAN, IL 60442

LENNY'S FOOD N FUEL THEODORE AND DRAUDEN

9-9-2020	RAR	RFS
20-121	1 OF 2	

RECORD PLAT OF SUBDIVISION
of
FOOD N FUEL THEODORE AND DRAUDEN

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OWNERSHIP CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF Will)

[redacted] IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS 29 DAY OF December A.D. 2020

BY [redacted]
(OWNER)

LENNY'S FOOD N FUEL THEODORE AND DRAUDEN, LLC

8200 185th STREET, UNIT K

TINLEY PARK, ILLINOIS 60487

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF Will)

I [redacted] A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "OWNERSHIP CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS 29 DAY OF December A.D. 2020

[redacted]

OFFICIAL SEAL

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF Will)

TO THE BEST OF THE UNDERSIGNED OWNER'S KNOWLEDGE, THE ABOVE DESCRIBED SUBDIVISION KNOWN AS FOOD N FUEL THEODORE AND DRAUDEN LIES WITHIN PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT AND JOLIET JUNIOR COLLEGE COMMUNITY COLLED DISTRICT 525 IN WILL COUNTY, ILLINOIS.

DATED THIS 29 DAY OF December A.D. 2020.

[redacted]

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF Will)

I [redacted] A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "SCHOOL DISTRICT CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS 29 DAY OF December A.D. 2020

[redacted]

OFFICIAL SEAL

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I [redacted] DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP # 03-32C-E AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER PIN: 06-03-32-300-011-0000

DATED THIS 19th DAY OF February A.D. 2021

[redacted]

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS INSTRUMENT NO. R2021019962 WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, AFORESAID ON THE 19TH DAY OF February 2021 A.D. AT 2:30 O'CLOCK P M.

[redacted]

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I [redacted] COUNTY CLERK OF WILL COUNTY, ILLINOIS, AND CUSTODIAN OF THE RECORDS AND FILES OF SAID OFFICE, DO HEREBY CERTIFY THAT I FIND FROM SUCH RECORDS AND FILES, NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, ON FILE AGAINST THE TRACT OF LAND DESCRIBED ON THE ATTACHED PLAT OF "FOOD N FUEL THEODORE AND DRAUDEN", AGAINST THE SAID PROPERTY OR ANY PART THEREOF.

DATED THIS 19th DAY OF February A.D. 2021

[redacted]

COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM APPROVAL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO ALL WILL COUNTY 9-1-1 EMERGENCY TELEPHONE SYSTEM REQUIREMENTS

DATED 19th DAY OF February A.D., 2021

[redacted]

MORTGAGEE'S CONSENT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

MIDLAND STATES BANK AS MORTGAGEE FOR THE LAND DESCRIBED IN THIS SUBDIVISION OR PLANNED UNIT DEVELOPMENT HEREBY CONSENTS TO SAID SUBDIVISION OR PLANNED UNIT DEVELOPMENT AS SHOWN AND DESCRIBED ON THIS PLAT.

22 January 2021

[redacted]

ADDRESS
MIDLAND STATES BANK
1201 NETWORK CENTER DRIVE
EFFINGHAM, ILLINOIS 62401

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF [redacted])

I [redacted] A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE PEOPLE WHOSE SIGNATURES APPEAR IN THE "MORTGAGEE'S CONSENT CERTIFICATE" ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED ON THE FOREGOING INSTRUMENT AS SUCH OWNERS AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS 22 DAY OF January A.D. 2021

[redacted]

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF JOLIET, ILLINOIS.

AT A MEETING HELD ON THE 19th DAY OF November A.D. 2020

[redacted]

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS.

[redacted] OF December A.D. 2020

[redacted]

VILLAGE ASSESSMENTS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I [redacted] COLLECTOR OF THE CITY OF JOLIET, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID TAXES OR ASSESSMENTS OUTSTANDING ON ANY OF THE LAND INCLUDED IN THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COLLECTOR OF THE CITY OF JOLIET, ILLINOIS. THIS 20th DAY OF January A.D., 2021

[redacted]

CITY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

APPROVED BY THE CITY ENGINEER OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

DATED THIS 26 DAY OF JANUARY 20 21

[redacted]

DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THE UNDERSIGNED HEREBY CERTIFIES THAT, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THIS CONSOLIDATION OR THAT, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION WILL BE MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THAT THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO ELIMINATE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTY OWNERS BECAUSE OF THIS CONSOLIDATION. THE EXISTING OVERLAND FLOW ROUTES WILL CONFORM TO THE ORIGINAL SUBDIVISION GRADING PLAN AND ACCEPTED ENGINEERING DESIGN. SHOULD ANY PONDING OCCUR ON-SITE, IT WILL BE OUR RESPONSIBILITY TO ADDRESS AS PER ALL REQUIREMENTS OF THE VILLAGE'S CODES, ORDINANCES, AND REGULATIONS RELATED TO STORMWATER MANAGEMENT, SOIL EROSION CONTROL, AND SITE GRADING.

[redacted] 20 20

062-054935
ILLINOIS LICENSE #

REVISIONS		
DATE	BY	DESCRIPTION
10/19/20	BPH	ISSUE FOR REVIEW
12/22/20	JWP/BPH	LOT 1 EASEMENTS

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M GINGERICH GEREAUX & ASSOCIATES
Professional Design Firm License # 184.005003
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25629 S. COUGAR RD | MANHATTAN, IL. 60442

LENNY'S FOOD N FUEL THEODORE AND DRAUDEN

20-121 2 OF 2

PLAN EDITION MILESTONES		
DATE	BY	DESCRIPTION
PERMIT		ISSUED FOR REVIEW

CIVIL ENGINEERING
SURVEYING

M GINGERICH GEREAUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com **F. 815-478-9685**
25620 S. GOUGAR RD. | MANHATTAN, IL. 60442

DESIGN: ###
DRAWING: ###
CHECKED: ###
APPROVED: ###

JOLIET SELF-STORAGE

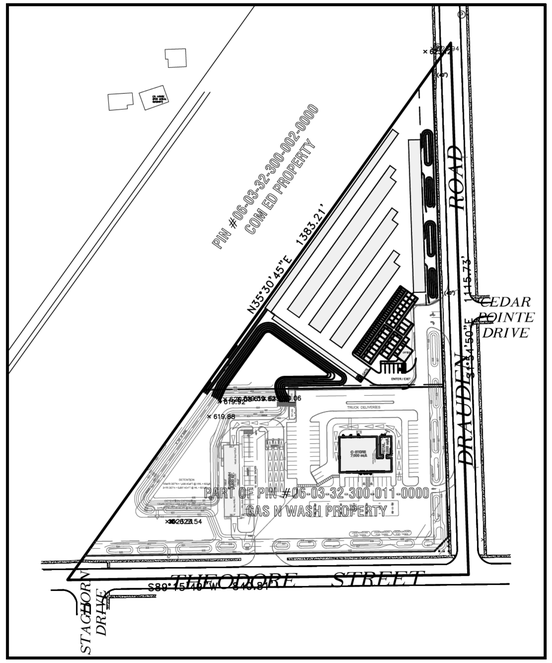
JOLIET, ILLINOIS

PRELIMINARY SITE PLAN

SHEET NO. 1 OF 1

JOB NO. 21-439

© 2020 M.GINGERICH, GEREAUX & ASSOCIATES



OVERALL SITE

SCALE: 1"=150'

SITE ZONING:

EXISTING ZONING: B-1 GENERAL BUSINESS (CITY OF JOLIET)
PROPOSED ZONING: NO CHANGE, B-1 GENERAL BUSINESS
(REQ'S VARIATION OF USE AND SPECIAL USE PERMIT)

LAND DESCRIPTION:

LOT 2 OF FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING PART OF THE SOUTHWEST QUARTER OF SECTION 32 TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED ON FEBRUARY 19, 2021 AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS.

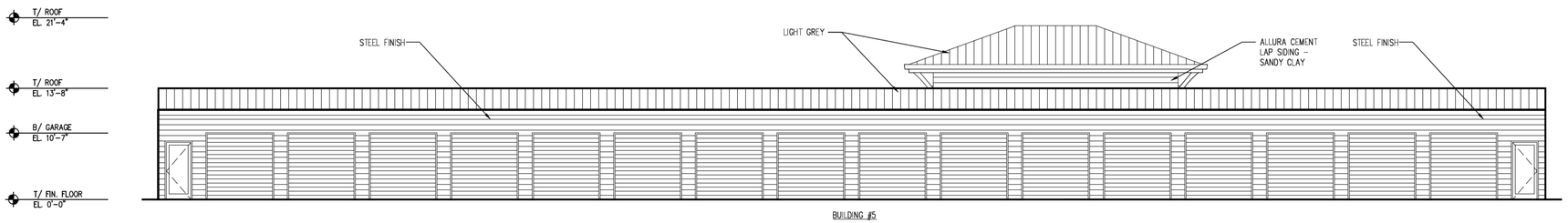
DEVELOPER:

Mr. Richard Hester
Fourth Generation Properties
P| 630-853-4644
E| fourthgenerationproperties@gmail.com

ENGINEER/SURVEYOR:

M. Gingerich, Gereaux & Assoc. (MG2A)
25620 S. Gougar Road
Manhattan, IL 60442

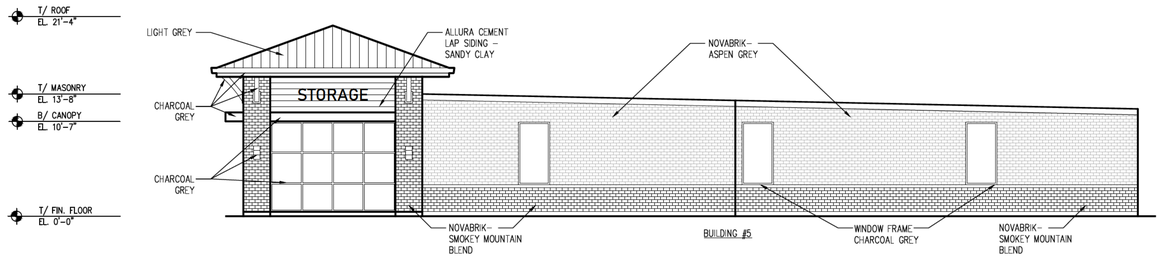
0 30' 60'



4 A-201 NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"

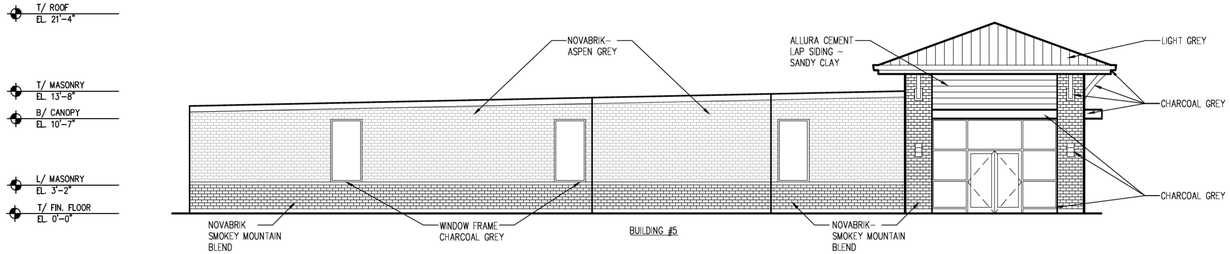
0 2' 4' 8' 16' 24'



3 A-201 NORTHEAST ELEVATION

SCALE: 1/8"=1'-0"

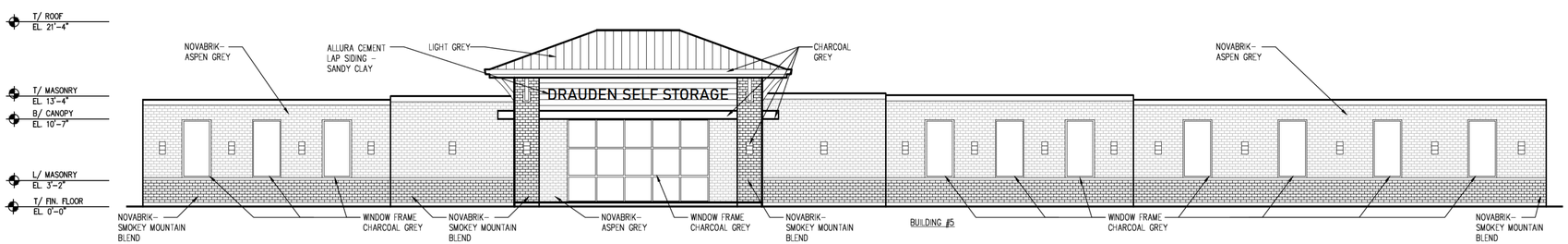
0 2' 4' 8' 16' 24'



2 A-201 SOUTHWEST ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



1 A-201 SOUTHEAST ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'

ideal DESIGNS
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SUITE A
FRANKFORT, ILLINOIS
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F: (779) 333-7960
gobe@idealcustomdesigns.com
www.idealcustomdesigns.com

HESTER SELF-STORAGE

DRAUDEN RD
JOILIET, IL 60586

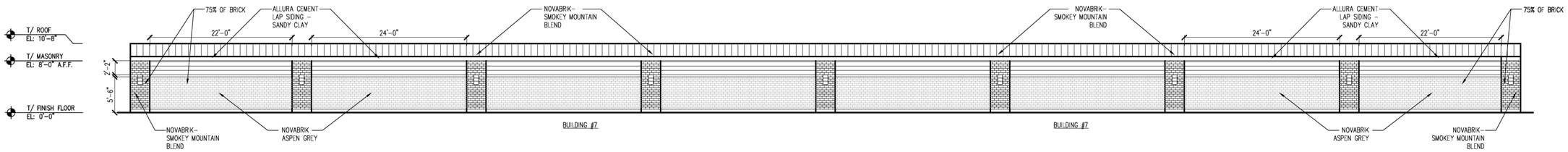
DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

REVISIONS

REV #	DATE:	REV. PER:

DATE
07-12-21
DRAWN BY: JMH
PROJECT NO.
21072
SHEET NAME
BUILDING #5
EXTERIOR ELEVATIONS

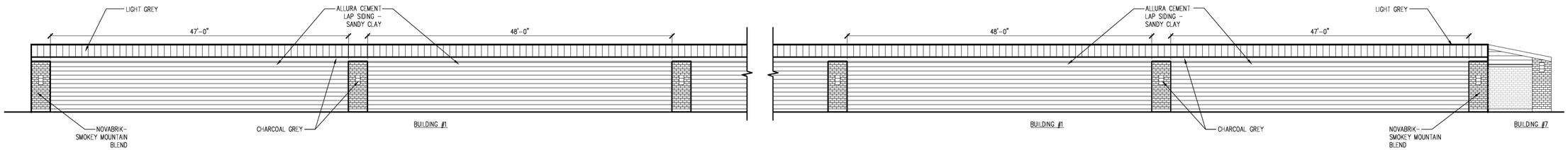
SHEET NUMBER
A-201



3 A-202 NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"

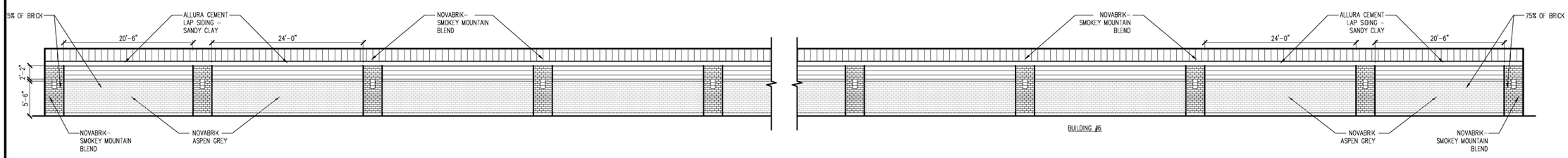
0 2' 4' 8' 16' 24'



2 A-202 NORTHWEST ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



1 A-202 EAST ELEVATION

SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'

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gcbe@idealcustomdesigns.com
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JOILIET, IL 60586

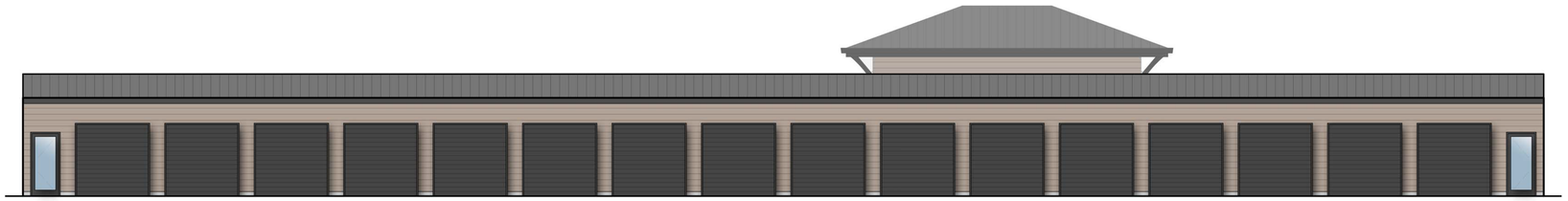
DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

REVISIONS

REV #	DATE:	REV. PER:

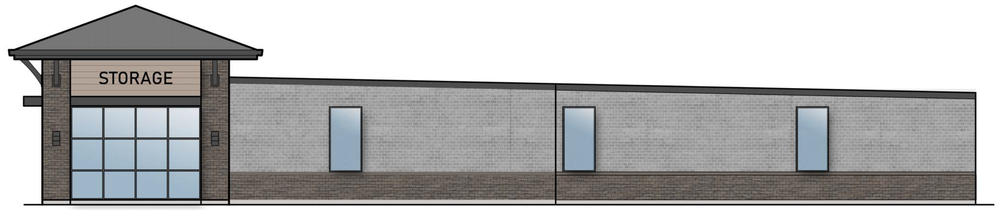
DATE
07-12-21
DRAWN BY: JMH
PROJECT NO.
21072
SHEET NAME
BUILDING #1 & #6 EXTERIOR ELEVATIONS

SHEET NUMBER
A-202



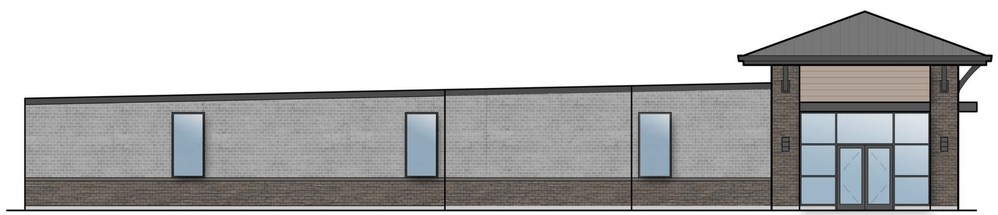
4 A-201 NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



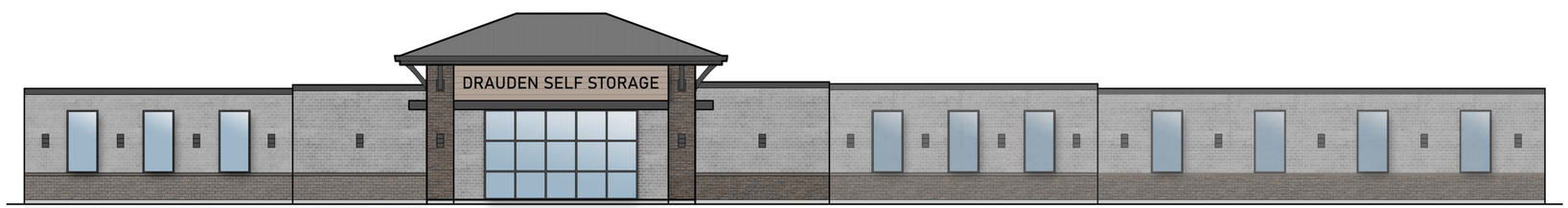
3 A-201 NORTHEAST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



2 A-201 SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



1 A-201 SOUTHEAST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'

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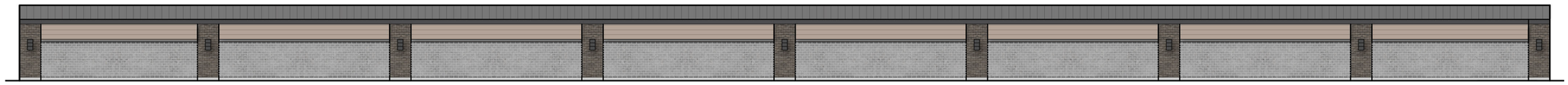
DESIGN FIRM REG. NO.
184.006972
EXP. DATE
4-30-23

REVISIONS

REV #	DATE:	REV. PER:

DATE
07-12-21
DRAWN BY: JMH
PROJECT NO.
21072
SHEET NAME
BUILDING #5
EXTERIOR ELEVATIONS

SHEET NUMBER
A-201



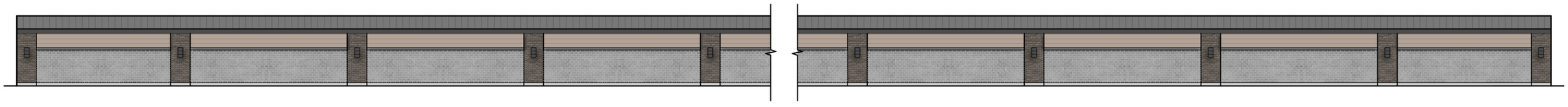
4 A-201 NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



3 A-201 NORTHWEST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'



2 A-201 EAST ELEVATION
SCALE: 1/8"=1'-0"

0 2' 4' 8' 16' 24'

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HESTER SELF-STORAGE

DRAUDEN RD
JOILIET, IL 60586

DESIGN FIRM REG. NO.
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EXP. DATE
4-30-23

REVISIONS

REV #	DATE:	REV. PER:

DATE
07-12-21
DRAWN BY: JMH
PROJECT NO.
21072
SHEET NAME
BUILDING #1 & #6
EXTERIOR ELEVATIONS

SHEET NUMBER
A-202

City of Joliet

Zoning Board of Appeals

Meeting Minutes

150 West Jefferson Street
Joliet, IL 60432

Board Members
Vincent Alessio
Ed Hennessy
Pat McShane
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Colette Safford

Thursday, March 16, 2023 **2:00 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.

CALL TO ORDER

ROLL CALL

Present Ed Hennessy, Vincent Alessio, Bob Nachtrieb, Jim Riggs, Colette Safford, Brigette Roehr and Pat McShane

APPROVAL OF MINUTES

February 16, 2023 Zoning Board of Appeals Regular Meeting Minutes **TMP-5374**

Attachments: 02-16-23

A motion was made by Bob Nachtrieb, seconded by Vincent Alessio, to approve the February 16, 2023 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford and McShane

Abstain: Roehr

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 Zoning Board of Appeals members 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 meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

Mr. Jim Capparelli, Joliet City Manager, spoke in favor of Petition 2023-14. Mr. Capparelli explained that this is a part of the process to allow a future battery recycling facility across the river.

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2023-11: A Variation from the City's Non-Residential Design Standards (Section 47-15H) to allow precast concrete panels as the exterior material for a proposed building in the B-3 (general business) district, located at 1200 N.E. Frontage Road. **TMP-5372**

Attachments: ZBA 2023-11 (1100 NE Frontage Rd) Staff Report Packet

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Scott Dworschak, 16538 S. Windsor Lane, Lockport, IL. Mr. Dworschak appeared in support of this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Colette Safford, seconded by Pat McShane, to approve PETITION 2023-11: A Variation from the City's Non-Residential Design Standards (Section 47-15H) to allow pre cast concrete panels as the exterior material for a proposed building in the B-3 (general business) district, located at 1200 N.E. Frontage Road. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-12: A Special Use Permit to allow a trucking facility with repair, located at 1603 N.W. Frontage Road. **TMP-5388**

Attachments: 1603 NW Frontage Road_SUP_Staff Report Packet_v3

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. David Silverman, 822 129th Infantry Drive, Joliet, IL. Mr. Silverman appeared in support of this petition. Mr. Silverman explained that site will be approximately four acres and similar in use the trucking business to the north and south of the site. Mr. Silverman said the owner will take to spaces of the multi tenant building and the anticipated amount of trucks per day is 20-30. The hours of operation will be 7 a.m. to 5 p.m. Monday through Friday and 8 a.m. to 1 p.m. on Saturdays.

Chairman Hennessy asked if trucks go to the site after hours will they just wait

until the business opens. Chairman Hennessy swore in Ms. Anna Buzu, 838 Bluestem Drive, Bolingbrook, IL. Ms. Buzu said they do not anticipate trucks parking overnight . If a truck needs a repair outside business hours, they will park and wait until the business opens.

Mr. Nachtrieb asked if the site will be expanded in the future. Mr. Silverman said the second site will remain empty right now, the plan is just develop this lot.

Chairman Hennessy asked if anyone would like to speak about this petition. No one came forward.

Mr. Torri added that five public comments were received in opposition this petition.

A motion was made by Jim Riggs, seconded by Vincent Alessio, to approve PETITION 2023-12: A Special Use Permit to allow a trucking facility with repair, located at 1603 N.W. Frontage Road. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Roehr and McShane

Nay: Safford

PETITION 2023-13: A Special Use Permit to allow a temporary staffing agency, located at 235 Collins Street. **TMP-5373**

Attachments: ZBA 2013-13 (235 Collins St) Staff Report Packet

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. John Murphy, 3218 W. 95th Street, Evergreen Park, IL. and Mr. Doug Howard, 1066 Ironwood Court, Glenview, IL. Mr. Murphy gave some background information on this petition. Mr. Howard spoke in support of this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Jim Riggs, seconded by Pat McShane, to deny PETITION 2023-13: A Special Use Permit to allow a temporary staffing agency, located at 235 Collins Street. The motion failed by the following vote:

Aye: Alessio, Riggs and McShane

Nay: Hennessy, Nachtrieb, Safford and Roehr

PETITION 2023-14: A Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles, located at 1 Industry Avenue. **TMP-5389**

Attachments: ZBA 2023-14 (1 Industry Avenue) Staff Report Packet

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Gary Davidson, 2 N. Infantry Drive, Joliet, IL. and Mr. Plucinski, 6470 Canal Bank Road, Forest View, IL. Mr. Davidson & Mr. Plucinski appeared in support of this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Bob Nachtrieb, seconded by Jim Riggs, to approve PETITION 2023-14: A Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles, located at 1 Industry Avenue. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

PETITION 2023-15: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road.
PETITION 2023-16: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units, located at 1701 Drauden Road.

TMP-5387

Attachments: ZBA 2023-15 & 16 (1701 Drauden Road) Staff Report Packet

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Carl Buck & Mr. Richard Hester, 21328 Redwood Land, Shorewood, IL. Mr. Buck & Mr. Hester appeared in support of this petition. Mr. Buck gave a brief overview of the proposed use.

Chairman Hennessy swore in Ms. Lynn Armbruster, 1700 Lake Pointe Drive, Plainfield, IL. Ms. Armbruster appeared in opposition to this petition. Ms. Armbruster believes a storage facility will attract crime and people living in the facility.

Chairman Hennessy swore in Mr. David Belinski, 1611 Lake Pointe Drive, Plainfield, IL. Mr. Belinski appeared in opposition to this petition. Mr. Belinsky believes a storage facility will add additional traffic and noise.

Chairman Hennessy swore in Ms. Janet Belinsky, 1611 Lake Pointe Drive, Plainfield, IL. Ms. Belinski appeared in opposition to this petition.

Mr. Buck stated that under the self-storage act, residing in a self-storage unit is prohibited. Mr. Buck said that Mr. Hester's self-storage facilities are gated and have cameras. Mr. Hester addressed the concerns about traffic and noise. Mr. Nachtrieb asked if a barrier will be installed to block noise, Mr. Hester said that the building will provide a perimeter and there will be minimal fencing and a 30 ft. landscaped berm.

Chairman Hennessy asked if any one else would like to speak on this petition. No one came forward.

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve PETITION 2023-15: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road.
PETITION 2023-16: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units, located at 1701 Drauden Road. The motion failed by the following vote:

Aye: Hennessy, Nachtrieb and Roehr

Nay: Alessio, Riggs, Safford and McShane

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

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 Zoning Board of Appeals members 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 meeting shall be called to order by the Presiding Officer and may forfeit the opportunity to speak.

ADJOURNMENT

A motion was made by Bob Nachtrieb, seconded by Colette Safford, to adjourn the meeting. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and McShane

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

City of Joliet

Zoning Board of Appeals

Meeting Minutes

150 West Jefferson Street
Joliet, IL 60432

Board Members
Vincent Alessio
Ed Hennessy
Pat McShane
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Colette Safford

Thursday, August 19, 2021 **2:00 PM** **City Hall, Council Chambers**

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures.

In compliance with Center for Disease Control (CDC), it is recommended that any individual appearing in person wear a face-covering to cover their nose and mouth.

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

CALL TO ORDER

ROLL CALL

Present Ed Hennessy, Jim Riggs, Colette Safford, Brigette Roehr and Pat McShane

Absent Vincent Alessio and Bob Nachtrieb

APPROVAL OF MINUTES

July 15, 2021 Zoning Board of Appeals Meeting Minutes **TMP-2233**

Attachments: 071521 Minutes

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve the July 15, 2021 Zoning Board of Appeals Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Riggs and Roehr

Abstain: Safford and McShane

CITIZENS TO BE HEARD ON AGENDA ITEMS

OLD BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

NEW BUSINESS: PUBLIC HEARING

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2021-42: A sign Variance for wall signs that do not face a public street, located at 1866 W. Jefferson Street **TMP-2239**

Attachments: ZBA 2021-42 Staff Report (1866 W. Jefferson Street) Packet

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Austin Davis, 1866 W. Jefferson Street, Joliet, IL. Mr. Davis appeared on behalf of this petition. Mr. Davis explained that the signage will be on the east and west elevations of the building visible to traffic on Jefferson Street. Ms. Roehr asked if there will be a drive-thru, Mr. Davis said yes. Ms. Safford asked about some blank pages in the variation petition, Mr. Torri had the file copy which was fully filled in.

Chairman Hennessy asked if any one would like to speak on behalf of the petition. No one came forward.

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve PETITION 2021-42: A sign Variance for wall signs that do not face a public street, located at 1866 W. Jefferson Street. The motion carried by the following vote:

Aye: Hennessy, Riggs, Safford, Roehr and McShane

PETITION 2021-43: A Variation of Use to allow the continuation of an existing rental unit in a garage (a two-unit) in a R-2 (Single-Family Residential) Zoning District, located at 429 Buell Avenue **TMP-2240**

Attachments: ZBA 2021-43 (429 Buell Avenue) Staff Report Packet

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Kamar Tiller, 429 Buell Avenue, Joliet, IL. Mr. Tiller appeared on behalf of this petition. Mr. Tiller explained that he purchased the property because of the neighborhood and the potential for extra income with the coach house. Mr. Tiller thoroughly vets prospective tenants to ensure his family's safety. Mr. Tiller has fully complied and made necessary repairs to ensure the unit is to code. Ms. Roehr asked about the carriage house. Ms. Bernhard explained that the current structure is not a carriage house and it is not the same structure that was originally built there. Ms. Roehr asked Mr. Tiller if the Realtor or Attorney who handled the sale of the home checked into the rental unit to find out if it was legal. Mr. Tiller stated that the Realtor he used was

not local to the area. Mr. Tiller said the previous owners told him they were renting the unit out for years, so he assumed the use would just carry over.

Chairman Hennessy swore in Mr. Perry McCue, 808 Mason Avenue, Joliet, IL appeared in opposition to this petition on behalf of the Cathedral Area Preservation Association (C.A.P.A.). Mr. McCue is recommending denial of this petition because the addition of more rental units in the neighborhood is detrimental to the character of the Cathedral area.

Ms. Roehr asked if an approval would remain if the property is sold, Mr. Torri said yes as long as the main home is owner-occupied the use can continue. Ms. Safford asked if other homeowners would like to add rental unit over the garage, would they be allowed to do so. Mr. Torri said no, the only reason this petition is being heard is because Mr. Tiller filed to get the variation of use approval. Mr. Torri also said all homeowners have a right to file for approval, but each case will be handled individually. Mr. Torri stated approval for new construction of a unit will most likely not move forward. Mr. Torri explained that the difference with this property is the coach house unit has existed since the 1960s, the homeowners would just like to legalize the existing use. Mr. Torri stated there may be similar uses like this and similar uses have also been heard in the past. Ms. Bernhard stated the 1968 Joliet zoning map did list this area as multi-family residential, when the coach house unit was erected, multi-family use was allowed. Ms. Bernhard stated years later the area was down-zoned. Ms. Roehr said that she has visited lots of homes in the area and some of them have similar carriage houses.

Mr. Tiller said he understands that there may be similar uses, but he would like a chance to do things that right way.

Chairman Hennessy asked if any one would like to speak on behalf of the petition. No one came forward.

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve PETITION 2021-43: A Variation of Use to allow the continuation of an existing rental unit in a garage (a two-unit) in a R-2 (Single-Family Residential) Zoning District, located at 429 Buell Avenue. The motion carried by the following vote:

Aye: Hennessy, Riggs, Roehr and McShane

Nay: Safford

PETITION 2021-44: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at Drauden Road, Northwest of Theodore. **TMP-2241**

PETITION 2021-45: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood

Business) District, located at Drauden Road, Northwest of Theodore.

Attachments: ZBA 2021-44 & 45 (Draude Road and Theodore) Staff Report packet

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Richard Hester, 20328 Redwood, Shorewood, IL. Mr. Hester appeared on behalf of this petition. Mr. Hester explained why he believes this facility is needed in this area. Chairman Hennessy asked why there is a sudden demand for storage facilities, Mr. Hester believes there is an increased demand with recent events like home sales.

Chairman Hennessy asked if any one would like to speak on behalf of the petition. No one came forward.

A motion was made by Brigette Roehr, seconded by Jim Riggs, to approve PETITION 2021-44: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at Drauden Road, Northwest of Theodore.

PETITION 2021-45: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at Drauden Road, Northwest of Theodore.. The motion carried by the following vote:

Aye: Hennessy, Riggs, Roehr and McShane

Nay: Safford

PETITION 2021-46: A Variation of Use and a series of Variations to allow the continuation of a two-unit in an R-2 (Single-Family Residential) Zoning District **TMP-2242**

Attachments: ZBA 2021-46 (142 Akin Avenue) Staff Report Packet

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Nathaniel Washburn, 111 N. Ottawa Street, Joliet, IL. Mr. Washburn appeared on behalf of this petition. Mr. Washburn explained that the property owner believed they were purchasing a legal two-unit residence, they were not aware it was illegal until they applied for building permits. Mr. Torri explained that this property did have R-3 one & two family residential zoning, but it was down-zoned to R-2 single family by the City of Joliet. Ms. Roehr asked what the condition of the units were, Mr. Washburn said the entire structure needs renovation. The prior owner let the residence go into disrepair and Mr. Washburn believes the property may have been classified as a public nuisance. Ms. Roehr asked if the homeowner will re-sell the house if the

variation of use is not approved. Mr. Washburn said it is unknown at this time, he does not know what the property owner will do if the variation of use is not approved by the Zoning Board of Appeals and City Council.

Chairman Hennessy asked if any one else would like to speak on behalf of the petition. No one came forward.

A motion was made by Jim Riggs, seconded by Pat McShane, to approve PETITION 2021-46: A Variation of Use and a series of Variations to allow the continuation of a two-unit in an R-2 (Single-Family Residential) Zoning District. The motion carried by the following vote:

Aye: Hennessy, Riggs and McShane

Nay: Safford and Roehr

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

ADJOURNMENT

A motion was made by Brigette Roehr, seconded by Jim Riggs, to adjourn the meeting. The motion carried by the following vote:

Aye: Hennessy, Riggs, Safford, Roehr and McShane

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

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Final

Tuesday, September 21, 2021

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR BOB O'DEKIRK
MAYOR PRO-TEM COUNCILMAN CESAR GUERRERO (7/1/2021 - 9/30/2021)
COUNCILMAN JOE CLEMENT
COUNCILWOMAN BETTYE GAVIN
COUNCILMAN LARRY E. HUG
COUNCILMAN TERRY MORRIS
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

City Manager - James V. Capparelli,
Corporation Counsel - Sabrina Spano, City Clerk Christa M. Desiderio

As of August 30, 2021, Governor Pritzker announced a statewide indoor mask mandate for all Illinois residents, regardless of vaccination status.

In compliance with Governor Pritzker's mandate, any individual appearing in person must wear a face-covering to cover their nose and mouth.

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

INVOCATION:

Pastor Larry Tyler, Second Baptist Church, 156 S. Joliet Street

PLEDGE TO THE FLAG:

ROLL CALL:

Present: Mayor Robert O'Dekirk, Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: City Manager James V. Capparelli and Corporation Counsel Sabrina Spano

PRESENTATION:

Katie Napier gave an overview of the City's Comprehensive Annual Financial Report for the year ending December 31, 2020.

Comprehensive Annual Financial Report - Katie Napier - Wermer, Rogers, Duran, and Ruzon, LLC

Attachments: CAFR 2020

MAYOR:

Proclamation Declaring September 17th through 23rd, 2021 as Constitution Week.

Attachments: Constitution Week

Councilman Guerrero read a Proclamation issued by Mayor O'Dekirk declaring September 17th through 23rd, 2021 as Constitution Week.

Pauline Herpy and Bobbi Today with the Louis Joliet Daughters of the American Revolution accepted and thanked the Mayor and Council for their recognition.

APPROVAL OF AGENDA:

A motion was made by Councilwoman Bettye Gavin, seconded by Councilwoman Jan Hallums Quillman, to approve the Agenda as written.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Absent: Mayor Robert O'Dekirk

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Michael Mikuska with Joliet Petroleum spoke in opposition of the Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road - Joliet Petroleum (Council Memo #429-21).

Barry McCue spoke in favor to postpone the approval of Council Memo #432-21: Ordinance Approving a Variation of Use to Allow the Continuation of an Existing Rental Unit above a Garage (a Two-unit) in a R-2 (Single-Family Residential) Zoning District, Located at 429 Buell Avenue.

Doug Zdunich spoke regarding Council Memo #432-21.

Nate Washburn spoke regarding Council Memo #434-21: Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue and Council Memo #433-21 Ordinances Approving a Variation of Use and Special Use to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road.

Kamar Tiller, property owner, spoke regarding Council Memo 432-21.

APPOINTMENTS:

Joliet Committee and Commissions- Art Commission

Attachments: ART COMMISSION 09212021

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Terry Morris, to appoint Pastor Lonnie Posley, Sr. to the Art Commission.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

MAYOR PRO TEM:

A motion was made by Councilman Cesar Guerrero, seconded by Councilwoman Bettye Gavin, to appoint Councilman Hug as Mayor Pro Tem for the period October 1, 2021 through December 31, 2021.

The motion carried by the following vote:

Aye:	Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon
Abstain:	Mayor Robert O'Dekirk

COUNCIL COMMITTEE REPORTS:

Economic Development

Councilman Hug gave an overview and explanation of the items discussed at the Tuesday, September 14, 2021 Economic Development Committee Meeting.

Link:
https://joliet.granicus.com/player/clip/4067?view_id=6&redirect=true

Finance

Councilman Mudron gave an overview and explanation of the items discussed at the Tuesday, September 21, 2021 Finance Committee Meeting.

A brief discussion was held regarding the water presentation given at the Finance Committee.

Link:
https://joliet.granicus.com/player/clip/4080?view_id=6&redirect=true

Land Use & Legislative

Councilman Morris and Chris Regis, Inspector General, gave an overview and explanation of the items discussed at the Wednesday, September 8, 2021 Land Use and Legislative Committee Meeting.

Link:
https://joliet.granicus.com/player/clip/4060?view_id=6&redirect=true

Public Service

Councilman Hug gave an overview and explanation of the items discussed at the Monday, September 20, 2021 Public Service Committee Meeting.

Link:
https://joliet.granicus.com/player/clip/4077?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes:

Combined Council Meeting - September 7, 2021

Attachments: Combined Council Meeting - September 7, 2021.pdf

Invoices Paid

Attachments: 2021-08 Invoices Paid

Position Vacancies **417-21**

Attachments: Approver Report

Receipt of the 2020 Comprehensive Annual Financial Report (CAFR) **418-21**

Attachments: CAFR 2020
Approver Report

Request to Approve Changes to the Bureau of Justice Assistance FY 20 Coronavirus Emergency Supplemental Funding Program **419-21**

Attachments: Approver Report

Purchase of one (1) Ford Explorer for the Police Department Traffic Unit **420-21**

Attachments: Approver Report

Purchase of one (1) Ford Explorer for the Police Department Investigations Unit **421-21**

Attachments: Approver Report

Award of Contract for the Public Utilities Scada (Supervisory Control and Data Acquisition) System Maintenance Service - 2021 to Wunderlich Malec in the amount of $40,000.00 **422-21**

Attachments: Approver Report

Change Order No. 2 for the Chicago Street Roadway Improvement - MFT Sect. No. 16-00491-00-PV to PT Ferro Construction in the amount of ($211,105.85) and Payment No. 15 and Final in the amount of $173,853.35 **423-21**

Attachments: Approver Report

Change Order No. 4 for the 2020 Sanitary Sewer Rehabilitation Program to Performance Pipelining Inc. in the amount of $28,508.55 **424-21**

Attachments: Approver Report

Change Order No. 2 to the 2021 Drinking Water Lead and Copper Testing Contract to Suburban Laboratory, Inc. in the amount of $20,000.00 **425-21**

Attachments: Approver Report

Change Order No. 1 to Managed Print Services PO **426-21**

Attachments: Approver Report

Amendment No. 1 for the 2021 Sanitary Sewer Investigation and Rehabilitation Program Professional Service Agreement to RJN Group in the amount of $49,025.00 **427-21**

Attachments: Approver Report

Consent Agenda Items Approved

A motion was made by Councilwoman Gavin, seconded by Councilman Guerrero, to approve all said Consent Agenda Items.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

LICENSES AND PERMIT APPLICATIONS:

Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road- Joliet Petroleum. **429-21**

Attachments: JOLIET PETROLEUM RESOLUTION

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #429-21: Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road - Joliet Petroleum.

The motion failed by the following vote:

Aye: Councilman Larry E. Hug, Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Terry Morris and Councilwoman Jan Quillman

Abstain: Mayor Robert O'Dekirk

A motion was made by Councilman Terry Morris, seconded by Councilwoman Bettye Gavin, to approve the Issuance of a Class “BG” Liquor License at 1415 Plainfield Road - Joliet Petroleum (Council Memo #429-21).

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Terry Morris and Councilwoman Jan Quillman

Nay: Councilman Larry E. Hug, Councilman Pat Mudron and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Issuance of a Class “B” Liquor License at 411 S. Larkin Avenue- Posh Banquets. **430-21**

Attachments: posh banquets

A motion was made by Councilwoman Bettye Gavin, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #430-21: Issuance of a Class “B” Liquor License at 411 S. Larkin Avenue - Posh Banquets.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

PUBLIC HEARINGS:

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving a Variation of Use to Allow the Continuation of an Existing Rental Unit above a Garage (a Two-unit) in a R-2 (Single-Family Residential) Zoning District, Located at 429 Buell Avenue (ZBA 2021-43) **432-21**

Attachments: VOU Ordinance_429 Buell_426 Division Street
081921 Minutes
ZBA 2021-43 (429 Buell Avenue) Staff Report Packet
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Larry E. Hug, to table COUNCIL MEMO #432-21: Ordinance Approving a Variation of Use to Allow the Continuation of an Existing Rental Unit above a Garage (a Two-unit) in a R-2 (Single-Family Residential) Zoning District, Located at 429 Buell Avenue (ZBA 2021-43).

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Nay: Councilman Terry Morris and Councilman Pat Mudron

Abstain: Mayor Robert O'Dekirk

Ordinance Approving a Variation of Use to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-44) **433-21**

An Ordinance Approving a Special Use Permit to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-45)

Attachments: VOU Ordinance_Drauden and Theodore_Self-storage
Special Use Permit Ordinance_Theodore and Drauden_Self-storage
081921 Minutes
ZBA 2021-44 & 45 (Draude Road and Theodore) Staff Report packet
Approver Report

A brief discussion was held regarding the request to table this item by Mr. Washburn. Additional discussion was held regarding the appropriateness of this type of business at this specific location.

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Larry E. Hug, to deny COUNCIL MEMO #433-21: Ordinance Approving a Variation of Use to Allow a Self-storage Facility that Includes Indoor

Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-44)

An Ordinance Approving a Special Use Permit to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-45).

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Nay: Councilwoman Bettye Gavin and Councilman Pat Mudron

Abstain: Mayor Robert O'Dekirk

Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue (ZBA 2021-46) **434-21**

Attachments: VOU Ordinance 142 Akin Avenue
ZBA 2021-46 (142 Akin Avenue) Staff Report Packet
081921 Minutes
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Joseph Clement, to deny COUNCIL MEMO #434-21: Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue (ZBA 2021-46).

The motion failed by the following vote:

Aye: Councilman Joe Clement and Councilwoman Jan Quillman

Nay: Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Pat Mudron, to approve COUNCIL MEMO #434-21: Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue (ZBA 2021-46). (ORDINANCE NO. 18253)

The motion carried by the following vote:

Aye: Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilman Joe Clement and Councilwoman Jan Quillman

Abstain: Mayor Robert O'Dekirk

Ordinance Amending the 2021 Annual Budget for the City of Joliet and Award a Contract for Plan Review Software and Hardware Project **435-21**

Attachments: Budget Amending Ordinance 2021 - Plan Review Software
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #435-21: Ordinance Amending the 2021 Annual Budget for the City of Joliet and Award a Contract for Plan Review Software and Hardware Project. (ORDINANCE NO. 18254)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance Amending Chapter 4, Article I, Section 4-1, Definitions, Ordinances of the City of Joliet Code of Ordinances (Adding a BYOB provision and amending the definition of Sale) **436-21**

Attachments: Ordinance
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joseph Clement, to adopt COUNCIL MEMO #436-21: Ordinance Amending Chapter 4, Article I, Section 4-1, Definitions, Ordinances of the City of Joliet Code of Ordinances (Adding a BYOB provision and amending the definition of Sale) (ORDINANCE NO. 18255)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance Amending Chapter 2, Article IX, Division 7, Section 2-313.12 of the City of Joliet Code of Ordinances (Adding the authorization to create subcommittees and membership thereof) **437-21**

Attachments: Ordinance 17972
Ordinance - Art Commission Amendment
Approver Report

A motion was made by Councilman Terry Morris, seconded by Councilman Larry E. Hug, to table COUNCIL MEMO #437-21: Ordinance Amending Chapter 2, Article IX, Division 7, Section 2-313.12 of the City of Joliet Code of Ordinances (Adding the authorization to create subcommittees and membership thereof)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris and Councilwoman Sherri Reardon

Nay: Councilman Pat Mudron and Councilwoman Jan Quillman

Abstain: Mayor Robert O'Dekirk

Ordinance Amending the Numbering of the City of Joliet Code of Ordinances (Renumbering Chapter 6 ½ to 7) **438-21**

Attachments: Ordinance
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #438-21: Ordinance Amending the Numbering of the City of Joliet Code of Ordinances (Renumbering Chapter 6 ½ to 7). (ORDINANCE NO. 18256)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance Amending Chapter 4, Article VI, Tobacco Regulations, Section 4-81, Ordinance of the City of Joliet Code of Ordinanes **439-21**

Attachments: Ordinance
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #439-21: Ordinance Amending Chapter 4, Article VI, Tobacco Regulations, Section 4-81, Ordinance of the City of Joliet Code of Ordinances. (ORDINANCE NO. 18257)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance Amending Chapter 21, Article V, Division 1, Section 21-64, Ordinance of the City of Joliet Code of Ordinances
(Removing language restricting type of clothing which may be worn) **440-21**

Attachments: Ordinance
Approver Report

A motion was made by Councilman Joseph Clement, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #440-21: Ordinance Amending Chapter 21, Article V, Division 1, Section 21-64, Ordinance of the City of Joliet Code of Ordinances (Removing language restricting type of clothing which may be worn) (ORDINANCE NO. 18258)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance Amending Chapter 2, Article XIII, Division 2, Section 2-447, Ordinance of the City of Joliet Code of Ordinances
(Amending the procedure for submittal of prequalification documentation) **441-21**

Attachments: prequalification amendments
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #441-21: Ordinance Amending Chapter 2, Article XIII, Division 2, Section 2-447, Ordinance of the City of Joliet Code of Ordinances (Amending the procedure for submittal of prequalification documentation) (ORDINANCE NO. 18259)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance and Resolution Associated with Cherry Hill Business Park West, Unit 6 Subdivision
Ordinance Approving the Preliminary Plat of Cherry Hill Business Park West, Unit 6 Subdivision. (P-5-21)
Ordinance Approving the Final Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (FP-4-21)

442-21

Ordinance Approving the Recording Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (RP-7-21)

Resolution Approving an Off-Site Easement for Storm Detention for the Cherry Hill Business Park West, Unit 6 Subdivision.

Attachments: Cherry Hill Unit 6 Preliminary Plat Ordinance
Cherry Hill Unit 6, Phase 1 Final Plat Ordinance
Cherry Hill Unit 6, Phase 1 Recording Plat Ordinance
Res_Stormwater Detention Easement_Cherry Hill Business Park West Unit 6, Phase 1
REVIEW3943.21PRESUB-01_08092021
3943.21FINALPRESUB-01_08092021
REVIEW3943.21SUB-01_08092021
REVIEW3943.21EASE-01_09092021
P-5-21 & FP-4-21 - Cherry Hill Business Park Subdivsion - Combine Plan Commission Staff Report
August 2021 PC Minutes
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joseph Clement, to adopt COUNCIL MEMO #442-21: Ordinance and Resolution Associated with Cherry Hill Business Park West, Unit 6 Subdivision

Ordinance Approving the Preliminary Plat of Cherry Hill Business Park West, Unit 6 Subdivision. (P-5-21)
(ORDINANCE NO. 18260)

Ordinance Approving the Final Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (FP-4-21)
(ORDINANCE NO. 18261)

Ordinance Approving the Recording Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (RP-7-21)
(ORDINANCE NO. 18262)

Resolution Approving an Off-Site Easement for Storm Detention for the Cherry Hill Business Park West, Unit 6 Subdivision.
(RESOLUTION NO. 7691)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance and Resolution Associated with 3501 Channahon Road **443-21**

Resolution Approving the 1st Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking. (A-7-21)

Ordinance Approving the Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. (Z-3-21)

Attachments: Resolution
Z-3-21 - Zoning Reclassification - 3501 Channahon Road - Ordinance
Annexation Agree - 3501 Channahon Road
A-7-21 & Z-3-21 - 3501 Channahon Road Combine PC Report
August 2021 PC Minutes
Approver Report

A motion was made by Councilman Joseph Clement, seconded by Councilman Terry Morris, to adopt COUNCIL MEMO #443-21: Ordinance and Resolution Associated with 3501 Channahon Road

Resolution Approving the 1st Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking. (A-7-21) (RESOLUTION NO. 7692)

Ordinance Approving the Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. (Z-3-21).
(ORDINANCE NO. 18263)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

RESOLUTIONS:

Resolution Approving an Honorary Street Name for Reverend Michael A. Valente on Van Buren Street Between Mayor Art Schultz Drive and Scott Street **445-21**

Attachments: Resolution
Minutes Land Use Committee Honorary Street Name Change.pdf
StaffIf Report Land Use Committee Honorary Street Name Change.pdf
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #445-21: Resolution Approving an Honorary Street Name for Reverend Michael A. Valente on Van Buren Street Between Mayor Art Schultz Drive and Scott Street. (RESOLUTION NO. 7693)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Resolution Authorizing a Community Development Block Grant (CDBG) Subrecipient Agreement with Forest Park Community Center **446-21**

Attachments: Resolution
Subrecipient Agreement - Forest Park CC
Approver Report

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

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Terry Morris, to adopt COUNCIL MEMO #446-21: Resolution Authorizing a Community Development Block Grant (CDBG) Subrecipient Agreement with Forest Park Community Center. (RESOLUTION NO. 7694)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk and Councilwoman Bettye Gavin

Resolution Authorizing a Community Development Block Grant (CDBG-CV) Subrecipient Agreement with Northern Illinois Food Bank **447-21**

Attachments: Resolution
Subrecipient Agreement - NIFB
Approver Report

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

A motion was made by Councilman Cesar Guerrero, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #447-21: Resolution Authorizing a Community Development Block Grant (CDBG-CV) Subrecipient Agreement with Northern Illinois Food Bank. (RESOLUTION NO. 7695)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Resolution Adopting a Sub-Grantee Policy for the Bureau of Justice Assistance Grant **448-21**

Attachments: SubrecipientMonitoringPolicy
Resolution
Approver Report

A motion was made by Councilman Cesar Guerrero, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #448-21: Resolution Adopting a Sub-Grantee Policy for the Bureau of Justice Assistance Grant. (RESOLUTION NO. 7696)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

CITY MANAGER:

The City Manager briefly discussed CDBG funds and the implementation of a teaching program for non-profits and a partnership with the College of St. Francis for this program.

A brief discussion was held regarding tuition being charged and a possible timeline for the implementation of the program.

NEW BUSINESS (Not for Final Action or Recommendation):

Councilman Clement briefly discussed American Rescue Plan funding and establish a list of deserving organizations.

Councilman Hug briefly discussed the review of the American Rescue Plan funding allocations must start with the city's needs.

Jim Ghedotte briefly discussed revenue replacement.

Councilman Morris and Councilwoman Quillman clarified the correlation between single-family rental discussion and tabling of Council Memo #432-21.

Councilwoman Quillman and Jim Torri, Planning Director, discussed the status of

improvements that was a condition for the approval of Council Memo #307-21: Ordinances Associated with 1101 N. Broadway. Street due to complaints from the neighbors.

PUBLIC COMMENTS:

Douglas Kasper spoke on behalf of a campaign "The Nonviolence Cities Project" focusing on the City of Joliet.

MAYOR AND COUNCIL COMMENTS:

Councilman Clement briefly discussed activity at the location for Tony's Finer Foods located on Jefferson Street.

Councilman Hug briefly spoke about the Constitution.

Councilman Mudron highlighted a ribbon cutting at the Will County Health Department and the ceremony to commemorate the 20th anniversary of 9-11 at the Will County Courthouse.

Councilwoman Quillman discussed the enforcement of the City's noise Ordinance. She requested the City Manager to check on progress at the Senor Tequila on Jefferson Street. She also paid tribute to the late Officer Joe Hernandez, III with a moment of silence.

Councilman Morris briefly discussed work being performed at the old Senor Tequila location on Jefferson Street.

Mayor O'Dekirk highlighted the 20th year anniversary 9-11 ceremony at the courthouse, New Orleans North, Latino Music and Food Fest, annual Mexican Independence Day Parade, and the closing of Chicken and Spice restaurant.

ADJOURNMENT:

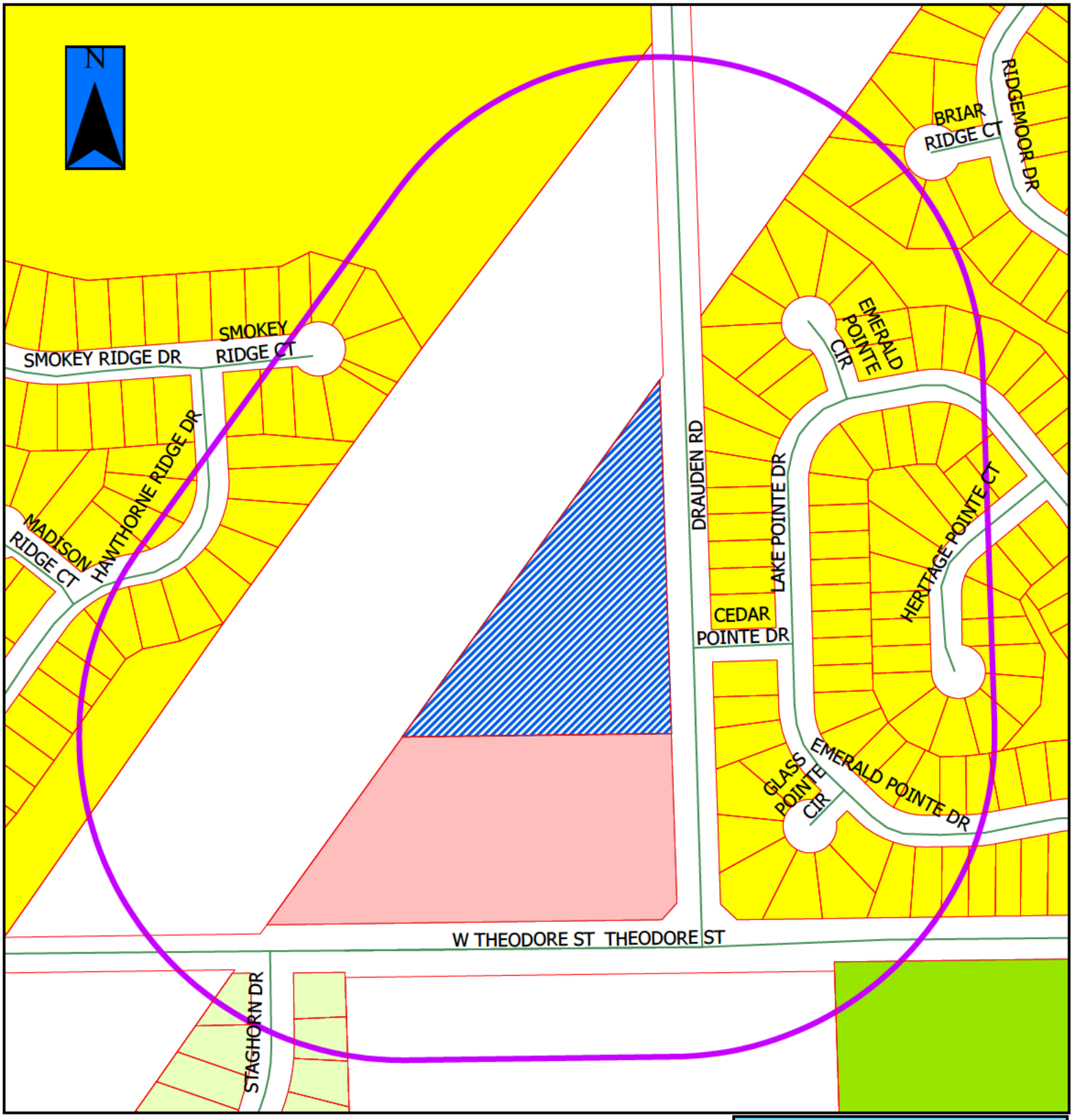
A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Hallums Quillman, to adjourn.

The motion carried by the following vote:

Aye:	Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri Reardon
Abstain:	Mayor Robert O'Dekirk




062



2025-51 & 2025-52

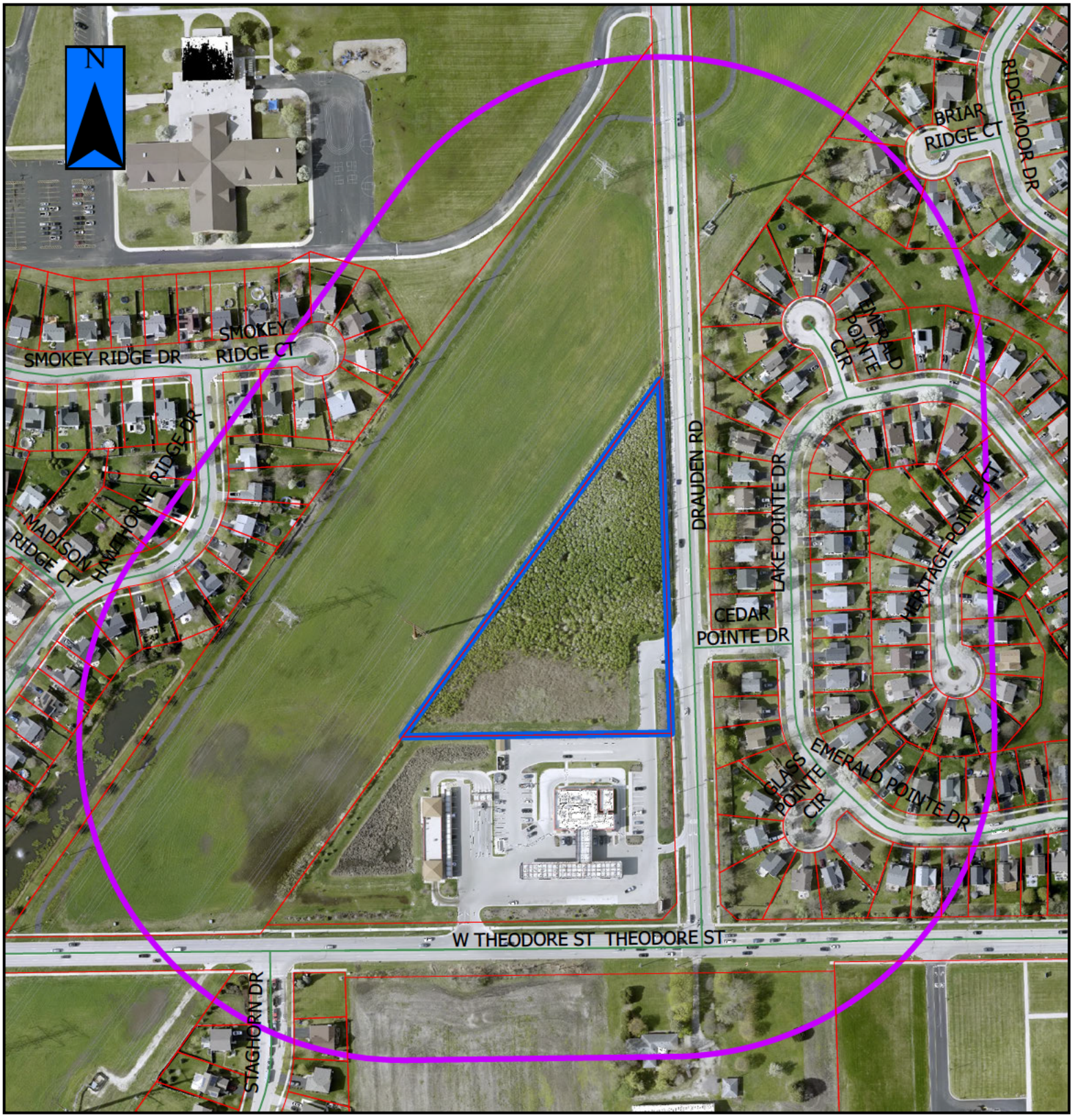
JOLIET PLANNING DIVISION

= Property in Question

= 600' Public Notification Boundary

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



2025-51a & 2025-52a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

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:

1701 Drauden Road, Plainfield, IL 60586

PIN(s): 06-03-32-306-001-0000

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

Ronald L. Schelling, 24523 Brittany St. Plainfield, IL 60586 [redacted] 50%

Lori Schelling, 24523 Brittany St. Plainfield, IL 60586 [redacted] 50%

E-MAIL: [redacted] **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:_____

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

Ron Schelling, property owner

_____

PRINT

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:_[redacted]_____

DATE:_____

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

Ron Schelling, property owner

_____

PRINT

JOLIET PLANNING DIVISION

Zoning Board of Appeals Application Packet

Special Use Permit

This packet should contain all of the following documents:

- Instructions & requirements;
- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050 **Email Address:** zoning@joliet.gov

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

Petition #:

Common Address:

Date filed:

Meeting date requested:

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 1701 Drauden Road, Plainfield, IL 60586

PETITIONER'S NAME: Ronald Schelling

HOME ADDRESS: 24523 Brittany St. Plainfield, IL ZIP CODE: 60586

BUSINESS ADDRESS: [redacted] ZIP CODE: [redacted]

PHONE: (Primary) [redacted] (Secondary) [redacted]

EMAIL ADDRESS: [redacted] FAX:

PROPERTY INTEREST OF PETITIONER: LLC member

OWNER OF PROPERTY: Timpanogas, LLC

HOME ADDRESS: 24523 Brittany St. Plainfield, IL ZIP CODE: 60586

BUSINESS ADDRESS: [redacted] ZIP CODE: [redacted]

EMAIL ADDRESS: [redacted] FAX:

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone)*:

OTHER PROJECTS AND/OR DEVELOPMENTS:

Food and Fuel, Theodore and Drauden, Joliet, IL Renwick Park Estates, Plainfield, IL

Heritage Commons, Joliet, IL, CVS, Joliet, IL, Ridgefield Commons, Joliet, IL

Heritage Lake Estates, Joliet, IL CrestBrooke Townhomes, Crest Hill, IL Farmstone at Diamond, Diamond, IL

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-32-306-001-0000;

_____; _____; _____.

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

See attached

LOT SIZE: WIDTH: 667.54 DEPTH: 503.09 AREA : 3.86 acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: City of Joliet B-1

SPECIAL USE REQUESTED: Construction of a Self-Storage facility

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

(1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and

(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

The proposed site is located to the north of an existing gas station with auto wash and it will not create any concerns regarding public health, safety, morals, comfort or general welfare

2. How will the special use impact properties in the immediate area? The proposed conceptual plan has solid screening via the back sides of one-story storage buildings around the perimeter of the site, thus blocking all onsite storage activities.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

The proposed development will not have any negative impacts on the surrounding property, as the site is to the north of a gas station, easterly of an electrical high tension power line right of way and across the street from a residential neighborhood.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

The subdivision this lot is a part of was designed to handle a business development on Lot 2 and the self storage will conform to the intended proposed use.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Access to Lot 2 will be a shared access via existing entrance constructed for the gas station

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

To the best of my knowledge, self storage is an applicable land use of the district and it will not violate any other applicable law, ordinance or regulation.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

Yes

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, [redacted], depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[redacted]

Petitioner's Signature

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me
this 14th **day of** October **, 20** 25

[redacted]

[redacted]

LEGAL DESCRIPTION

LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.

JOLIET PLANNING DIVISION

Zoning Board of Appeals Application Packet

Variation of Use

This packet should contain all of the following documents:

- Instructions & requirements;
- Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street,
First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050 **Email Address:** zoning@joliet.gov

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

_____

_____

_____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 1701 Drauden Road, Plainfield, IL 60586

PETITIONER'S NAME: Ronald Schelling

HOME ADDRESS: 24523 Brittany St. Plainfield, IL ZIP CODE: 60586

BUSINESS ADDRESS: [redacted] ZIP CODE: [redacted]

PHONE: (Primary) [redacted] (Secondary) [redacted]

EMAIL ADDRESS: [redacted] FAX: _____

PROPERTY INTEREST OF PETITIONER: LLC Member

OWNER OF PROPERTY: Timpanogas, LLC

HOME ADDRESS: 24523 Brittany Street, Plainfield, IL ZIP CODE: 60586

BUSINESS ADDRESS: [redacted] ZIP CODE: [redacted]

EMAIL ADDRESS: [redacted] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone or email*):

_____

_____

_____

OTHER PROJECTS AND/OR DEVELOPMENTS:

Food and Fuel, Theodore and Drauden, Joliet, IL; Renwick Park Estates, Plainfield; Heritage Commons, Joliet, IL;

CVS, Joliet, IL; Ridgefield Commons, Joliet, IL; Heritage Lake Estates, Joliet, IL; and

CrestBrooke Townhomes, Crest Hill, IL Farmstone at Diamond, Diamo

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 06-03-32-306-001-0000 ;

_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

See Attached

LOT SIZE: WIDTH: 667.54 DEPTH: 503.09 AREA: 3.86 acres

PRESENT USE(S) OF PROPERTY: Vacant

PRESENT ZONING OF PROPERTY: City of Joliet B-1 Zoning

VARIATION OF USE REQUESTED: to allow a B-3 use in a B-1 zoning district.

The end user would like to construct a Self-Storage facility.

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

(a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.

(b) The plight of the owner is due to unique circumstances.

(c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

A self-storage facility is an ideal fit for this location and the current zoning district of B-1 does not permit a B-3 use.

2. What unique circumstances exist which mandate a variance?

The irregular shape of the property makes it an ideal parcel for self-storage

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

I cannot see any negative impacts as the development will help shield the residential development to the east from the high tension electrical wires to the west.

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, [redacted], depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[redacted]
Petitioner's Signature

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me
this 14th **day of** October, **20** 25

[redacted]

[redacted]

LEGAL DESCRIPTION

LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 272-26

File ID: 272-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 02/04/2026

Department: Planning and Zoning **Final Action:**

Title: Ordinances Associated with the Development of 1701 Drauden Road

Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 1701 Drauden Road (ZBA 2025-51)

Ordinance Approving a Variation of Use to Allow a B-3 (general business) use in the B-1 (neighborhood business) Zoning District, Located at 1701 Drauden Road (ZBA 2025-52)

Internal Notes: I uploaded some lightly redacted petitions and ownership disclosure to align with expected redaction procedures. I can remove these documents if they are too confusing or add/remove redactions as necessary.

Review paused on 02/12/2026 at 1:51 p.m. pending placement on a different Council agenda at the applicant's request.

Agenda Date: 05/19/2026

Attachments: Ordinance - Special Use Permit ZBA 2025-51.docx, Ordinance - Variation of Use ZBA 2025-52.docx, ZBA Staff Report Packet, Ownership Disclosure, Special Use Permit Application, Variation of Use Application

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2026	Dustin Anderson	Approve	2/9/2026
1	2	5/15/2026	Todd Lenzie	Approve	5/19/2026
1	3	5/15/2026	Beth Beatty	Approve	5/19/2026

Memo

File #: 273-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance Approving a Variation of Use to Allow the Continuation of a Three-Unit Residence, an R-4 (Multi-Family Residential) Use, in the R-2 (Single-Family Residential) Zoning District, Located at 201 N. William Street (ZBA 2026-22)

BACKGROUND:
The petitioner and property owner, Maria Garcia, is requesting a Variation of Use to allow the continuation of a three-unit residence within the R-2 (single-family residential) zoning district at 201 N. William Street. The petitioner purchased the property as a three-unit residence in May 2025. The property appears to have contained three units since at least 2008, and at least two units since it was constructed in the 1950s. At the time of purchase, Planning staff informed the petitioner that approval of a Variation of Use would be needed because there were no prior approvals on record to allow the three units within the R-2 district.

The property is currently enrolled in the Neighborhood Services Rental Inspection Program and has received a two-year rental certificate that expires in September 2027. Following the purchase of the property, the petitioner worked to resolve all existing rental inspection violations identified during an inspection performed for the previous owner. The petitioner had all violations abated as of November 2025; there are currently no outstanding rental inspection violations at the property. Neighborhood Services does not have concerns about the property remaining as a three-unit. If the Variation of Use is approved, the property will remain enrolled in the Rental Inspection Program.

The two-story residence contains one apartment and an attached two-car garage on the first floor, and two apartments on the second floor. The second-floor units are accessed by an interior staircase that leads to both entrances. The site contains the five required off-street parking spaces: the garage can hold two vehicles and the existing driveway off William Street can hold three vehicles. The property also meets the required lot area per family of 2,500 square feet, which is the area required per unit for multi-unit dwellings in the R-4 (multi-family residential) district.

The property is located in the Cathedral Area neighborhood, at the northwest corner of William Street and Oneida Street. While the area predominantly contains single-family uses, there are some two-unit and multi-unit residences throughout the neighborhood. Based on historic Joliet Street Directory information, the property has contained at least two units since it was built around 1956. It is not clear when the third unit was established, but notes from the Neighborhood Services history of the property indicate that it had three units in 2008 when it was first added to the Rental Inspection Program.

Staff finds that the request meets the Variation of Use criteria. The structure was built as a multi-unit

building and has contained three units for many years. The continuation of the structure does not alter the essential character of the area, as there are other multi-unit structures integrated into the neighborhood. There are no proposed changes to the exterior or appearance of the existing residence. The property can accommodate the required off-street parking spaces for three units. Approval of the Variation of Use would allow the existing three-unit structure to remain as it currently exists.

ZONING BOARD OF APPEALS PUBLIC HEARING:
The Zoning Board of Appeals held a public hearing on this matter on April 16, 2026. Maria Garcia, petitioner, represented the petition. No one spoke in favor of or in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:
Jesse Stiff moved that the Zoning Board of Appeals recommend approval of the Variation of Use to allow the continuation of a three-unit residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district, located at 201 N. William Street, subject to the following conditions:

1. That the property shall remain enrolled in and comply with the City's Rental Inspection Program;

2. That the use of the property shall not be expanded in the future;

3. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Ralph Bias seconded the motion, which passed with five (5) aye votes and no nay votes. Voting aye were: Bias, Hennessy, Nachtrieb, Radakovich, and Stiff. Voting nay were: none. Absent were: McGrath Schmig.

RECOMMENDATION:
Staff concurs with the recommendation of the Zoning Board of Appeals and recommends that the Mayor and City Council adopt the following, subject to the same conditions approved by the Zoning Board of Appeals above:

1. Ordinance Approving a Variation of Use to Allow the Continuation of a Three-Unit Residence, an R-4 (Multi-Family Residential) Use, in the R-2 (Single-Family Residential) Zoning District, Located at 201 N. William Street

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(201 N. William Street)

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: A variation of use from the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby granted to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The variation of use is granted subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this variation of use is granted remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically granted herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the variation of use to repeal.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this variation of use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the variation of use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

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 portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this _____ day of _____, 2026.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-08-412-037-0000
ADDRESS: 201 N. William Street
ZBA APPROVED: Yes
PETITION #: 2026-22

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

VARIATION OF USE FOR: 201 N. William Street

1. **LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

   LOTS 18 AND 19 IN CAGWIN AND MACK'S SUBDIVISION OF LOT 14, IN THOMAS P. FORD'S SUBDIVISION OF THE WEST 100 ACRES OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1891 AS DOCUMENT NO. 164681, IN WILL COUNTY, ILLINOIS.

   PIN: 30-07-08-412-037-0000

2. **SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

   A Variation of Use to allow the continuation of a three-unit residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district

3. **MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

   1. That the property shall remain enrolled in and comply with the City's Rental Inspection Program;

   2. That the use of the property shall not be expanded in the future;

   3. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

STAFF REPORT

DATE: April 9, 2026

TO: Zoning Board of Appeals

FROM: Helen Miller, Planner

RE:

Petition Number:	2026-22
Applicant:	Maria Garcia
Status of Applicant:	Property owner
Location:	201 N. William Street (Council District #2)
Request:	Variation of Use to allow the continuation of a three-unit residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district

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Purpose

The applicant is requesting a Variation of Use to allow the continuation of a three-unit residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district at 201 N. William Street. The Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

Site Specific Information

The subject site is approximately 85.6 feet by 124 feet (10,648 square feet) and contains a two-story three-unit residence built around 1956. The property has an existing paved driveway off William Street that leads to an attached two-car garage. The property is zoned R-2 (single-family residential).

The property currently contains three separate dwelling units. According to City Directory information, the house has contained at least two units since its construction. It is unclear when the third unit was established. Notes from the Neighborhood Services history of the property indicate that it had three units in 2008 when it was first added to the Rental Inspection Program. The area has been zoned R-2 since the zoning maps were established in the 1960s and 1970s.

The petitioner purchased the property in May 2025. At that time, City staff alerted the petitioner that the three-unit use was not permitted and that a Variation of Use would need to be obtained. Following the purchase of the property, the petitioner was in contact with Neighborhood Services staff regarding existing rental inspection violations from an inspection performed for the prior owner. The petitioner was able to have all violations abated as of November 2025, and Neighborhood Services issued a two-year Rental

Inspection Certificate for the property that expires in September 2027. In February 2026, the petitioner applied for the Variation of Use.

The house has an existing nonconforming front yard setback. Section 47-17.22(3) *Non-conforming Structures* of the Zoning Ordinance allows pre-existing nonconformities to remain as long as the structures are not enlarged or altered in a way that increases their nonconformity. There are no proposed changes to the exterior or footprint of the building.

Surrounding Zoning, Land Use and Character

The property is located in the Cathedral Area neighborhood, at the northwest corner of William Street and Oneida Street. While the area predominantly contains single-family uses, there are some two-unit and multi-unit residences throughout the neighborhood. The subject property is surrounded by other properties with R-2 (single-family residential) zoning. There appear to be single-unit residences on the north, east, and south, and a multi-unit residence to the west.

Applicable Regulations

- Section 47-8 R-4 (Low Density Multi-Family Residential) District
- Section 47-6 R-2 (Single-Family Residential) District
- Section 47-17.28 Variation of Use

***Section 47-17.28**: **Variation of Use**: A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

Discussion

The petitioner, Maria Garcia, is requesting a Variation of Use to allow a three-unit residence within the R-2 (single-family residential) zoning district. The property appears to have contained three units since at least 2008, and at least two units since it was constructed in the 1950s. The multi-unit use within the R-2 (single-family residential) zoning district is no longer considered “grandfathered” because the Zoning Ordinance has provisions for the termination of nonconforming uses after certain time periods. Therefore, the property owner needs to obtain a Variation of Use to allow the continuation of the existing three-unit residence. The zoning mismatch was noticed by Planning staff when the property was for sale around 2023, but the previous owner did not apply for a Variation of Use. When the property was for sale again in 2025 and then purchased by the petitioner, Planning staff alerted the petitioner of the need to obtain a Variation of Use.

A plat of survey and floor plans are included in the staff report packet. The first floor contains an attached two-car garage and one dwelling unit (Unit 1) that is around 780 square feet with two bedrooms. The second floor contains two dwelling units: Unit 2 is

around 780 square feet with two bedrooms, and Unit 3 is around 568 square feet with one bedroom. The second-floor units are accessed by an interior staircase that leads to both entrances.

The required number of off-street parking spaces for a three-unit residence is five spaces (1.5 spaces per unit). The property contains the required spaces, as the garage has two spaces and the driveway can accommodate three spaces. The property also meets the required lot area per family of 2,500 square feet, which is the area required per unit for multi-unit dwellings in the R-4 (multi-family residential) district.

The property is currently enrolled in the Rental Inspection Program and has received a two-year rental certificate. There are no outstanding rental inspection violations at the property. Neighborhood Services does not have concerns about the property remaining as a three-unit. If the Variation of Use is approved, the property will remain enrolled in the Rental Inspection Program.

Recommended Action

Staff finds that the request meets the following Variation of Use criteria:

- the use of the property as fewer than three units would involve practical difficulties since the three units have been established for years;
- the site has the unique circumstance of being constructed as a multi-unit structure within a predominantly single-family area; and
- the approval of the Variation of Use will not alter the essential character of the area.

While the surrounding neighborhood is largely single-family residential in character, there are some existing multi-unit structures located throughout the area. There are no proposed changes to the exterior or appearance of the existing residence. The property can accommodate the required off-street parking spaces for three units. Approval of the Variation of Use would allow the existing three-unit structure to remain as it currently exists.

Conditions

If the Zoning Board desires to approve this Variation of Use to allow the continuation of a three-unit residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district at 201 N. William Street, staff recommends that the following conditions be included:

1. That the property shall remain enrolled in and comply with the City's Rental Inspection Program;
2. That the use of the property shall not be expanded in the future;
3. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Figure 1: Aerial view of the subject site at 201 N. William Street (2025)

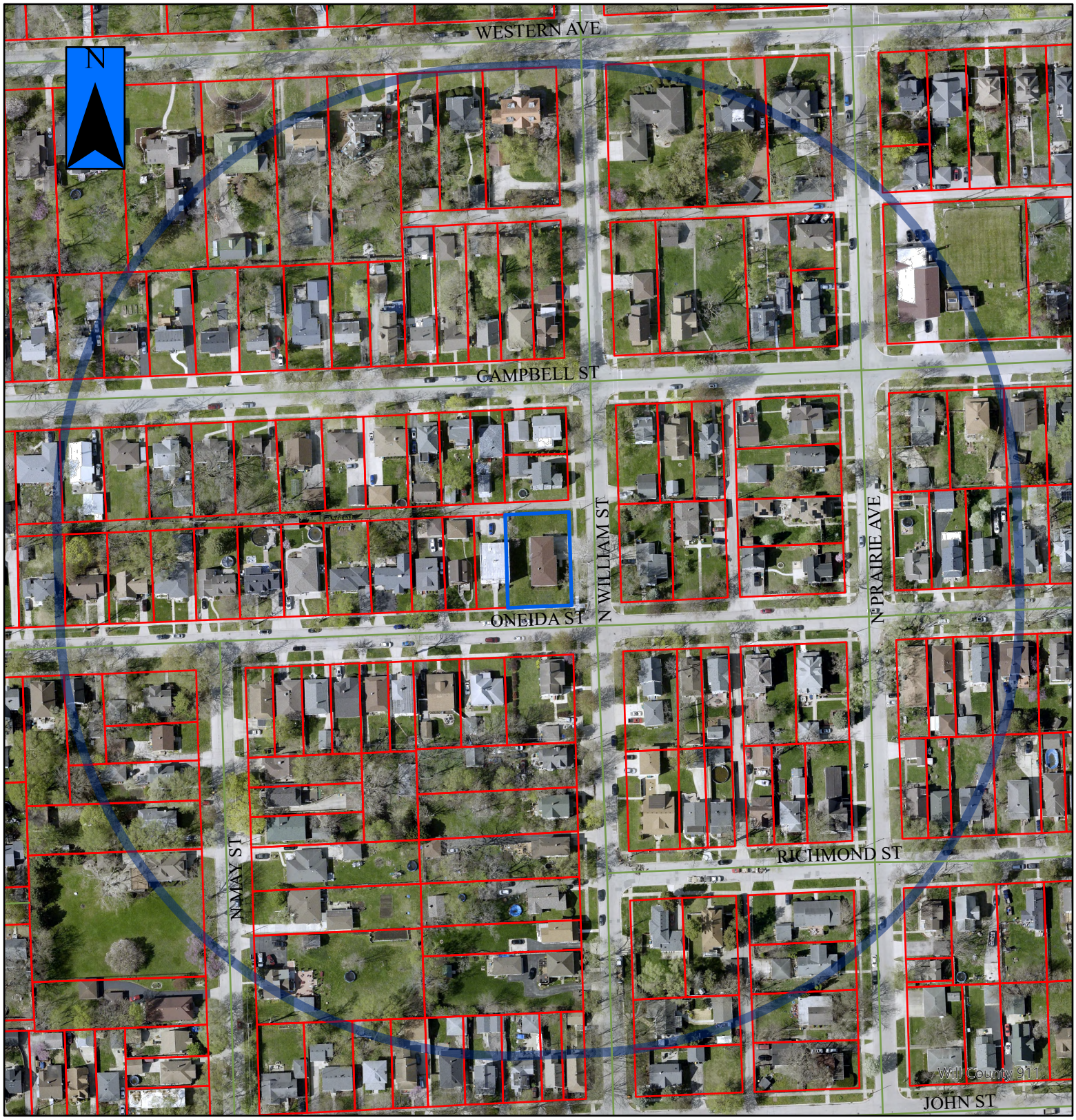


Figure 2: Existing residence at 201 N. William Street, view northwest from the intersection of William Street and Oneida Street (April 2026)



Figure 3: Existing residence at 201 N . William Street, view north from Oneida Street (April 2026)





2026-22a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



2026-22

JOLIET PLANNING DIVISION

= Property in Question

= 600' Public Notification Boundary

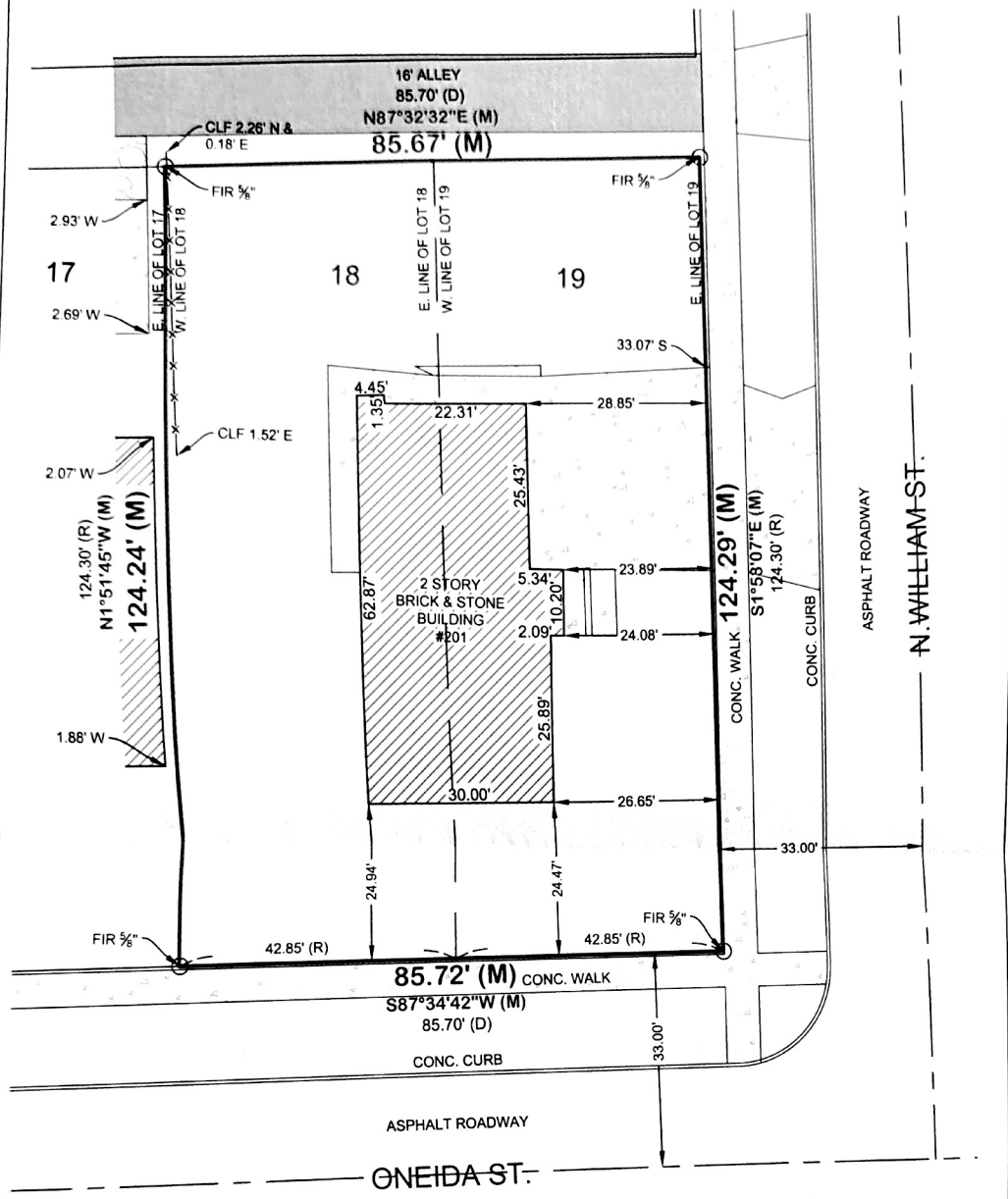
Legend

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

PLAT OF SURVEY

OF

LOTS 18 AND 19 IN CAGWIN AND MACK'S SUBDIVISION OF LOT 14, IN THOMAS P. FORD'S SUBDIVISION OF THE WEST 100 ACRES OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1891 AS DOCUMENT NO. 164681, IN WILL COUNTY, ILLINOIS.



SUBJECT SITE AREA:
10,649 0± SQ. FT.

LEGEND

(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION
(D)	DEED DIMENSION
BSL	BUILDING SETBACK LINE
L	ARC LENGTH DIMENSION
R	ARC RADIUS DIMESION
CH	ARC CHORD DIMENSION
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF RETURN CURVE
ONL	ONL
OH	OVERHANG
TYP	TYPICAL
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
	FOUND IRON PIPE "SIZE" (FIP)
	SET IRON PIPE "SIZE" (SIP)
	FOUND IRON ROD "SIZE" (FIR)
	SET IRON ROD "SIZE" (SIR)
	CUT CROSS
	FOUND CROSS
	CUT NOTCH
	FOUND NOTCH
	FOUND MAG NAIL (FMAG)
	SET MAG NAIL (SMAG)
CLF	CHAIN LINK FENCE
WF	WOOD FENCE
MF	IRON/METAL FENCE
PF	PLASTIC/VINYL FENCE
WRF	WIRE FENCE
GR	GUARD RAIL
RTW	RETAINING WALL
	BUILDING
	CONCRETE
	ASPHALT
	WOOD
	METAL
	BRICK
	GRAVEL
	STONE
	WATER
	OVERHANG/CANOPY
	ADDITION

SURVEY NOTES:

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON; REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
3. REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE, BEFORE DAMAGE MAY OCCUR.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME.
5. WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
6. BASIS OF BEARING IF SHOWN IS ASSUMED UNLESS NOTED.
7. DATE OF FIELD WORK IS DATE SHOWN IN CERTIFICATION.
8. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.
9. ANY COMMENTS, MODIFICATIONS, ALTERATIONS AND REVISIONS MUST BE BROUGHT TO OUR ATTENTION WITHIN 90 DAYS OF DATE OF COMPLETION OF THIS SURVEY.
10. TREES AND UTILITIES ARE NOT SHOWN HEREON.
11. CATEGORY OF THIS SURVEY IS BASED UPON CLIENT'S REQUEST.
12. TO ENSURE LEGITIMACY OF THIS PLAT, IT MUST CARRY THE SEAL OF THE PROFESSIONAL LICENSEE WHO PREPARED THIS PLAT.
13. ALL BUILDING DIMENSIONS AND TIES ARE TO CURRENT SIDING MATERIAL AND NOT TO FOUNDATION.
14. ARCHITECT, OWNER OR ENGINEER SHOULD VERIFY AND REMEASURE BUILDING FOR BUILDING ADDITION PURPOSES.
15. NO ZEROX, SCANNED COPIES SHALL BE MADE WITHOUT WRITTEN PERMISSION FROM PROFESSIONAL LAND SURVEYOR.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) EAST ZONE. ALL MEASUREMENTS ARE ON THE GROUND.

STATE OF ILLINOIS
COUNTY OF DUPAGE

WE, PI SURVEYING PLLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM DO HEREBY CERTIFY THAT THE SURVEY WAS MADE UNDER ITS SUPERVISION ON THE GROUND AND THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAME. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY SURVEY.

DATED AT OAK BROOK, ILLINOIS THIS 10th DAY OF APRIL, 2025.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003501
LICENSE EXPIRES 11/30/2026

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184.008811-0008

PROFESSIONAL LAND SURVEYOR
WILLIAM A. WORKMAN
NO. 035-003501
OAK BROOK ILLINOIS
STATE OF ILLINOIS

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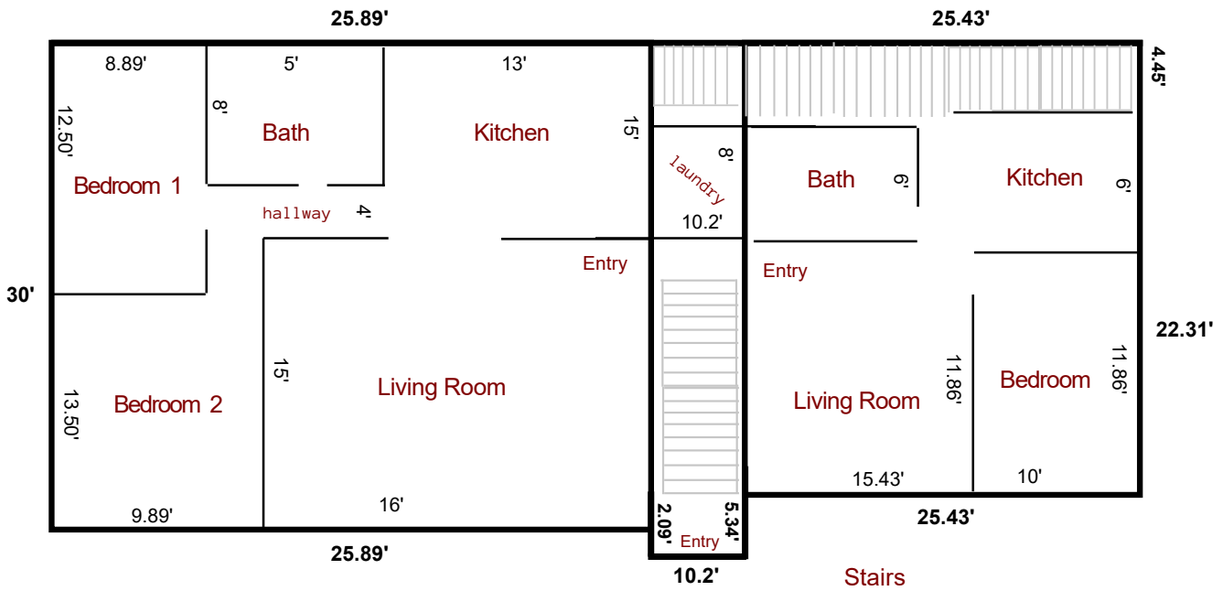
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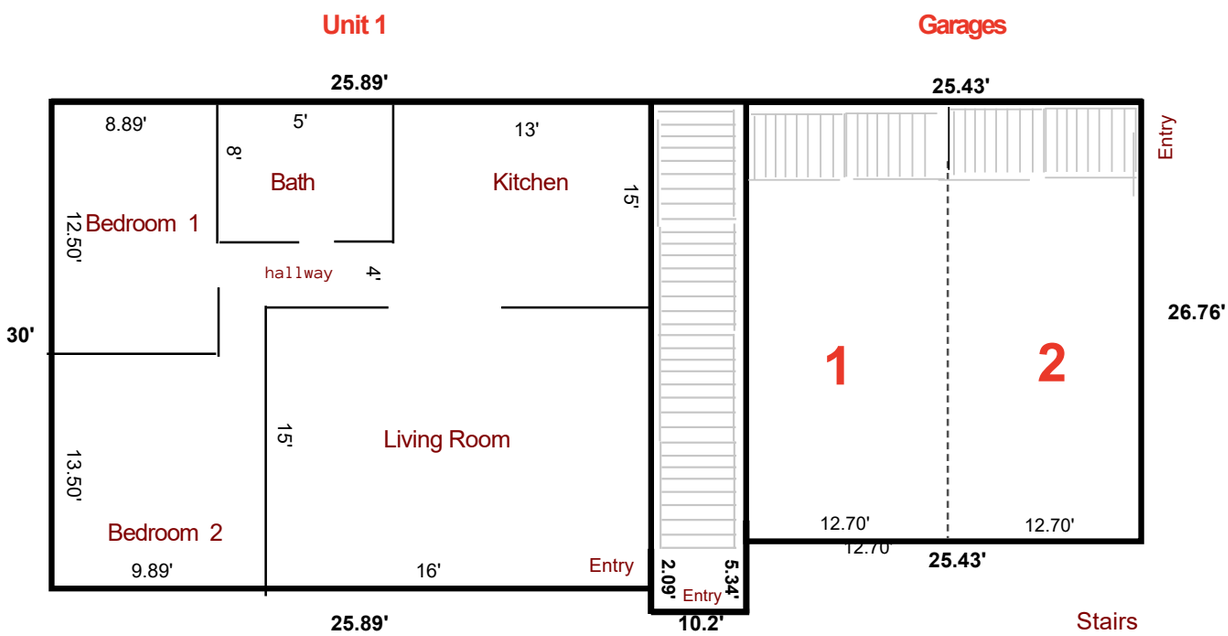
ADDRESS: 201 N. WILLIAM STREET, JOLIET, IL, 60435			
FIELD BY: CD	DRAWN BY: AB	CHECKED BY: WAW	
FILE NUMBER: L25-2097			
ORDERED BY: JAMES FLANAGAN, ATTORNEY AT LAW			
CATEGORY: BOUNDARY			

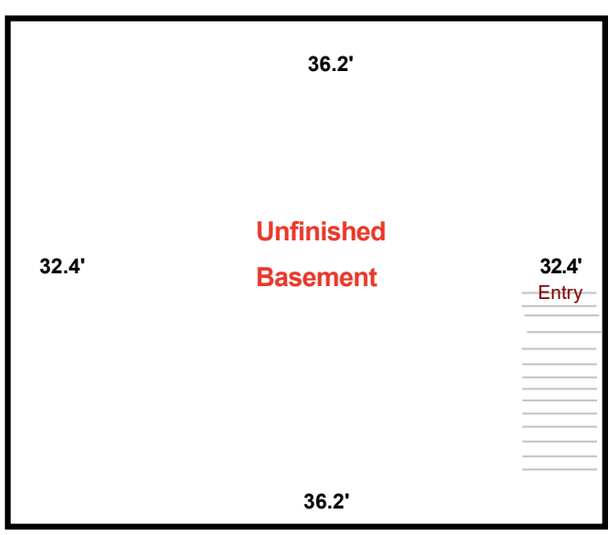
REVISIONS	NO.	DATE	DESCRIPTION
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Second Floor



First Floor

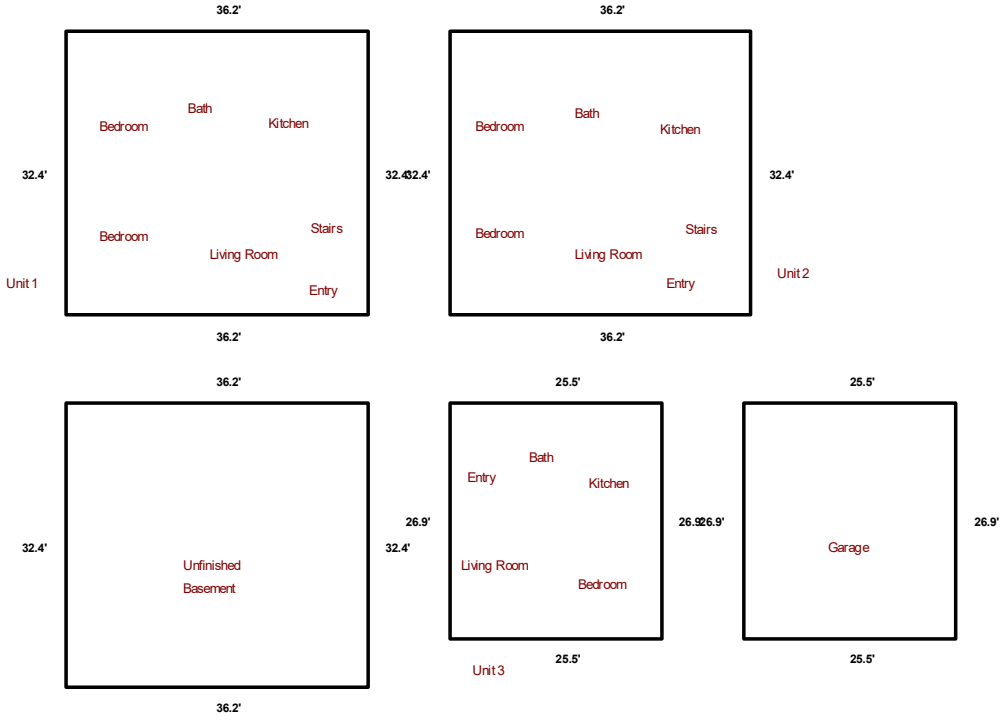




254-02968
File No. 0401225

SKETCH ADDENDUM

Borrower or Owner Maria Garcia
Property Address 201 N William St
City Joliet County Will State IL Zip Code 60435
Client Cross Country Mortgage LLC, ISAOA/ATIMA



Summary	Square Ft. Area	Perimeter
Living Area		
First Floor	1,172.9	137.2
Second Floor	1,172.9	137.2
Second Floor	686.0	104.8
Total	3,031.8	379.2
Basement		
Basement	1,172.9	137.2
Garage & Carport		
Attached Garage	686.0	104.8

Area Calculation Details

First Floor
36.2 x 32.4 = 1,172.8
Total = 1,172.9
Second Floor
36.2 x 32.4 = 1,172.8
Total = 1,172.9
Second Floor
25.5 x 26.9 = 685.9
Total = 686.0
Basement
36.2 x 32.4 = 1,172.8
Total = 1,172.9
Attached Garage
25.5 x 26.9 = 685.9
Total = 686.0

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

_____

_____

_____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR VARIATION OF USE

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 201 N William Street, Joliet, IL 60435

PETITIONER'S NAME: Maria Garcia

HOME ADDRESS: [redacted] ZIP CODE: [redacted]

BUSINESS ADDRESS: _____ ZIP CODE: _____

PHONE: (Primary) [redacted] (Secondary) _____

EMAIL ADDRESS: [redacted] FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Maria G. Garcia

HOME ADDRESS: [redacted] ZIP CODE: [redacted]

BUSINESS ADDRESS: _____ ZIP CODE: _____

EMAIL ADDRESS: [redacted] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone or email*):

N/A - Residential rental property

OTHER PROJECTS AND/OR DEVELOPMENTS:

N/A

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-08-412-037-0000

_____; _____; _____.

****Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website****

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

See attached legal description.

LOT SIZE: WIDTH: 124.24 DEPTH: 85.67 AREA: 10,649

PRESENT USE(S) OF PROPERTY: Existing residential building currently containing three dwelling units.

PRESENT ZONING OF PROPERTY: R-2 (Singe-family Residential Districts)

VARIATION OF USE REQUESTED: Requesting approval to allow the existing building to be legally recognized as a three-unit residential property instead of two units.

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

(a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.

(b) The plight of the owner is due to unique circumstances.

(c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The structure has historically functioned as three separate dwelling units. Reducing the property to two units would require removal of an existing apartment causing significant financial hardship and underutilization of the building. The current layout and entrances are already designed for three units.

2. *What unique circumstances exist which mandate a variance?*

The property is unique because it was purchased and represented as a three-unit building at the time of sale, including in the appraisal. As part of the closing process, the petitioner agreed to pursue zoning recognition for the third unit. After acquisition, I invested substantial funds to correct 24+ code violations and has since brought the building into full compliance. The property has passed inspection and is certified as safe and consistent with the neighborhood. The layout, kitchens, and entrance arrangements are designed for three-units. Without the variation, the owner cannot obtain separate electrical service for the third apartment, creating hardship. The three units were already established before the building was purchased and the request is to bring the building into proper legal status.

3. *What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.*

Granting the variation will allow continued residential use, maintain the property, and provide needed housing. The request will not change the exterior appearance or increase traffic beyond what has historically existed. Any impact is minimal and consistent with nearby multi-family properties.

REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Maria Garcia, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[redacted]
Petitioner's Signature

[redacted]
Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me this 15th **day of** February, **20**26

[redacted]

Official Seal
HARISH M BHATT
Notary Public, State of Illinois
Commission No. 996104
My Commission Expires August 29, 2028

EXHIBIT A

LEGAL DESCRIPTION

LOTS 18 AND 19 IN CAGWIN AND MACK'S SUBDIVISION OF LOT 14, IN THOMAS P. FORD'S SUBDIVISION OF THE WEST 100 ACRES OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 35 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 15, 1891 AS DOCUMENT NO. 164681, IN WILL COUNTY, ILLINOIS.

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):

- [x] 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:

201 N William Street, Joliet, IL. 60435

PIN(s): 30-07-08-412-037-0000

III. *PROPERTY OWNERSHIP*

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

[x]	**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

Maria G. Garcia

[redacted]

E-MAIL: [redacted] **FAX:** [redacted]

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

Same as Section III

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: [redacted]

DATE: 2-15-26

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

Maria Garcia (Owner)

[redacted]

PRINT

ZONING BOARD OF APPEALS

CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows: (a) _____ (b) _____ (c) _____ (list of reasons)		
(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions: (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone. (b) The plight of the owner is due to unique circumstances. (c) The variation, if granted, will not alter the essential character of the locality.		
(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).		

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, April 16, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Jane McGrath Schmig
Jesse Stiff

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

CALL TO ORDER

ROLL CALL

Present Ralph Bias, Ed Hennessy, Bob Nachtrieb, Debbie Radakovich and Jesse Stiff

Absent Jane McGrath Schmig

APPROVAL OF MINUTES

TMP-9651

Attachments: Zoning Board of Appeals Meeting Minutes 02-19-26.pdf

A motion was made by Jesse Stiff, seconded by Bob Nachtrieb, to approve: Zoning Board of Appeals Meeting Minutes 2-19-26. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

CITIZENS TO BE HEARD ON AGENDA ITEMS

A public comment was made in favor of Petitioner Joseph Spillie, related to agenda items: PETITION 2026-13, PETITION 2026-14, and PETITION 2026-15.

Individuals came forward to comment on PETITION 2026-07, PETITION 2026-08, and PETITION 2026-09. Planning Director Jayne Bernhard informed the public and the Board these petitions were deferred and will be on the June Zoning Board of Appeals agenda.

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

ID-2245-20

Attachments: 16329 S. Boulevard PL Staff Report Packet

Ms. Bernhard read the staff report into the record. Mr. David Mikel with SES Branding appeared on behalf of the petition. Mr. Mikel made comments regarding the need for additional signage to attract and direct customers. No public comments were made in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-04: A series of Variations on signage, located at 16329 S. Boulevard Place. (COUNCIL DISTRICT #1). The motion carried by the following

vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9641

Attachments: 203 N Ottawa Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. MJ Sughayer, the property owner, appeared on behalf of the petition to answer questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-05: A Variation on signage to exceed the maximum total sign area in the B-2 (central business) district, located at 203 N. Ottawa Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Stiff

Nay: Radakovich

Absent: McGrath Schmig

TMP-9642

Attachments: ZBA 2026-06 (SEC Theodore St and Staghorn Dr) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Justin Harrison, representing the Fall Creek Homeowners Association, appeared on behalf of the petition and commented on the need for an illuminated sign. A resident came forward to inquire how the new sign would be paid and if HOA fees would increase. Mr. Harrison responded.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve: PETITION 2026-06: A Variation to allow an illuminated subdivision monument sign in the R-1A (single-family residential) zoning district, located at SEC Theodore Street and Staghorn Drive. (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9643

Attachments: Fairview Deferred.pdf

Ms. Bernhard explained again that PETITION 2026-07, PETITION 2026-08, and PETITION 2026-09 were deferred and will be on the June Zoning Board of

Appeals agenda.

TMP-9644

Attachments: ZBA 2026-10 2026-11 (749 Houbolt Rd) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Mike Pedersen and his attorney appeared on behalf of the petitions. In response to Mr. Bias' questions, Mr. Pedersen made comments regarding the services that Dive Right in Scuba, Inc. offers. A discussion was had about preserving the Galowich name on the building.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-10: A Variation of Use to allow an indoor and outdoor commercial recreation facility, a B-3 (general business) use, in the R-B (restricted business) district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)

PETITION 2026-11: A Variation to allow unlighted outdoor recreational facilities within 200 feet of a single-family residential zoning district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9645

Attachments: 1516 Edgerton Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Fernando Duran with Omega Sign & Lighting appeared on behalf of the petition, clarifying the proposed sign's shape and size. Ms. Bernhard paused the hearing to consult with Interim Corporation Counsel Todd Lenzie and Mr. Duran. It was determined the correct sign size was listed on the public notice, and the hearing continued.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-12: A Variation to increase maximum area of a ground sign for a non-residential use in the R-2 (single-family residential) zoning district, located at 1516 Edgerton Drive. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9646

Attachments: 81 N Chicago Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Joseph Spillie, owner of Ink Everything, appeared on behalf of the petitions. Mr. Spillie answered questions from the Board and provided additional information regarding his private tattoo business.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-13: A Special Use Permit to allow a tattoo studio, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-14: A Variation of Use to allow a tattoo studio, a B-3 (general business) use, in the B-2 (central business) district, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-15: A Variation to allow a tattoo studio within 1,000 feet of a library, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9647

Attachments: ZBA 2026-16 2026-17 (2450 W Jefferson St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Josh Melder with Menard, Inc. appeared on behalf of the petitions. Mr. Melder made comments regarding the proposed self-storage facility. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-16: A Special Use Permit to allow a self-storage facility, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)

PETITION 2026-17: A Variation from the Non-Residential Design Standards to allow engineered wood siding in the I-1 (light industrial) zoning district, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Stiff

Nay: Radakovich

Absent: McGrath Schmig

TMP-9648

Attachments: ZBA 2026-18 2026-19 (370 Ruby St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Israel Hernandez, the property owner, appeared on behalf of the petitions and answered questions

from the Board. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve: PETITION 2026-18: A Special Use Permit to allow an automotive repair facility, located at 370 Ruby Street. (COUNCIL DISTRICT #4)

PETITION 2026-19: A Variation from the spacing requirements for an automotive repair facility near a residential zoning district, located at 370 Ruby Street. (COUNCIL DISTRICT #4)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9649

Attachments: ZBA 2026-20 2026-21 (540 Bluff St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Abraham Garcia, the property owner, appeared on behalf of the petitions. The Board made inquiries regarding the purchase of the property, permits, and zoning, and Mr. Garcia responded. In response to construction-related questions from the Board, Mr. Garcia's architect, Mr. Bob Gebel, appeared and commented.

A motion was made by Debbie Radakovich, seconded by Jesse Stiff, to deny both petitions: PETITION 2026-20: A Variation of Use to allow conversion of a single-unit residence into a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

PETITION 2026-21: A Variation to reduce the front yard setback to allow a second story addition, located at 540 Bluff Street. (COUNCIL DISTRICT #4)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9650

Attachments: ZBA 2026-22 (201 N William St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Ms. Maria Garcia, the property owner, appeared on behalf of the petition to answer questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Jesse Stiff, seconded by Ralph Bias, to approve: PETITION 2026-22: A Variation of Use to allow the continuation of a three-unit

residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district, located at 201 N. William Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

NEW BUSINESS

TMP-9761

A motion was made by Jesse Stiff, seconded by Debbie Radakovich, to elect Ralph Bias as the new Vice Chair of the Zoning Board of Appeals. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

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: 273-26

File ID: 273-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/06/2026

Department: **Final Action:**

Title: Ordinance Approving a Variation of Use to Allow the Continuation of a Three-Unit Residence, an R-4 (Multi-Family Residential) Use, in the R-2 (Single-Family Residential) Zoning District, Located at 201 N. William Street (ZBA 2026-22)

Agenda Date: 05/19/2026

Attachments: Ordinance - Variation of Use 201 N William St.docx, ZBA Staff Report Packet 2026-22 201 N William St.pdf, Zoning Board of Appeals Minutes 04-16-26.pdf

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2026	Dustin Anderson	Approve	5/11/2026
1	2	5/15/2026	Todd Lenzie	Approve	5/19/2026
1	3	5/15/2026	Beth Beatty	Approve	5/19/2026

Memo

File #: 274-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 2450 W. Jefferson Street (ZBA 2026-16)

BACKGROUND:
The petitioner and property owner, Menard, Inc., is requesting approval of a Special Use Permit to allow a Menards self-storage facility at 2450 W. Jefferson Street. The 2.8-acre property is zoned I-1 (light industrial) and is located behind the existing Menards home improvement store on Jefferson Street. The site was previously occupied by Bookie Magee's Hideaway and OTB and has been vacant since that business relocated in 2022. The proposed storage facility would be owned and operated by Menard, Inc. and managed by the employees of the local Menards store, with support from the Menards general office in Eau Claire, Wisconsin.

The proposed self-storage facility would include seven new storage buildings with around 174 non-climate-controlled units total. The existing building would be remodeled to contain around 92 climate-controlled units. The facility would be entirely enclosed: storage buildings would be located around the perimeter of the site, with fencing installed between buildings and connected to the existing fence along the south. The site would be accessed by a gated entry with overhead doors, located at the northwest corner of the site (as shown on the north elevation on the attached site plan). The door would be controlled by a PIN pad so that only users with a private access code could enter the site. The storage facility would be overseen by employees of the adjacent Menards store, who would check on the site daily and be available for other issues during store hours. The storage facility would be available twenty-four hours a day, seven days a week for renters of the units. The facility would have security cameras throughout in addition to the secure access gate. The proposal will be required to follow all Zoning Ordinance and building code requirements, including those for lighting, paving, and emergency access.

The site is part of the Menard's / Joliet Subdivision from 2003 and is located next to the Secretary of State DMV facility on the east and a detention area on the west. A residential subdivision (Fairway Estates Condos) is located south of the site. The site does not have frontage on a public street, but is accessed by interior roads within the commercial subdivision. Menard, Inc. is the owner of the subject site as well as the DMV lot, the detention lot, and the Menards store site.

There are eight rows of parking on the subject site and four rows of parking on the DMV lot that currently serve as shared parking for both lots. The proposed storage facility will cover six of these parking rows, but the petitioner proposes to leave two rows on the east side of the subject site for continued use by users of the DMV facility. If the Special Use Permit is approved, the petitioner will

be required to record an access easement over this portion of the self-storage lot to allow use by the DMV lot. Passenger vehicle parking for users of the self-storage facility would be located along the sides of the main building on the interior of the facility.

The proposed facility would have perimeter landscaping on all sides. The existing 15-foot landscape area and 6-foot fence along the south property line, adjacent to the residential subdivision, will remain. The existing landscape area along the west, next to the detention area, would also remain. Additional perimeter landscaping would be installed along the north and east sides of the facility.

The proposed storage buildings would be constructed with gray engineered wood siding and red steel roof panels. At their meeting on April 16, 2026, the Zoning Board of Appeals approved a Variation from the Zoning Ordinance's Non-Residential Design Standards to allow engineered wood siding instead of masonry material in the I-1 (light industrial) district. The proposed storage buildings would be 11 or 12 feet tall. The exterior of the existing building would not be significantly modified.

The special use request meets the attached criteria for special uses. The site was constructed as a commercial property within a commercial subdivision, and the proposed use is in character with the existing uses in the subdivision. The storage facility will be fully enclosed and only accessible by a secure gate. The site contains a 15-foot landscape buffer and solid 6-foot fence along the south side, which is the Zoning Ordinance requirement for commercial uses adjacent to residential properties. The subject site is in a low-profile location that may not be attractive to other commercial uses that require street frontage for visibility.

ZONING BOARD OF APPEALS PUBLIC HEARING:
The Zoning Board of Appeals held a public hearing on this matter on April 16, 2026. Josh Melder, petitioner with Menard, Inc., represented the petition. No one spoke in favor of or in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:
Bob Nachtrieb moved that the Zoning Board of Appeals recommend approval of the Special Use Permit to allow a self-storage facility, located at 2450 W. Jefferson Street, subject to the following conditions:

1. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and

2. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Jesse Stiff seconded the motion, which passed with four (4) aye votes and one (1) nay votes. Voting

aye were: Bias, Hennessy, Nachtrieb, and Stiff. Voting nay were: Radakovich. Absent were: McGrath Schmig.

RECOMMENDATION:
Staff concurs with the recommendation of the Zoning Board of Appeals and recommends that the Mayor and City Council adopt the following, subject to the same conditions approved by the Zoning Board of Appeals above:

1. Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 2450 W. Jefferson Street

ORDINANCE NO._____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(2450 W. Jefferson Street)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: A Special Use Permit is hereby authorized pursuant to Section 47-5.2 of the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The Special Use Permit is authorized subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this Special Use Permit is authorized remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically authorized herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the Special Use to repeal. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this Special Use are hereby adopted and made a part of this Ordinance.

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 portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 05-06-13-204-045-0000
ADDRESS: 2450 W. Jefferson Street
ZBA APPROVED: Yes
PETITION #: 2026-16

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

SPECIAL USE PERMIT FOR: 2450 W. Jefferson Street

1. **LEGAL DESCRIPTION OF PROPERTY:**

   LOT 16 IN MENARD'S / JOLIET, BEING A SUB OF PRT OF SEC. 13, T35N-R9E.

   PIN: 05-06-13-204-045-0000

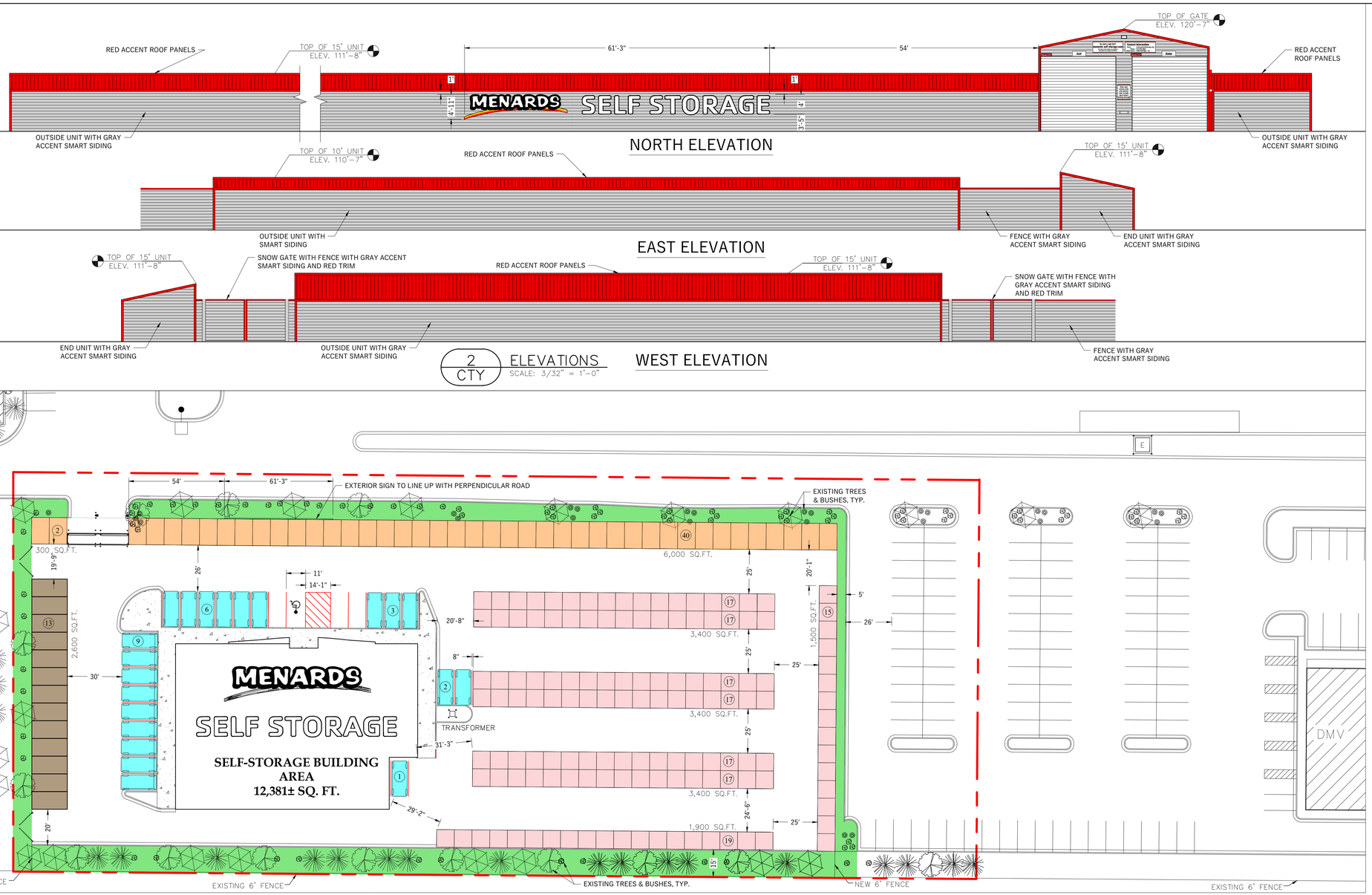
2. **SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

   A Special Use Permit to allow a self-storage facility

3. **MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

   1. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and

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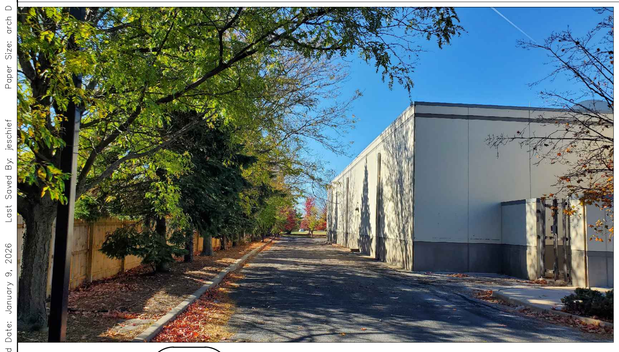


2 CTY ELEVATIONS
SCALE: 3/32" = 1'-0"

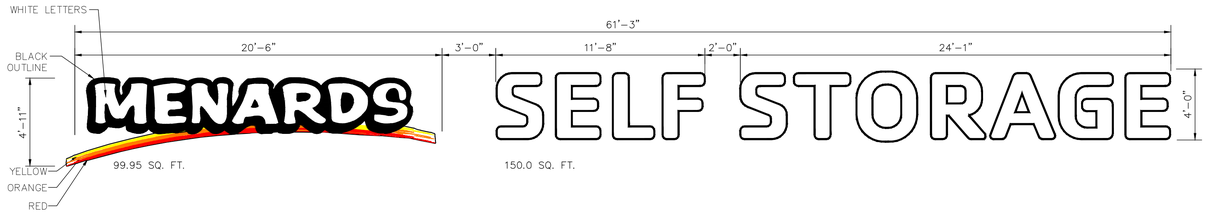
1 CTY SITE PLAN
SCALE: 1" = 30'

JOLIET, IL
SELF-STORAGE LOT AREA
100,510± SQ. FT.
2.30± ACRES

STORAGE BUILDING AREA
EXISTING BUILDING:
12,381± SQ. FT./.28 ACRES
NEW OUTSIDE BUILDINGS:
22,500± SQ. FT./.51± ACRES
TOTAL: 34,881± SQ. FT./.8 ACRES



4 CTY PRIVACY FENCE PHOTO
SCALE: N.T.S.



NOTES:
1. (1) INTERNALLY LIT INDIVIDUALLY MOUNTED CHANNEL LOGO.
2. LOGO BACK TO BE ROUTED .080" THICK ALUMINUM WITH A 5" REFINISHED BLACK ALUMINUM RETURN.
3. LOGO TO INCLUDE MENARDS UDERSCORE BENEATH THE LETTERING.
4. LOGO FACE TO BE ROUTED .150" THICK WHITE ACRYLIC WITH 1" BLACK JEWELITE TRIM CAP, APPLY 3M HP BLACK VINYL AND 3M PRINTED TRANSLUCENT VINYL UNDERSCORE.
5. LIGHTING TO BE SUPPLIED BY WHITE LEDS 120V POWER SUPPLY AND SWITCH.

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3 CTY SIGN DETAILS
SCALE: N.T.S.

MENARDS
STORE DESIGN DEPARTMENT
5101 MENARD DRIVE
EAU CLAIRE, WI 54703

BUILDING TYPE
OTB SELF-STORAGE

CAD DWG NAME
SELF STORAGE SITE PLAN V2(CTY)

REVISIONS NO.	DATE	DESCRIPTION	BY

PROJECT TITLE
SELF STORAGE JOLIET, IL -

SHEET TITLE
CTY PLAN

SCALE: 1" = 30' | DRAWN BY: JRS | DATE: 12-10-25

SHEET NO.
CTY

Last Saved Date: January 9, 2026 Last Saved By: jeschief Paper Size: arch D (36x24 in.) Plotted by: Jeremy Schiefer Plotstyle: _LASER.ctb

Path and File Name: E:\Designdiv\Special Projects_Self Storage Projects\Joliet, IL OTB\OTB Self Storage\City Approval Plans\Self Storage Site Plan V2(CTY).dwg

Date Plotted: 1/9/2026 6:59 AM



1 / V16 PROPOSED FLOOR PLAN
SCALE: 1" = 10'-0"

PERCENTAGE	QTY	UNIT SIZE W (FEET)	UNIT SIZE L (FEET)	UNIT SQ. FT.
3.26%	3	5	9	45.00
17.39%	16	5	10	50.00
4.35%	4	5.5	10	54.00
3.26%	3	6.0	9.0	54.00
28.26%	26	UNITS		
2.17%	2	6.5	10.0	65.00
1.09%	1	7.0	10.0	70.00
2.17%	2	7.0	12.0	84.00
2.17%	2	7.5	10.0	75.00
2.17%	2	8.0	9.0	72.00
1.09%	1	8.0	10	80.00
1.09%	1	8.0	12	96.00
2.17%	2	9.0	9.5	85.50
14.13%	13	UNITS		
1.09%	1	9.3	11.5	106.95
1.09%	1	9.3	12.0	111.60
5.43%	5	10.0	9.0	90.00
26.09%	24	10.0	10.0	100.00
4.35%	4	10.0	12.00	120.00
5.43%	5	10.0	13.00	130.00
1.09%	1	10.5	9.0	94.50
1.09%	1	11.0	9.0	99.00
3.26%	3	12.0	10.0	120.00
1.09%	1	12.5	9.00	112.50
1.09%	1	13.0	10.0	130.00
51.09%	47	UNITS		
5.43%	5	10.0	15	150.00
1.09%	1	12.00	15	180.00
6.52%	6	UNITS		
100%	92	TOTAL UNITS		

MENARDS®
STORE DESIGN DEPARTMENT
5101 MENARD DRIVE
EAU CLAIRE, WI 54703

BUILDING TYPE
OTB SELF-STORAGE

CAD DWG NAME
OTB SELF STORAGE V12

REVISIONS NO.	DATE	DESCRIPTION	BY

PROJECT TITLE
SELF STORAGE JOLIET, IL -

SHEET TITLE
PLAN - OPTION 16

SCALE 1"=10' | DRAWN BY: JRS | DATE 12-17-25

SHEET NO. V16

Last Saved Date: January 8, 2026 Last Saved By: jteschief Paper Size: arch D (36x24 in.) Plotted by: Jeremy Schieffer Plotstyle: _LASER.ctb

STAFF REPORT

DATE: April 9, 2026

TO: Zoning Board of Appeals

FROM: Helen Miller, Planner

RE:

Petition Number:	2026-16 and 2026-17
Applicant:	Menard, Inc.
Status of Applicant:	Property Owner
Location:	2450 W. Jefferson Street (Council District #5)
Request:	2026-16: A Special Use Permit to allow a self-storage facility
	2026-17: Variation from the Non-Residential Design Standards to allow engineered wood siding in the I-1 (light industrial) zoning district

---

Purpose

The applicant is requesting a Special Use Permit to allow a self-storage facility in the I-1 (light industrial) zoning district at 2450 W. Jefferson Street. Per the City of Joliet Zoning Ordinance, self-storage facilities may be allowed as special uses in the I-1 district by the Mayor and City Council, with the advice of the Zoning Board of Appeals in accordance with Section 47-5.2.

The applicant is also requesting a Variation from the Non-Residential Design Standards to allow engineered wood siding as an exterior material for new buildings within the I-1 district. Per section 47-15H of the Zoning Ordinance, exterior walls in industrial districts shall be constructed with institutional quality masonry materials, including but not limited to precast concrete panels. The exterior walls of the proposed storage buildings will be sided with LP SmartSide, a textured engineered wood siding.

Site Specific Information

The 2.8-acre subject site is zoned I-1 (light industrial) and contains a vacant commercial building and extensive surface parking. The building was occupied by Bookie Magee's Hideaway and OTB since its construction in 2004 until the business relocated in 2022. The building has been unoccupied since then.

The site is Lot 16 of the Menard's / Joliet Subdivision that was approved and recorded in 2003. The lot is located behind the Menards and Walmart sites and does not have frontage on a public street. The subdivision contains ingress and egress easements along the interior roads to allow traffic circulation throughout the subdivision. The Secretary of

State DMV facility is located on the lot to the east, and a detention pond for the subdivision is located on the lot to the west. Menard, Inc. is the owner of the subject site as well as the DMV lot, the detention lot, and the Menards store site.

Surrounding Zoning, Land Use and Character

- North: I-1 (light industrial), commercial (Menards; Walmart Supercenter)
- South: R-4 (multi-family residential), residential (Fairway Estates Condos)
- East: I-1 (light industrial), commercial (Secretary of State - DMV facility)
- West: I-1 (light industrial), detention pond

Applicable Regulations

- Section 47-14.2A(G) Special Uses – All Industrial Districts
- Section 57-15H.4 Non-Residential Design Standards
- Section 47-5.2(C) Criteria for issuance of a Special Use Permit (refer to attachment)
- Section 47-19.8 Findings of Fact Supporting a Variation (refer to attachment)

Discussion

The petitioner, Menard, Inc., is requesting approval of a Special Use Permit to allow a Menards self-storage facility at 2450 W. Jefferson Street. The storage facility would be owned and operated by Menard, Inc. In recent years, the company began establishing self-storage facilities next to or near existing Menards home improvement stores. There are currently around 25 of these facilities operating in the Midwest. The storage sites are an extension of the store operations and are managed by the local Menards employees, with support from the Menards general office in Eau Claire, Wisconsin.

The proposed self-storage facility would contain around 92 climate-controlled units within the existing building and around 174 non-climate-controlled units in several proposed buildings located around the site. The new storage buildings would be constructed along the perimeter of the site and within the existing parking lot footprint. The proposed buildings would be 11 feet or 12 feet tall measured to the top of the roof. The interior of the existing building would be remodeled for the climate-controlled units; the exterior of the building will not be significantly modified. The site would be accessed by a gated entry with overhead doors, located at the northwest corner of the site (see the north elevation on the attached site plan). The door would be controlled by a PIN pad so that only users with a private access code could enter the site. The storage facility would be overseen by employees of the adjacent Menards store, who would check on the site daily and be available for other issues during store hours. The storage facility would be available twenty-four hours a day, seven days a week for renters of the units. The facility would have security cameras throughout in addition to the secure access gate. The site would

be entirely enclosed, with fencing installed between the perimeter buildings and connected to the existing south fence at the southwest and southeast corners of the site. The proposal will be required to follow all Zoning Ordinance and building code requirements, including those for lighting, paving, and emergency access.

The proposed storage buildings would be constructed with gray engineered wood siding and red steel roof panels. The petitioner is requesting a Variation from the Zoning Ordinance's Non-Residential Design Standards to allow exterior siding that is not a masonry material in the I-1 (light industrial) district. Engineered wood siding is allowed as a subsidiary material in the B-1 (neighborhood business) and B-3 (general business) districts. This site is located adjacent to commercial uses as well as a residential subdivision, not within a typical light industrial area. Therefore, staff finds that the requested materials are more appropriate than those required in the Zoning Ordinance for industrial properties.

The site will have perimeter landscaping on all sides. The existing 15-foot landscape area and 6-foot fence along the south property line, adjacent to the residential subdivision, will remain. There is also an existing landscape area along the west, next to the detention area, that will remain. Additional perimeter landscaping would be installed along the north and east sides.

There are twelve north-south rows of parking between the existing building on the subject site and the DMV facility to the east. The subject site contains eight of these rows, while four rows are located on the DMV lot. There is currently no physical distinction between these parking areas for the two lots, so they act as shared parking. The petitioner proposes to leave two existing rows of parking on the east side of the subject site for continued use by users of the DMV facility. If the special use permit is approved, the petitioner will be required, as part of their development plans, to record an access easement over this portion of the self-storage lot to allow use by the DMV lot. Passenger vehicle parking for users of the self-storage facility would be located along the sides of the main building on the interior of the facility.

Recommended Action

Staff finds that the special use request meets the attached criteria for special uses. The establishment and operation of the proposed use will not be detrimental to public health nor be injurious to the use of other property in the immediate vicinity. Additionally, the proposed use will not impede development of surrounding property. The site was constructed as a commercial property within a commercial subdivision, and the proposed use is in character with the existing uses in the subdivision. The storage facility will be fully enclosed and only accessible by a secure gate. The site contains a 15-foot landscape buffer and solid 6-foot fence along the south side, which is the Zoning Ordinance requirement for commercial uses adjacent to residential properties.

Staff also finds that adequate drainage and utilities are provided to the site, as it is an existing lot within a developed subdivision. Adequate ingress and egress are also provided via the interior private roads within the subdivision.

While staff does not find a hardship for the variation request for exterior materials, staff believes the requested materials are more compatible with the surrounding properties than the type of masonry materials required in industrial districts. Staff finds that the proposed materials will not alter the essential character of the area.

Approval of the requested petitions will allow the reuse of a vacant site as a Menards self-storage facility adjacent to an existing Menards home improvement store. The subject site is in a low-profile location that may not be attractive to other commercial uses that require street frontage for visibility.

Conditions

If the Zoning Board desires to approve this Special Use Permit to allow a self-storage facility and a Variation from the Non-Residential Design Standards to allow engineered wood siding in the I-1 (light industrial) zoning district at 2450 W. Jefferson Street, staff recommends that the following conditions would be included:

1. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained; and

2. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Figure 1: Aerial view of subject site at 2450 W. Jefferson Street (2025)

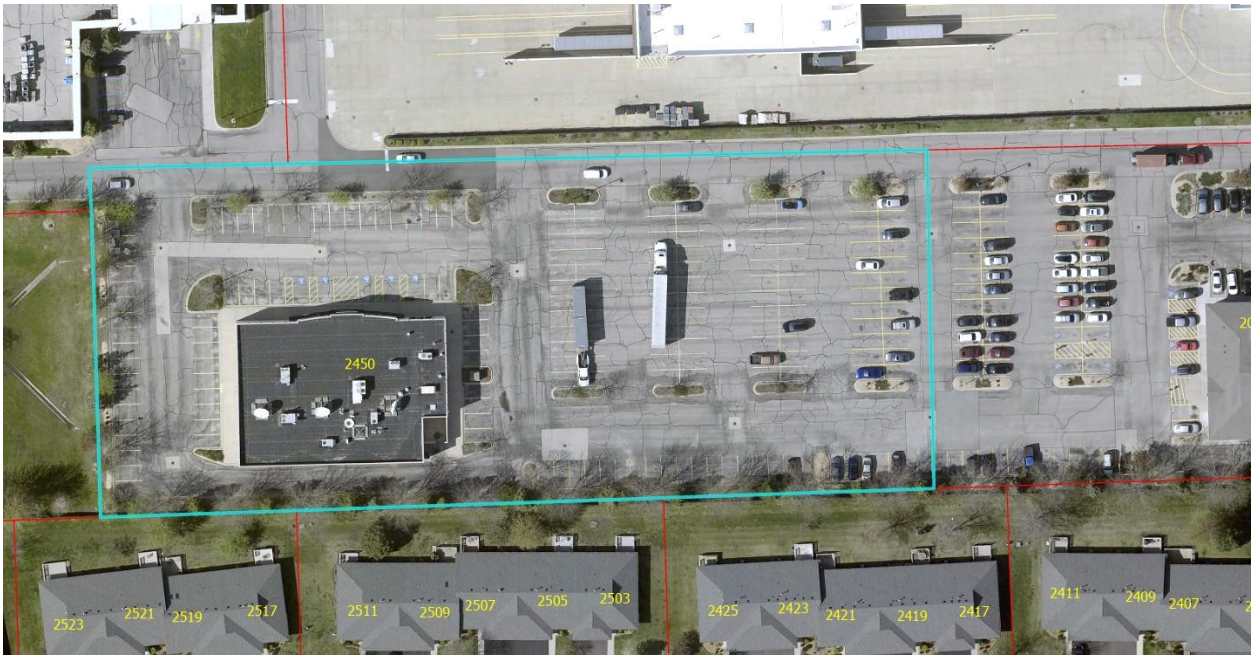


Figure 2: Subject site and adjacent DMV lot, with shared parking in between (2025)

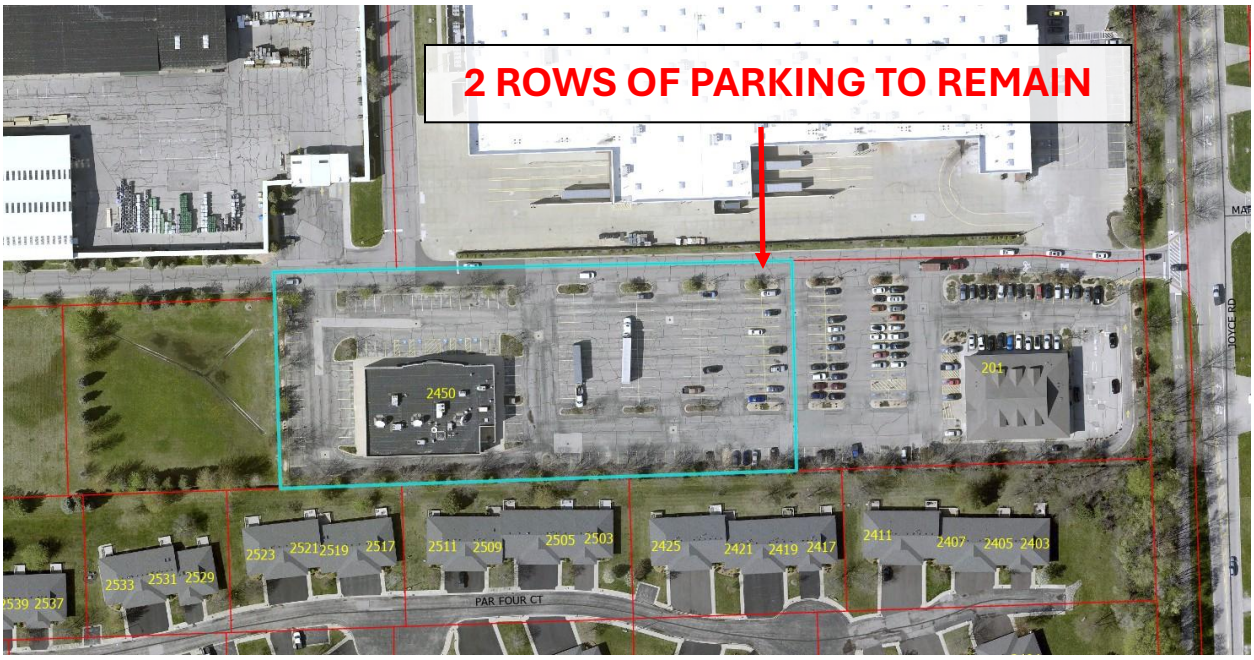


Figure 3: Existing building on subject site, view southeast from corner of site (April 2026)



Figure 4: Existing building on subject site, view southwest from interior road along north of site (April 2026)



Figure 5: Existing landscaping along west side of site adjacent to the detention lot (April 2026)



Figure 6: Existing landscape area and fence along south property line behind existing building, view looking southeast (April 2026)



Figure 7: Surface parking on the east side of the site, view southwest near the corner of the site (April 2026)



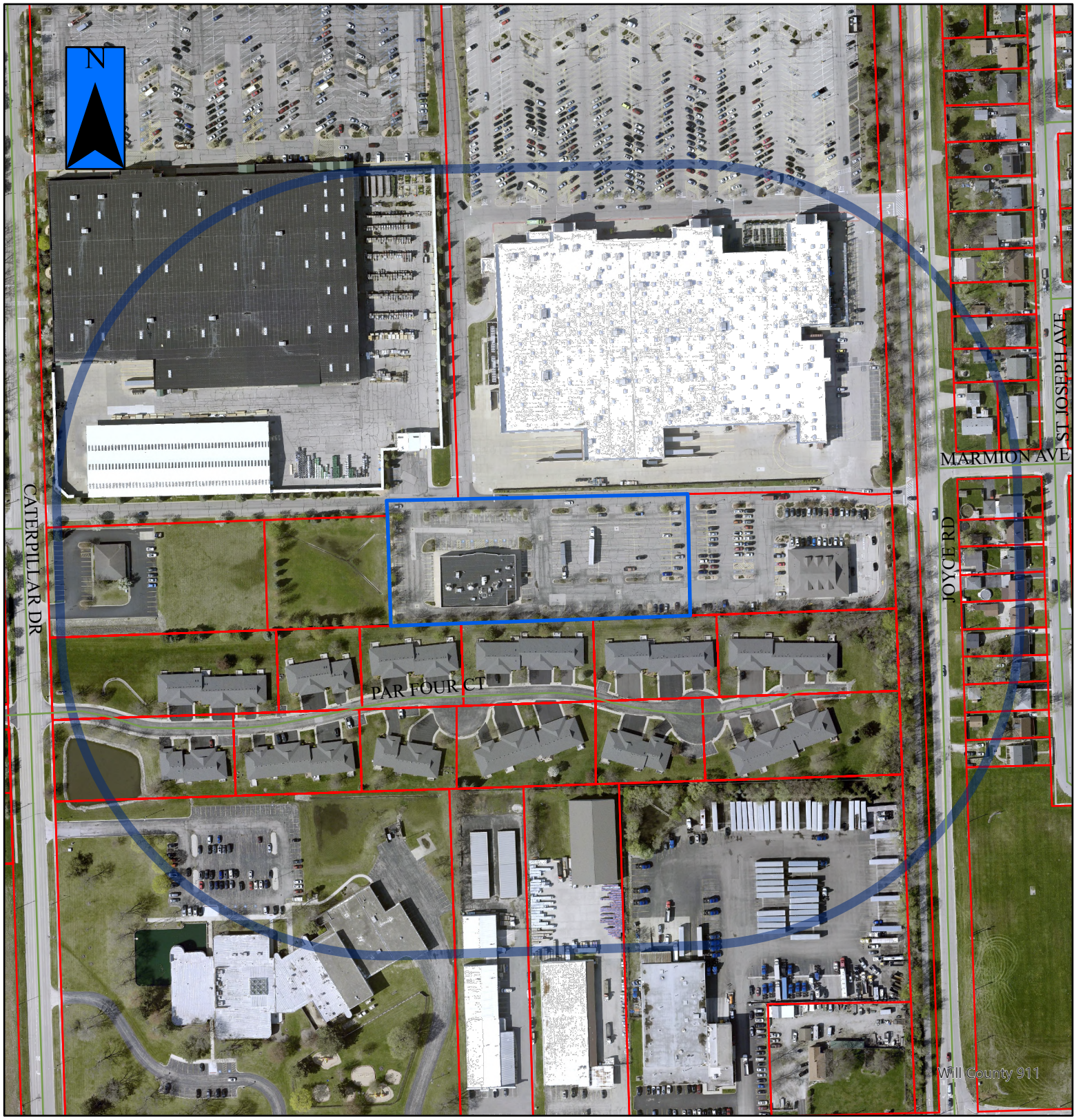
Figure 8: Examples of other existing Menards self-storage facilities; note that materials shown may not be the same as requested at the subject site



Figure 8 continued: Examples of other existing Menards self-storage facilities; note that materials shown may not be the same as requested at the subject site





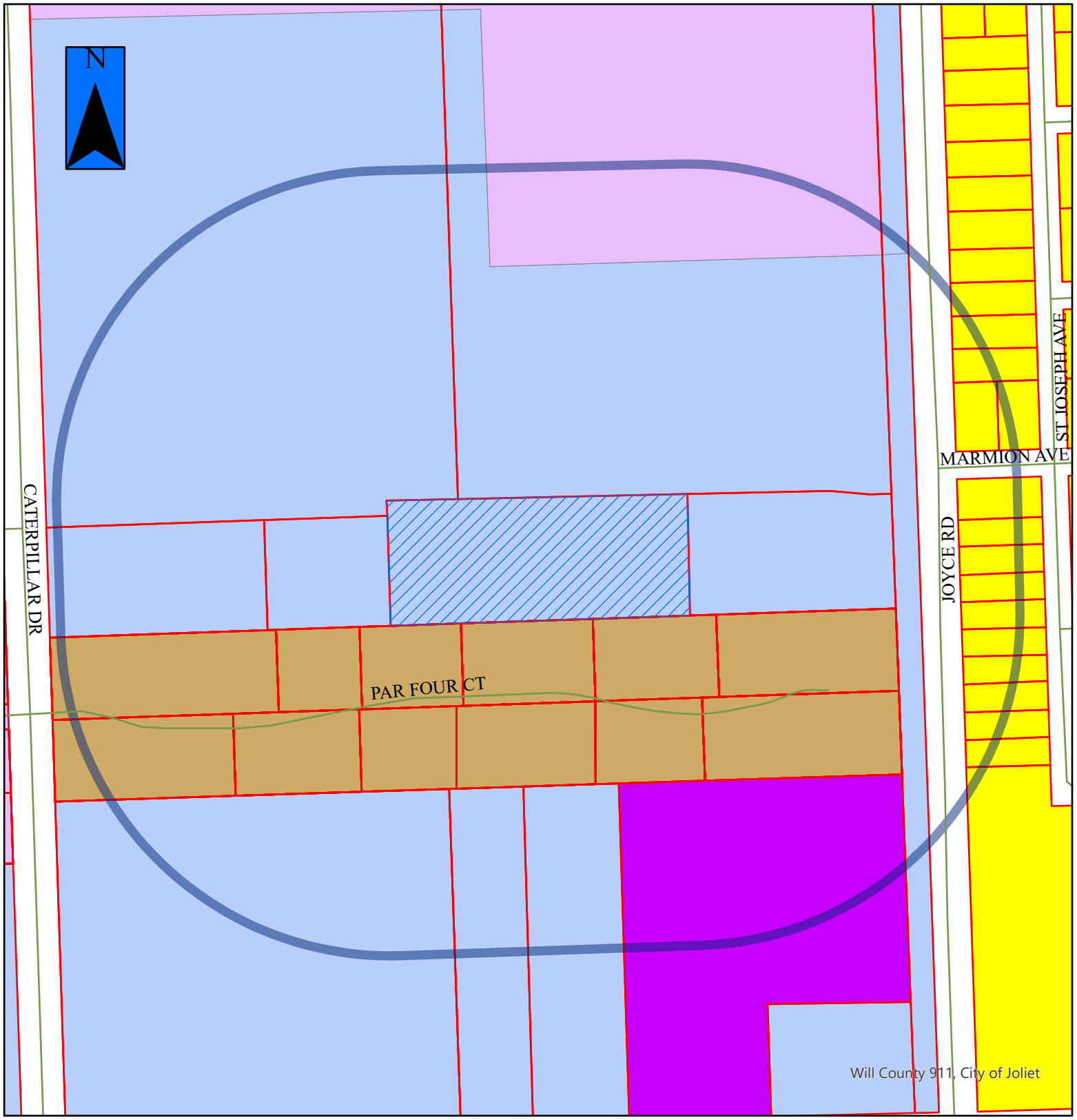


2026-16a, 2026-17a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)



2026-16, 2026-17

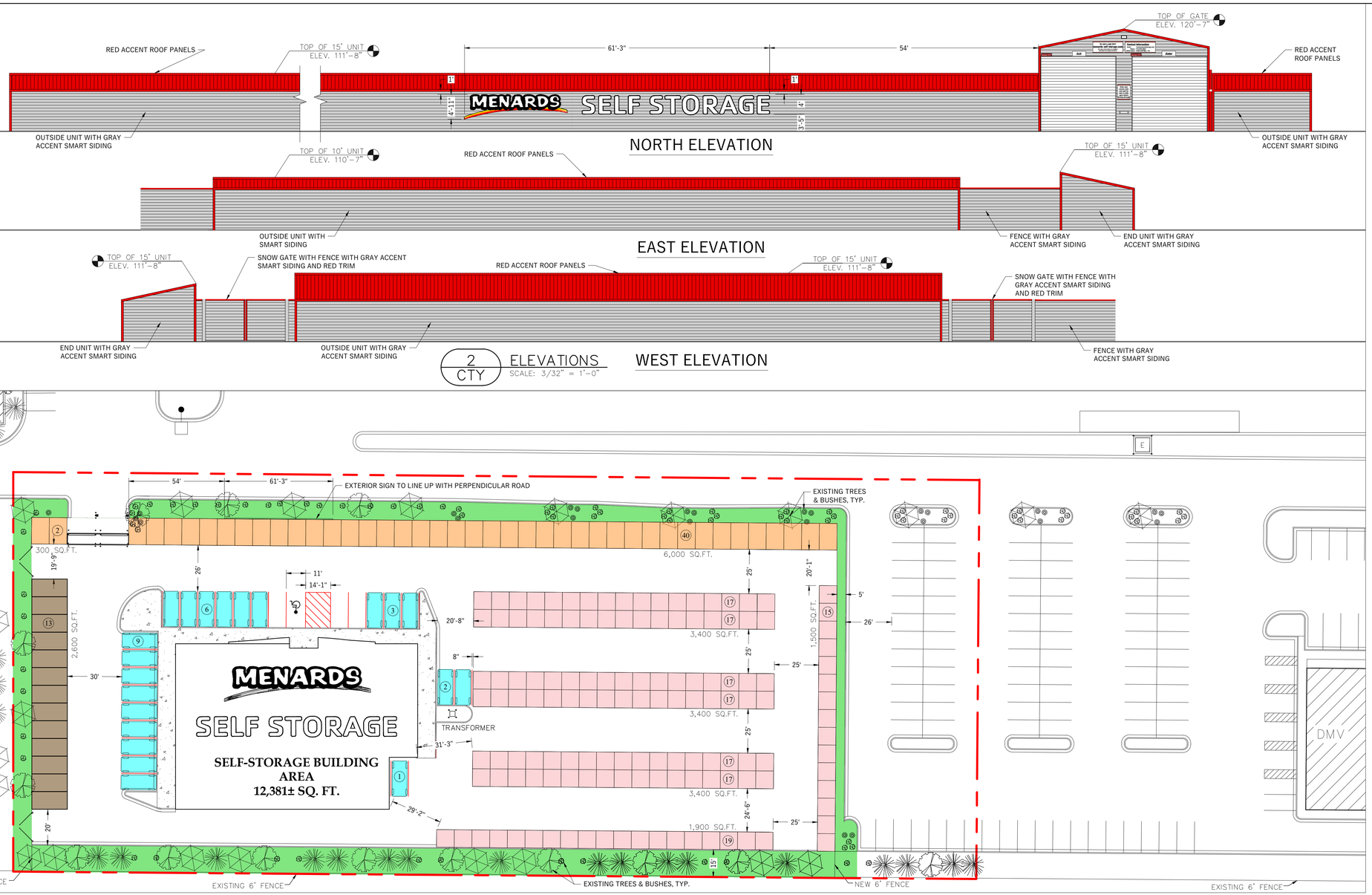
JOLIET PLANNING DIVISION

= Property in Question

= 600' Public Notification Boundary

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

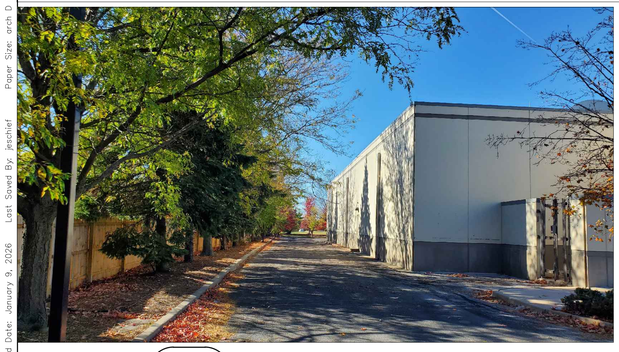


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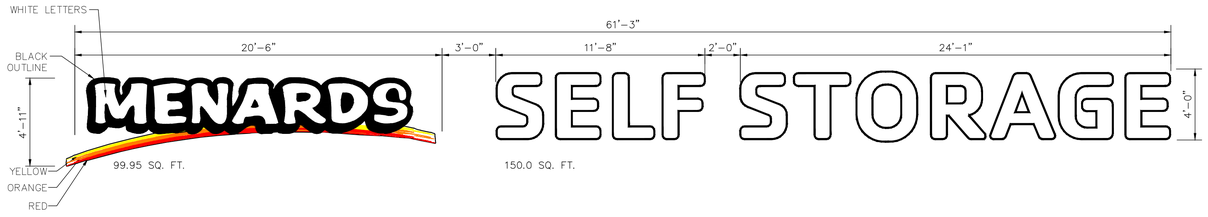
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CAD DWG NAME
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SHEET TITLE
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Date Plotted: 1/9/2026 6:59 AM



1 / V16 PROPOSED FLOOR PLAN
SCALE: 1" = 10'-0"

PERCENTAGE	QTY	UNIT SIZE W (FEET)	UNIT SIZE L (FEET)	UNIT SQ. FT.
3.26%	3	5	9	45.00
17.39%	16	5	10	50.00
4.35%	4	5.5	10	54.00
3.26%	3	6.0	9.0	54.00
28.26%	26	UNITS		
2.17%	2	6.5	10.0	65.00
1.09%	1	7.0	10.0	70.00
2.17%	2	7.0	12.0	84.00
2.17%	2	7.5	10.0	75.00
2.17%	2	8.0	9.0	72.00
1.09%	1	8.0	10	80.00
1.09%	1	8.0	12	96.00
2.17%	2	9.0	9.5	85.50
14.13%	13	UNITS		
1.09%	1	9.3	11.5	106.95
1.09%	1	9.3	12.0	111.60
5.43%	5	10.0	9.0	90.00
26.09%	24	10.0	10.0	100.00
4.35%	4	10.0	12.00	120.00
5.43%	5	10.0	13.00	130.00
1.09%	1	10.5	9.0	94.50
1.09%	1	11.0	9.0	99.00
3.26%	3	12.0	10.0	120.00
1.09%	1	12.5	9.00	112.50
1.09%	1	13.0	10.0	130.00
51.09%	47	UNITS		
5.43%	5	10.0	15	150.00
1.09%	1	12.00	15	180.00
6.52%	6	UNITS		
100%	92	TOTAL UNITS		

MENARDS®
STORE DESIGN DEPARTMENT
5101 MENARD DRIVE
EAU CLAIRE, WI 54703

BUILDING TYPE
OTB SELF-STORAGE

CAD DWG NAME
OTB SELF STORAGE V12

REVISIONS NO.	DATE	DESCRIPTION	BY

PROJECT TITLE
SELF STORAGE JOLIET, IL -

SHEET TITLE
PLAN - OPTION 16

SCALE 1"=10' | DRAWN BY: JRS | DATE 12-17-25

SHEET NO. V16

Last Saved Date: January 8, 2026 Last Saved By: jteschief Paper Size: arch D (36x24 in.) Plotted by: Jeremy Schieffer Plotstyle: _LASER.ctb

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

_____

_____

_____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date requested: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 W. Jefferson St., First Floor, South Wing, Joliet, IL 60432
Phone (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH SPECIAL USE IS REQUESTED: 2450 W Jefferson St., Joliet, IL

PETITIONER'S NAME: Menard, Inc. (Josh Melder, Senior Corporate Counsel)

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 5101 Menard Drive, Eau Claire, WI ZIP CODE: 54703

PHONE: (Primary) [redacted] (Secondary) [redacted]

EMAIL ADDRESS: [redacted] FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Menard, Inc.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 5101 Menard Drive, Eau Claire, WI ZIP CODE: 54703

EMAIL ADDRESS: [redacted] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone)*:

_____

_____

_____

OTHER PROJECTS AND/OR DEVELOPMENTS:

_____

_____

_____

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-13-204-045-0000 ;

_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (attached copy preferred):

_____

_____

_____

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA : 2.82 acres

PRESENT USE(S) OF PROPERTY: Vacant (Former OTB)

PRESENT ZONING OF PROPERTY: I-1 Light Industrial

SPECIAL USE REQUESTED: Use of the property as a self storage facility.

_____

_____

_____

The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

(1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and

(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and

(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and

(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and

(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and

(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and

(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?

There are no negative effects anticipated by the special use. The property is located behind big box retail users and has been vacant since the OTB ceased operations. The site will be enclosed by fence/buildings and only accessible to tenants.

2. How will the special use impact properties in the immediate area? No negative impacts anticipated. The self storage use does not generate heavy traffic and the site plan has been designed with screening to account for neighboring uses.

3. Will the use impede the normal/orderly development/improvement of surrounding property?

No, the use will not impede surrounding properties.

4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided?

Yes, the site was previously developed and this is merely a change in use of the existing facility.

5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?

Yes, the property does not take direct access from public streets. Access easements are already in place for the private roadways.

6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation?

There are no known violations of any laws, ordinances, or regulations.

7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?

Yes.

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ~~ILLINOIS~~ Wisconsin) ss
COUNTY OF ~~WILL~~ Eau Claire)

I, Josh Melder, Senior Corp Counsel, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[redacted]
Petitioner's Signature
Josh Melder, Senior Corporate Counsel for Menards Inc.

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me this 11 **day of** February, **20** 26

[redacted]

TIMOTHY ENYEART NOTARY PUBLIC STATE OF WISCONSIN

My commission is permanent.

FOR OFFICE USE ONLY

Verified by Planner (please initial):_____

Payment received from:

_____

_____

_____

Petition #: _____

Common Address: _____

Date filed: _____

Meeting date assigned: _____

ZONING BOARD OF APPEALS
JOLIET, ILLINOIS

PETITION FOR VARIATION/APPEAL

City of Joliet Planning Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 2450 W Jefferson St., Joliet, IL

PETITIONER'S NAME: Menard, Inc. (Josh Melder, Senior Corporate Counsel)

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 5101 Menard Drive, Eau Claire, WI ZIP CODE: 54703

PHONE: (Primary) [redacted] (Secondary) [redacted]

EMAIL ADDRESS: [redacted] FAX: _____

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: Menard, Inc.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 5101 Menard Drive, Eau Claire, WI ZIP CODE: 54703

EMAIL ADDRESS: [redacted] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone or email*):

_____

_____

_____

OTHER PROJECTS AND/OR DEVELOPMENTS:

_____

_____

_____

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 05-06-13-204-045-0000 ;

_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

LOT SIZE: WIDTH: _____ DEPTH: _____ AREA: 2.82

PRESENT USE(S) OF PROPERTY: Vacant (Former OTB)

PRESENT ZONING OF PROPERTY: I-1 Light Industrial

VARIATION/APPEAL REQUESTED: Variance from facade standards in Section 47-15H.4 to allow LP Smart Siding engineered wood texture siding.

RESPONSE TO VARIATION CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

(a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.

(b) The plight of the owner is due to unique circumstances.

(c) The variation, if granted, will not alter the essential character of the locality.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

See attached narrative.

2. What unique circumstances exist which mandate a variance?

See attached narrative.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

See attached narrative

REQUIRED SUPPORTING ATTACHMENTS

- ☐ Site plan / concept plan / floor plan / building elevation plan
- ☐ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

STATE OF ~~ILLINOIS~~ Wisconsin) ss
COUNTY OF ~~WILL~~ Eau Claire)

I, Josh Melder, Senior Corp Counsel for Menard, Inc., depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.

[redacted]
Petitioner's Signature Senior Corp Counsel, Menard, Inc.

Owner's Signature
(*If other than petitioner*)

Subscribed and sworn to before me this 6th **day of** March, **20** 26

[redacted]

My Commission is Permanent.

TIMOTHY ENYEART NOTARY PUBLIC STATE OF WISCONSIN

JOLIET VARIANCE NARRATIVE

Menard, Inc. is requesting a variance to the façade standards found in Section 47-15H.4 for a Menards Self Storage facility on property owned by Menards at 2450 W Jefferson St. Menards currently has over 25 operating facilities in the Midwest and has plans to continue to expand its footprint in the coming years. All facilities are located next to or close to Menards retail stores, as the self-storage business is an extension of the store operations. Store management and employees are in charge of ground operations, which gives the self-storage facility a local presence. Further assistance is provided by Menards general office self-storage team in Eau Claire, WI.

The proposed project will consist of approximately 174 non-climate controlled units in varying size and climate controlled units in the former OTB building. The OTB building is currently unoccupied. The site plan and façade materials have been specifically chosen to allow for redevelopment of the site.

The storage buildings and connected fencing will be constructed of high quality, premium grey LP SmartSiding, which is a newer siding material with wood texture. The LP SmartSiding is an upgraded siding material that is meant to provide more durability and a cleaner, more aesthetically pleasing look than traditional siding. The LP SmartSiding will meet the intention of the zoning code to have upgraded architectural materials used in the shopping center while also providing some contrast between the buildings to help enhance the architecture in the area.

Approving the variance would not have a negative impact on the adjoining properties. The self storage facility is located behind two big box retailers and is not adjacent to public roadways. The existing privacy fence and tree coverage will act as a buffer area along the residential properties to the south. The property to the west is utilized as a retention pond. The property to the north is occupied by the Menards home improvement store and the Walmart. The property to the east is the DMV facility. The façade has been designed to provide minimal impact to the neighboring properties.

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:

2450 W Jefferson St., Joliet, IL 60435

PIN(s): 05-06-13-204-045-0000

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

John R Menard Jr., 5101 Menard Drive, Eau Claire, WI 54703, [redacted]

E-MAIL: [redacted] **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: [redacted] / Josh Melder, Senior Corp Counsel for Menard, Inc.

DATE: 4/11/26

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

Josh Melder, Senior Corporate Counsel - Menard, Inc. Properties Division, [redacted]

_____

PRINT

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		

ZONING BOARD OF APPEALS

CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows: (a) _____ (b) _____ (c) _____ (list of reasons)		
(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions: (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone. (b) The plight of the owner is due to unique circumstances. (c) The variation, if granted, will not alter the essential character of the locality.		
(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).		

ZONING BOARD OF APPEALS

CRITERIA FOR SPECIAL USES

Section 47-5.2 (C) of the Zoning Ordinance states:

A special use permit shall not be granted unless the applicant establishes by clear and convincing evidence:

	Does the evidence presented sustain this criteria?	Comments
(1) That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and		
(2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and		
(3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and		
(4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and		
(5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and		
(6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and		
(7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.		

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, April 16, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Jane McGrath Schmig
Jesse Stiff

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

CALL TO ORDER

ROLL CALL

Present Ralph Bias, Ed Hennessy, Bob Nachtrieb, Debbie Radakovich and Jesse Stiff

Absent Jane McGrath Schmig

APPROVAL OF MINUTES

TMP-9651

Attachments: Zoning Board of Appeals Meeting Minutes 02-19-26.pdf

A motion was made by Jesse Stiff, seconded by Bob Nachtrieb, to approve: Zoning Board of Appeals Meeting Minutes 2-19-26. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

CITIZENS TO BE HEARD ON AGENDA ITEMS

A public comment was made in favor of Petitioner Joseph Spillie, related to agenda items: PETITION 2026-13, PETITION 2026-14, and PETITION 2026-15.

Individuals came forward to comment on PETITION 2026-07, PETITION 2026-08, and PETITION 2026-09. Planning Director Jayne Bernhard informed the public and the Board these petitions were deferred and will be on the June Zoning Board of Appeals agenda.

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

ID-2245-20

Attachments: 16329 S. Boulevard PL Staff Report Packet

Ms. Bernhard read the staff report into the record. Mr. David Mikel with SES Branding appeared on behalf of the petition. Mr. Mikel made comments regarding the need for additional signage to attract and direct customers. No public comments were made in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-04: A series of Variations on signage, located at 16329 S. Boulevard Place. (COUNCIL DISTRICT #1). The motion carried by the following

vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9641

Attachments: 203 N Ottawa Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. MJ Sughayer, the property owner, appeared on behalf of the petition to answer questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-05: A Variation on signage to exceed the maximum total sign area in the B-2 (central business) district, located at 203 N. Ottawa Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Stiff

Nay: Radakovich

Absent: McGrath Schmig

TMP-9642

Attachments: ZBA 2026-06 (SEC Theodore St and Staghorn Dr) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Justin Harrison, representing the Fall Creek Homeowners Association, appeared on behalf of the petition and commented on the need for an illuminated sign. A resident came forward to inquire how the new sign would be paid and if HOA fees would increase. Mr. Harrison responded.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve: PETITION 2026-06: A Variation to allow an illuminated subdivision monument sign in the R-1A (single-family residential) zoning district, located at SEC Theodore Street and Staghorn Drive. (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9643

Attachments: Fairview Deferred.pdf

Ms. Bernhard explained again that PETITION 2026-07, PETITION 2026-08, and PETITION 2026-09 were deferred and will be on the June Zoning Board of

Appeals agenda.

TMP-9644

Attachments: ZBA 2026-10 2026-11 (749 Houbolt Rd) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Mike Pedersen and his attorney appeared on behalf of the petitions. In response to Mr. Bias' questions, Mr. Pedersen made comments regarding the services that Dive Right in Scuba, Inc. offers. A discussion was had about preserving the Galowich name on the building.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-10: A Variation of Use to allow an indoor and outdoor commercial recreation facility, a B-3 (general business) use, in the R-B (restricted business) district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)

PETITION 2026-11: A Variation to allow unlighted outdoor recreational facilities within 200 feet of a single-family residential zoning district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9645

Attachments: 1516 Edgerton Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Fernando Duran with Omega Sign & Lighting appeared on behalf of the petition, clarifying the proposed sign's shape and size. Ms. Bernhard paused the hearing to consult with Interim Corporation Counsel Todd Lenzie and Mr. Duran. It was determined the correct sign size was listed on the public notice, and the hearing continued.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-12: A Variation to increase maximum area of a ground sign for a non-residential use in the R-2 (single-family residential) zoning district, located at 1516 Edgerton Drive. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9646

Attachments: 81 N Chicago Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Joseph Spillie, owner of Ink Everything, appeared on behalf of the petitions. Mr. Spillie answered questions from the Board and provided additional information regarding his private tattoo business.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-13: A Special Use Permit to allow a tattoo studio, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-14: A Variation of Use to allow a tattoo studio, a B-3 (general business) use, in the B-2 (central business) district, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-15: A Variation to allow a tattoo studio within 1,000 feet of a library, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9647

Attachments: ZBA 2026-16 2026-17 (2450 W Jefferson St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Josh Melder with Menard, Inc. appeared on behalf of the petitions. Mr. Melder made comments regarding the proposed self-storage facility. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-16: A Special Use Permit to allow a self-storage facility, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)

PETITION 2026-17: A Variation from the Non-Residential Design Standards to allow engineered wood siding in the I-1 (light industrial) zoning district, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Stiff

Nay: Radakovich

Absent: McGrath Schmig

TMP-9648

Attachments: ZBA 2026-18 2026-19 (370 Ruby St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Israel Hernandez, the property owner, appeared on behalf of the petitions and answered questions

from the Board. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve: PETITION 2026-18: A Special Use Permit to allow an automotive repair facility, located at 370 Ruby Street. (COUNCIL DISTRICT #4)

PETITION 2026-19: A Variation from the spacing requirements for an automotive repair facility near a residential zoning district, located at 370 Ruby Street. (COUNCIL DISTRICT #4)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9649

Attachments: ZBA 2026-20 2026-21 (540 Bluff St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Abraham Garcia, the property owner, appeared on behalf of the petitions. The Board made inquiries regarding the purchase of the property, permits, and zoning, and Mr. Garcia responded. In response to construction-related questions from the Board, Mr. Garcia's architect, Mr. Bob Gebel, appeared and commented.

A motion was made by Debbie Radakovich, seconded by Jesse Stiff, to deny both petitions: PETITION 2026-20: A Variation of Use to allow conversion of a single-unit residence into a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

PETITION 2026-21: A Variation to reduce the front yard setback to allow a second story addition, located at 540 Bluff Street. (COUNCIL DISTRICT #4)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9650

Attachments: ZBA 2026-22 (201 N William St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Ms. Maria Garcia, the property owner, appeared on behalf of the petition to answer questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Jesse Stiff, seconded by Ralph Bias, to approve: PETITION 2026-22: A Variation of Use to allow the continuation of a three-unit

residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district, located at 201 N. William Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

NEW BUSINESS

TMP-9761

A motion was made by Jesse Stiff, seconded by Debbie Radakovich, to elect Ralph Bias as the new Vice Chair of the Zoning Board of Appeals. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

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: 274-26

File ID: 274-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/06/2026

Department: **Final Action:**

Title: Ordinance Approving a Special Use Permit to Allow a Self-Storage Facility, Located at 2450 W. Jefferson Street (ZBA 2026-16)

Agenda Date: 05/19/2026

Attachments: Ordinance - Special Use Permit 2450 W Jefferson St.docx, Site Plan and Floor Plan 2026-16.pdf, ZBA Staff Report Packet 2026-16 2450 W Jefferson St.pdf, Special Use Criteria.pdf, Zoning Board of Appeals Minutes 04-16-26.pdf

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2026	Dustin Anderson	Approve	5/11/2026
1	2	5/15/2026	Todd Lenzie	Approve	5/19/2026
1	3	5/15/2026	Beth Beatty	Approve	5/19/2026

Memo

File #: 275-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance and Resolution Associated with the Vacation of a Portion of Breen Road

Ordinance Approving a Vacation of 76,289 Square Feet of Breen Road, East of Route 53 (V-2-26)

Resolution Accepting the Dedication of a Public Utility Easement along Breen Road, East of Illinois Route 53

BACKGROUND:
Breen Road is a two-mile road that runs east-west between Illinois Route 53 and Ridge Road. Roughly ¼ of the road is within the city limits and is improved slightly with blacktop surfacing and a double-lined median. The remaining section is in unincorporated Jackson Township. Traffic counts from the Illinois Department of Transportation (IDOT) estimate that as of 2023, approximately 200 vehicle trips per day occur throughout the existing roadway. The subject request is to vacate the western portion of roadway that connects with Illinois Route 53.

The applicant, TCIH Land Holdings, LLC, is the owner and future developer of land on both sides of the subject Breen Road area to be vacated. These properties are currently undeveloped and contain pre-existing farmland. The subject vacation is necessary to accommodate a future connection to a bridge that would cross Illinois Route 53 to connect the east and west portions of the East Gate Logistics Park industrial development. The annexation and development agreement for the adjoining land required that a bridge be built that would create a closed-loop network for tractor trailers that would circulate throughout the development.

In June of 2025, the City entered into a Settlement and Mutal Releases Agreement with Houbolt Road Extension JV, LLC, Centerpoint Properties Trust, Centerpoint Joliet Terminal Railroad, LLC, East Gate-Logistics Park Chicago, LLC, New Wave Farms, LLC, and Northpoint Development LLC relating to the construction of the Northpoint development in Joliet. Section10(L) of the Agreement states that East Gate shall be permitted to construct an aggregate of 3,000,000 square feet of Industrial Warehouse buildings on the east portion and/or west portion prior to approval of the site's Regional Traffic Plan and the City shall be permitted to issue occupancy permits for such industrial warehouse buildings not exceeding 3,000,000 square feet in aggregate, provided that any and all tractor-trailer access with respect to such industrial warehouse buildings shall, comply with the terms of Section 3 of the Agreement, including, but not limited to, the completion of the construction of the 53 Bridge for any such industrial warehouse buildings constructed on the east portion (east of Illinois Route 53). Therefore, development of the eastern portion of the campus buildout, east of Illinois Route 53, cannot take place until the 53 Bridge is completed.

The developer would require access to the vacated property for construction of the proposed bridge landing. Due to the need for access, the petitioner is requesting that the Vacation Ordinance include a condition formally acknowledging the developer's need for site access as described in Condition #1. The subject property would be rededicated as a public road once construction of the bridge landing is complete.

Access to Illinois Route 53 would still be provided by a connection with Breen Road to the improved Third Coast Parkway, as shown in the attached Traffic Plan exhibit. A roundabout at Third Coast Parkway and Compass Boulevard would provide access back out to Illinois Route 53 for local traffic. Local traffic traveling west on Breen Road would have the option to bypass the proposed truck barrier at the west end of Breen Road. Tractor-trailers will not be allowed to enter from Breen Road or exit Third Coast Parkway onto Breen Road unless emergency access is needed.

The Public Utilities and Public Works Departments are not opposed to this request. Nicor has stated that it does not have any known utilities within the subject area to be vacated. No other notified utility companies have submitted a response regarding this request as of the writing of this staff report. A Plat of Easement for a Public Utility Easement will cover the extent of the vacated roadway to allow for co-location of utilities as needed.

Approval of the requested Vacation and Plat of Easement would terminate Breen Road east of Illinois Route 53 as shown on the Plat of Vacation. Local traffic, including property owners along Breen Road, would still have access to Illinois Route 53 via Third Coast Parkway and Compass Boulevard. If the subject Vacation is approved, the developer will be required to post signage to warn motorists of the proposed roadway termination once the vacated segment of roadway is no longer usable.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on the subject petitions at its April 16, 2026, meeting. Nathaniel Washburn from KGG LLC, appeared on behalf of the petitions. Several public comments were made concerning future residential access to Route 53 and the proximity of the proposed bridge landing to the existing rural residences along Breen Road. Minutes of the meeting are attached hereto.

RECOMMENDATION OF THE PLAN COMMISSION:
Jeff Crompton moved that the Plan Commission recommend approval of V-2-26: Vacation of 76,289 Square Feet of Breen Road, East of Route 53 and Plat of Easement for a Future Public Utility Easement, subject to the following condition:

1. That the public right-of-way vacated shall be permitted to be utilized by the property owner taking title to said right-of-way, their successors, assigns, and agents for purposes of a construction access for development of property located to the east of Illinois Route 53.

Jason Cox seconded the motion, which passed with seven (7) aye votes. Voting aye were: Cox, Crompton, Kella, Martin, Radakovich, Turk, and Hammac. Voting nay were: none. Commissioner Eulitz was absent.

RECOMMENDATION OF THE ADMINISTRATION:
Staff concur with the recommendation of the Plan Commission and recommend that the Mayor and

City Council approve the following:

1. Ordinance Approving a Vacation of 76,289 Square Feet of Breen Road, East of Route 53

2. Resolution Approving a Plat of Easement for a Future Public Utility Easement Dedication between Breen Road and Route 53

powered by Legistar™

ORDINANCE NO. _____

ORDINANCE APPROVING A PLAT OF VACATION FOR
76,289 SQUARE FEET OF BREEN ROAD
(Breen Road, East of Illinois Route 53)

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 easement identified and described in Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, AS FOLLOWS:

SECTION 1: That the public right of way described in Exhibit "A" is hereby vacated, subject to the property owner taking title to said right of way furnishing payment of an appraisal of the property described in Exhibit "A" in addition to said owner furnishing payment of compensation of fair market value as established by said appraisal.

SECTION 2: That the public right of way described in Exhibit "A" hereby vacated shall be permitted to be utilized by the property owner taking title to said right of way, their successors, assigns, and agents for purposes of a construction access for development of property located to the east of Illinois Route 53.

SECTION 3: The City of Joliet makes no warranties or any other representations concerning the real property vacated by this ordinance, including, but not limited to, matters of title, habitability, suitability, environmental hazard, zoning or market value.

SECTION 4: 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 5: This Ordinance shall be in effect upon its passage and approval according to law and upon its filing with the Recorder of Deeds.

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 10-11-10-300-001-0000 and 10-11-10-100-010-0000
ADDRESS: Breen Road, East of Illinois Route 53

PLAN COMMISSION APPROVED: YES
EASEMENT RESERVED: YES
PLAT ATTACHED: Yes
CED DOC. NO.: V-2-26

PREPARED BY: Ray Heitner, 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 NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 34 MINUTES 44 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 85.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION, SAID POINT LYING ON THE SOUTHERLY PROJECTION OF AN EASTERN LINE OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 1 IN BOOK 927, PAGE 101 AS DOCUMENT 557865, ALSO DESCRIBED AS PARCEL NO. 1 IN BOOK 928, PAGE 205 AS DOCUMENT 570782 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 24 MINUTES 31 SECONDS WEST ALONG SAID SOUTHERLY PROJECTION LINE 83.00 FEET TO A CORNER OF SAID PARCEL 1; THENCE SOUTH 46 DEGREES 24 MINUTES 54 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID PARCEL 1 A DISTANCE OF 70.70 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL 1; THENCE NORTH 88 DEGREES 34 MINUTES 44 SECONDS EAST PARALLEL WITH AND 33 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 1068.01 FEET TO A POINT ON THE WESTERN LINE OF THE 3.006 ACRE TRACT DESCRIBED IN DOCUMENT R2004-089553 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 25 MINUTES 16 SECONDS EAST ALONG THE WESTERN LINE OF SAID 3.006 ACRE TRACT AND ITS SOUTHERLY EXTENSION 66.00 FEET TO A POINT LYING 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 34 MINUTES 44 SECONDS WEST PARALLEL WITH AND 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 1068.02 FEET TO THE NORTHEASTERN CORNER OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 2 IN BOOK 927, PAGE 101 AS DOCUMENT 557865, ALSO DESCRIBED AS PARCEL NO. 2 IN BOOK 928, PAGE 205 AS DOCUMENT 570782 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 43 DEGREES 35 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTERN LINE OF SAID PARCEL 2 A DISTANCE OF 70.72 FEET TO A CORNER OF SAID PARCEL 2; THENCE NORTH 01 DEGREES 24 MINUTES 31 SECONDS WEST ALONG THE NORTHERLY PROJECTION OF AN EASTERN LINE OF SAID PARCEL 2 A DISTANCE OF 83.00 FEET TO THE POINT OF BEGINNING, CONTAINING 76,289 SQUARE FEET OR 1.751 ACRES, MORE OR LESS.

PIN: 10-11-10-300-001-0000 and 10-11-10-100-010-0000

RESOLUTION NO. _____

A RESOLUTION ACCEPTING THE DEDICATION
OF A PUBLIC UTILITY EASEMENT
(Breen Road, East of Illinois Route 53)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: The attached Dedication of a Public Utility Easement as described in Exhibit "A" between the City of Joliet and TCIH Land Holdings, LLC, is hereby accepted and approved.

SECTION 2: The City Clerk is directed to record the dedication of easement.

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

PASSED this _____ day of _____, 2026.

_____
_____
MAYOR **CITY CLERK**

VOTING YES:
_____

VOTING NO: _____

NOT VOTING:
_____

COMMONLY KNOWN AS: Breen Road, East of Illinois Route 53
SUBDIVISION: NA
PIN #: 06-03-26-203-118-0000
GRANTOR: TCIH Land Holdings, LLC

PREPARED BY: Ray Heitner, Planner, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, Illinois 60432

EXHIBIT "A"

DESCRIPTION OF PUBLIC UTILITY EASEMENT:
THAT PART OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:
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PIN: 10-11-10-100-010-0000 and 10-11-10-300-001-0000
ADDRESS:
Breen Road, East of Illinois Route 53

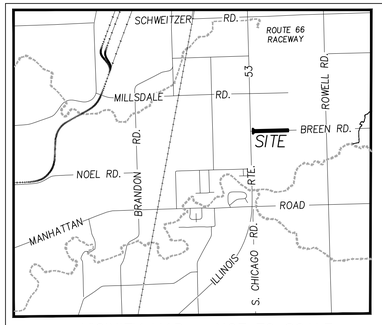
PLAT OF VACATION

(FOR ROADWAY PURPOSES)

OF

THAT PART OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

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VICINITY MAP – NOT TO SCALE

N

0 25' 50' 100'

Scale 1" = 50'

BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE (NAD 83)
BROUGHT UP TO GROUND COORDINATES

PARCEL INDEX NUMBER:
10–11–10–100–010–0000

3.006 ACRE TRACT
DOC. NO. R2004–089553
PARCEL INDEX NUMBER:
10–11–10–100–008–0000

LOT 10
THIRD COAST INTERMODAL
HUB 1 – UNIT 1
DOC. NO. R2023–037601

I.D.O.T. RIGHT OF WAY PER
BOOK 927, PAGE 89, DOC. NO. 557862

ILLINOIS ROUTE 53

TRANSIT LINE FOR ROUTE 53

I.D.O.T. RIGHT OF WAY PER PARCEL 1
IN BOOK 927, PAGE 101, DOC. NO.
557865 AND PARCEL 1 IN BOOK 928,
PAGE 205, DOC. NO. 570782

ELECTRIC MANHOLE

APPROXIMATE LOCATION OF 12" D.I.P.
WATERMAIN PER CITY OF JOLIET

APPROXIMATE LOCATION OF
WATERMAIN PER
CITY OF JOLIET
"10" D.I.P.

N01°24'31"W
83.00'

POINT OF
BEGINNING

T 34 N
R 9 10 E
9 10

TELEPHONE MANHOLE

N88°34'44"E
85.99'

LIGHT POLE
WITH LIGHT
MAST

S46°24'54"E
70.70'

SOUTH LINE OF THE NORTHWEST
QUARTER OF SECTION 10–34–10

N88°34'44"E 1,068.01'

33'
33'

S01°25'16"E
66.00'

S88°34'44"W 1,068.02'

S43°35'06"W
70.72'

NORTH LINE OF THE SOUTHWEST
QUARTER OF SECTION 10–34–10

**BREEN ROAD
HEREBY VACATED**

PARCEL INDEX NUMBER:
10–11–10–300–001–0000

N01°24'31"W
83.00'

LOT 2
THIRD COAST INTERMODAL
HUB 1 – UNIT 1
DOC. NO. R2023–037601

I.D.O.T. RIGHT OF WAY PER
BOOK 927, PAGE 83, DOC. NO. 557860

WEST LINE OF THE SOUTHWEST
QUARTER OF SECTION 10–34–10

I.D.O.T. RIGHT OF WAY PER PARCEL 2
IN BOOK 927, PAGE 101, DOC. NO.
557865 AND PARCEL 2 IN BOOK 928,
PAGE 205, DOC. NO. 570782

APPROXIMATE LOCATION UNDERGROUND OIL
PIPELINE BASED ON FIELD MARKERS

ELECTRIC MANHOLE

APPROXIMATE LOCATION OF 2" GAS
MAIN PER NICOR GAS MAPS J27092
DATE UPDATED 10/3/2019, J27101
DATE UPDATED 7/18/2017 & J27103
DATE UPDATED 08/07/2011

LEGEND

- FIRE HYDRANT
- LIGHT POLE (MAST ARM)
- POWER POLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC MANHOLE

ABBREVIATIONS:

DIP	DUCTILE CAST IRON PIPE
DOC.	DOCUMENT
NO.	NUMBER

- OHE—OHE OVERHEAD ELECTRIC LINE
- G—G UNDERGROUND GAS MAIN
- P—P UNDERGROUND OIL PIPELINE
- W—W UNDERGROUND WATER MAIN

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED: 03–10–26 – PER CITY COMMENTS

SHEET 1 OF 2

Survey No.:	F345m
Ordered By.:	NORTHPOINT DEVELOPMENT
Description:	PLAT OF ROADWAY VACATION
Date Prepared:	FEBRUARY 23, 2026
Scale: 1" = 50'	Field Work: N/A; Prepared By: TGW / CED

N:\F345\F345m\SURVEY\VACATION\F345m Vacation Breen Rd.DWG

PLAT OF VACATION

(FOR ROADWAY PURPOSES)

OF

THAT PART OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 34 MINUTES 44 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 85.99 FEET TO THE ***POINT OF BEGINNING*** *OF THIS DESCRIPTION, SAID POINT LYING ON THE SOUTHERLY PROJECTION OF AN EASTERN LINE OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 1 IN BOOK 927, PAGE 101 AS DOCUMENT 557865, ALSO DESCRIBED AS PARCEL NO. 1 IN BOOK 928, PAGE 205 AS DOCUMENT 570782 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 24 MINUTES 31 SECONDS WEST ALONG SAID SOUTHERLY PROJECTION LINE 83.00 FEET TO A CORNER OF SAID PARCEL 1; THENCE SOUTH 46 DEGREES 24 MINUTES 54 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID PARCEL 1 A DISTANCE OF 70.70 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL 1; THENCE NORTH 88 DEGREES 34 MINUTES 44 SECONDS EAST PARALLEL WITH AND 33 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 1068.01 FEET TO A POINT ON THE WESTERN LINE OF THE 3.006 ACRE TRACT DESCRIBED IN DOCUMENT R2004–089553 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 25 MINUTES 16 SECONDS EAST ALONG THE WESTERN LINE OF SAID 3.006 ACRE TRACT AND ITS SOUTHERLY EXTENSION 66.00 FEET TO A POINT LYING 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 34 MINUTES 44 SECONDS WEST PARALLEL WITH AND 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 1068.02 FEET TO THE NORTHEASTERN CORNER OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 2 IN BOOK 927, PAGE 101 AS DOCUMENT 557865, ALSO DESCRIBED AS PARCEL NO. 2 IN BOOK 928, PAGE 205 AS DOCUMENT 570782 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 43 DEGREES 35 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTERN LINE OF SAID PARCEL 2 A DISTANCE OF 70.72 FEET TO A CORNER OF SAID PARCEL 2; THENCE NORTH 01 DEGREES 24 MINUTES 31 SECONDS WEST ALONG THE NORTHERLY PROJECTION OF AN EASTERN LINE OF SAID PARCEL 2 A DISTANCE OF 83.00 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 76,289 SQUARE FEET OR 1.751 ACRES, MORE OR LESS.*

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Mayor and City Council of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____ Attest: _____

_____ _____

Mayor
(PLEASE SIGN & PRINT)

City Clerk
(PLEASE SIGN & PRINT)

CERTIFICATE OF CITY PUBLIC UTILITIES

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Utilities of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____

Director
(PLEASE SIGN & PRINT)

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____
WAS FILED FOR RECORD IN THE RECORDER'S OF WILL COUNTY, AFORESAID ON

THE _____ DAY OF _____, 2026

AT _____ O'CLOCK _____. M.

_____

WILL COUNTY RECORDER

CERTIFICATE OF CITY PUBLIC WORKS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Works of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____

Director
(PLEASE SIGN & PRINT)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–003535, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF VACATION FOR THAT PORTION OF BREEN ROAD AS DESCRIBED AND DEPICTED HEREON.

DATED THIS 23rd DAY OF APRIL IN THE YEAR 2026.

TIMOTHY G WOLFE
35–003535
PROFESSIONAL
LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

_____

TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–003535
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2026

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED: 04–23–26 – REMOVED CERTS PER IDOT LETTER
REVISED: 03–10–26 – PER CITY COMMENTS

Survey No.:	*F345m*
Ordered By.:	*NORTHPOINT DEVELOPMENT*
Description:	*PLAT OF ROADWAY VACATION*
Date Prepared:	*FEBRUARY 23, 2026*
Scale:	*1" = 50'* — *Field Work:* N/A — *Prepared By:* TGW

I:\F345\F345m\SURVEY\VACATION\F345m Vacation Breen Rd.DWG

PART OF P.I.N. 10-11-10-100-010-0000
PART OF P.I.N. 10-11-10-300-001-0000

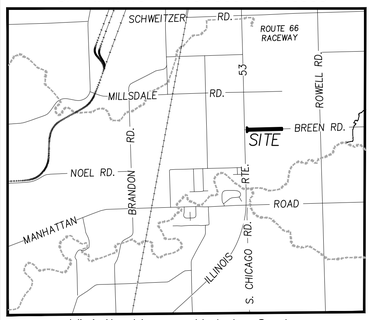
PLAT OF EASEMENT

(FOR PUBLIC UTILITY PURPOSES)

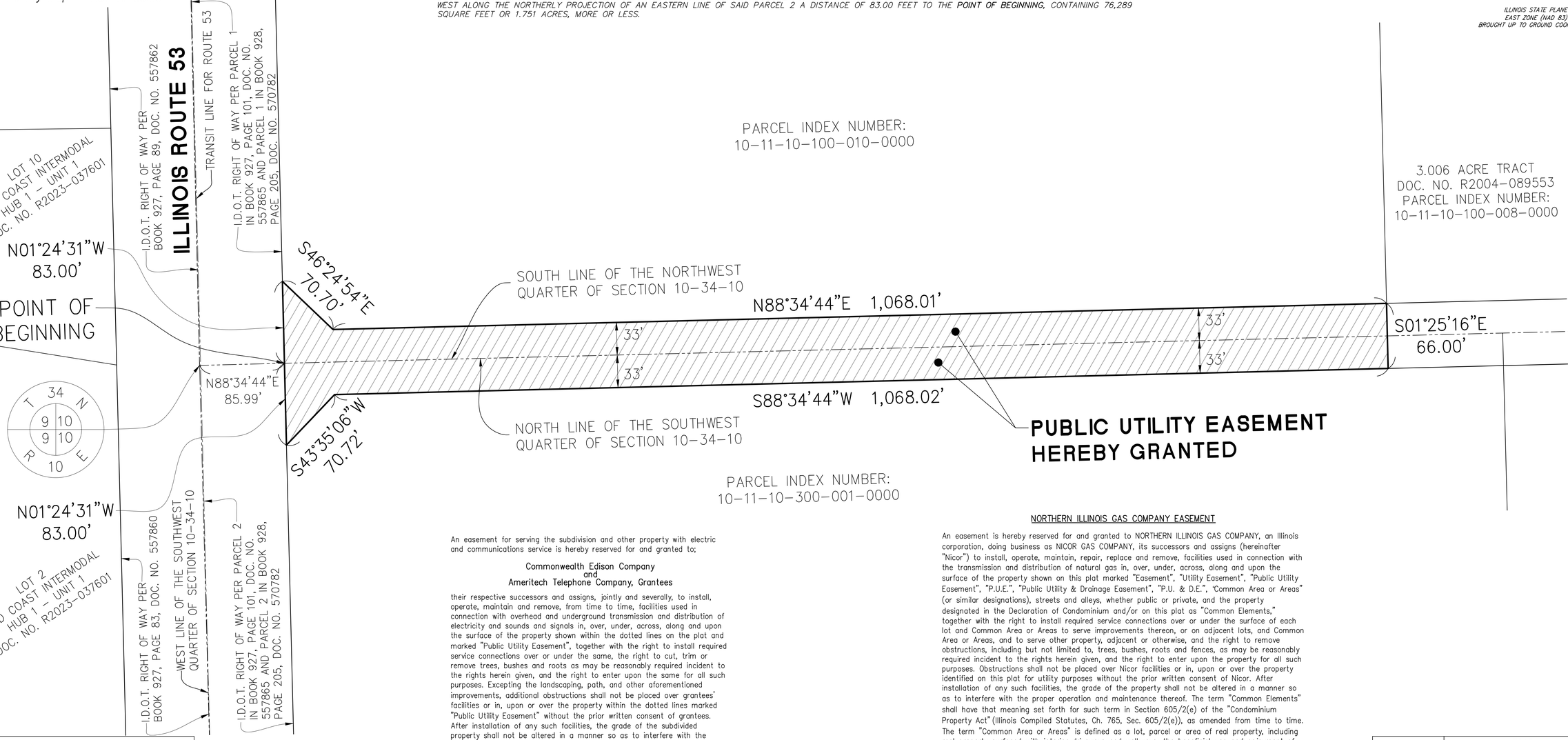
OF

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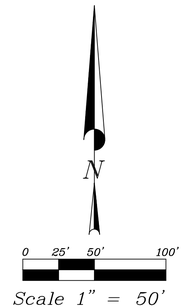
Vicinity Map – Not to Scale



PARCEL INDEX NUMBER:
10-11-10-100-010-0000

PARCEL INDEX NUMBER:
10-11-10-300-001-0000

3.006 ACRE TRACT
DOC. NO. R2004-089553
PARCEL INDEX NUMBER:
10-11-10-100-008-0000



Scale 1" = 50'

BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE (NAD 83)
BROUGHT UP TO GROUND COORDINATES

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to;

Commonwealth Edison Company
and
Ameritech Telephone Company, Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Public Utility Easement", together with the right to install required service connections over or under the same, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the same for all such purposes. Excepting the landscaping, path, and other aforementioned improvements, additional obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Public Utility Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

NORTHERN ILLINOIS GAS COMPANY EASEMENT

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereinafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E.", "Public Utility & Drainage Easement", "P.U. & D.E.", "Common Area or Areas" (or similar designations), streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED: 03-10-26 – PER CITY COMMENTS

Survey No.:	F345m		
Ordered By.:	*NORTHPOINT DEVELOPMENT*		
Description:	*PLAT OF EASEMENT*		
Date Prepared:	*FEBRUARY 23, 2026*		
Scale:	*1" = 50'*	*Field Work:*	*N/A*
		Prepared By:	*TGW*

H:\F345\F345m\SURVEY\Easements\F345m Easement 3.DWG

PART OF P.I.N. 10-11-10-100-010-0000
PART OF P.I.N. 10-11-10-300-001-0000

PLAT OF EASEMENT

(FOR PUBLIC UTILITY PURPOSES)

OF

THAT PART OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

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OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID TCIH LAND HOLDINGS, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS _____ DAY OF _____, 2026.

TCIH LAND HOLDINGS, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE – LOGISTICS PARK CHICAGO, LLC,
a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC
a Missouri limited liability company, Manager

By: _____
Nathaniel Hagedorn, Manager

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT_____,
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCIH LAND HOLDINGS, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

UMB BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS MORTGAGEE UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER R2022089316, HEREBY CONSENTS TO THE RECORDING OF THE SUBDIVISION AS HEREIN SHOWN. IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF.

DATED AT _____, _____.

THIS _____ DAY OF _____, 2026.

ATTEST: _____

BY: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,

DO HEREBY CERTIFY THAT _____,

AND _____,

OF SAID BANK WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT OF SAID BANK AND SAID SECRETARY AS CUSTODIAN OF THE CORPORATE SEAL OF SAID BANK DID AFFIX SAID SEAL OF SAID BANK TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT OF SAID BANK; AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

PUBLIC UTILITY EASEMENT PROVISIONS (P.U.E.)

Easements are hereby reserved for and granted to the City of Joliet and their successors and assigns and to those public utility companies operating under franchise from the City including but not limited to Commonwealth Edison Company, Ameritech, Continental Cable, Northern Illinois Gas Company, and their successors and assigns over and through all the areas marked or shown as "**Public Utility Easements**" (**P.U.E.**) for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems, including but not limited to municipal sanitary sewer systems, water main systems, and storm drain systems, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary over, upon, along, under and through said easements, together with the right of access across the property for the necessary personnel and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewer or other utilities, facilities, or drainage within said easements. No permanent buildings or structures shall be placed on said easements, but same may be used for fencing, curb & gutter, pavement, gardens, shrubs, landscaping, pedestrian or bicycle paths, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used both for municipal and other utilities, the other utility installation shall be subject to the ordinances of the City of Joliet.

Easements are hereby reserved and granted to the City of Joliet and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire Public Utility Easement area for ingress, egress, and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

CERTIFICATE OF CITY PUBLIC WORKS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Works of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____
Director
(PLEASE SIGN & PRINT)

CERTIFICATE OF CITY PUBLIC UTILITIES

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Utilities of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____
Director
(PLEASE SIGN & PRINT)

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____
WAS FILED FOR RECORD IN THE RECORDER'S OF WILL COUNTY, AFORESAID ON

THE _____ DAY OF _____, 2026

AT _____ O'CLOCK _____. M.

_____
WILL COUNTY RECORDER

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Mayor and City Council of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____ Attest: _____

_____ _____
Mayor (PLEASE SIGN & PRINT) | City Clerk (PLEASE SIGN & PRINT)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I, TIMOTHY G. WOLFE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT OF EASEMENT FOR THE USES AND PURPOSES HEREON SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS 10th DAY OF MARCH, 2026.

TIMOTHY G WOLFE
35-003535
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

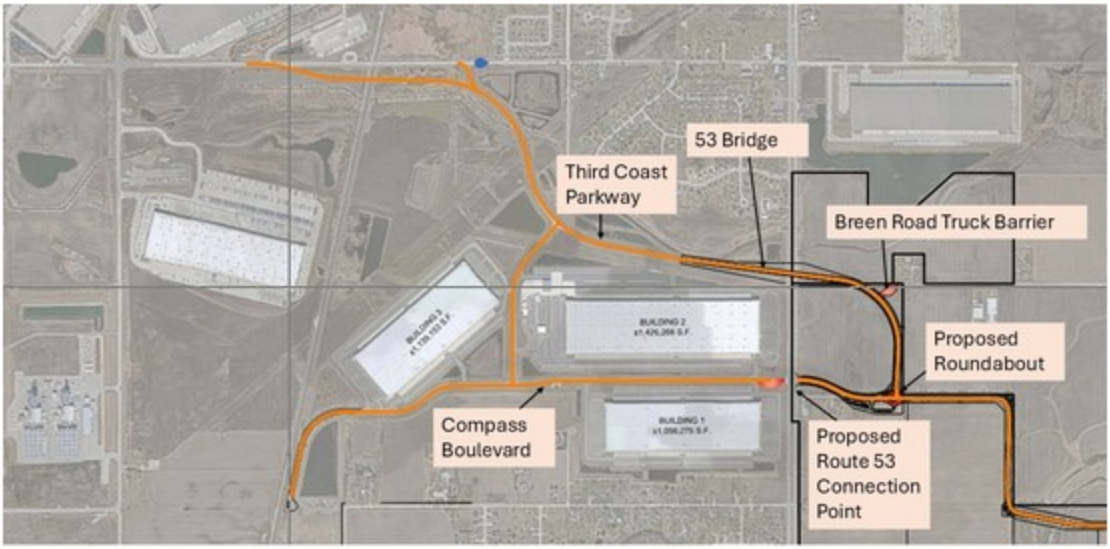
_____
TIMOTHY G. WOLFE
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
MY LICENSE EXPIRES NOVEMBER 30, 2026

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED: 03-10-26 – PER CITY COMMENTS

Survey No.:	F345m		
Ordered By.:	*NORTHPOINT DEVELOPMENT*		
Description:	*PLAT OF EASEMENT*		
Date Prepared:	*FEBRUARY 23, 2026*		
Scale:	*1" = N/A*	*Field Work:*	*N/A*
		Prepared By:	*TGW*

R: \F345\F345m \S \DWG \Easements \F345m Easement .DWG


53 Bridge
Third Coast Parkway
Breen Road Truck Barrier
Proposed Roundabout
Compass Boulevard
Proposed Route 53 Connection Point

DATE: April 16, 2026

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: V-2-26: Vacation of 76,289 Square Feet of Breen Road, East of Route 53 and Plat of Easement for a Future Public Utility Easement

GENERAL INFORMATION:

APPLICANT:	TCIH Land Holdings, LLC
STATUS OF APPLICANT:	Owner
REQUESTED ACTION:	Vacation of roadway
PURPOSE:	Vacating a segment of Breen Road to facilitate the required construction of a bridge over Route 53 as part of the closed loop required by annexation agreement
EXISTING ZONING:	I-1 (Light Industrial)
LOCATION:	Breen Road – East of State Route 53
ROW SIZE:	Approx. 76,280 square feet
EXISTING LAND USE:	Existing roadway

SURROUNDING LAND USE & ZONING:

NORTH: Undeveloped/Farmland, I-1 (Light Industrial)
SOUTH: Undeveloped/Farmland, I-1 (Light Industrial)
EAST: Undeveloped/Farmland, County Agricultural (A-1)
WEST: Warehouse, I-1 (Light Industrial)

SITE HISTORY: Breen Road is a two-mile road that runs east-west between Illinois Route 53 and Ridge Road. Roughly ¼ of the road is within the city limits and is improved slightly with blacktop surfacing and a double-lined median. The remaining section is in unincorporated Jackson Township. Traffic counts from the Illinois Department of Transportation (IDOT) estimate that as of 2023, approximately 200 vehicle trips per day occur throughout the existing roadway. The subject request is to vacate the western portion of roadway that connects with Illinois Route 53.

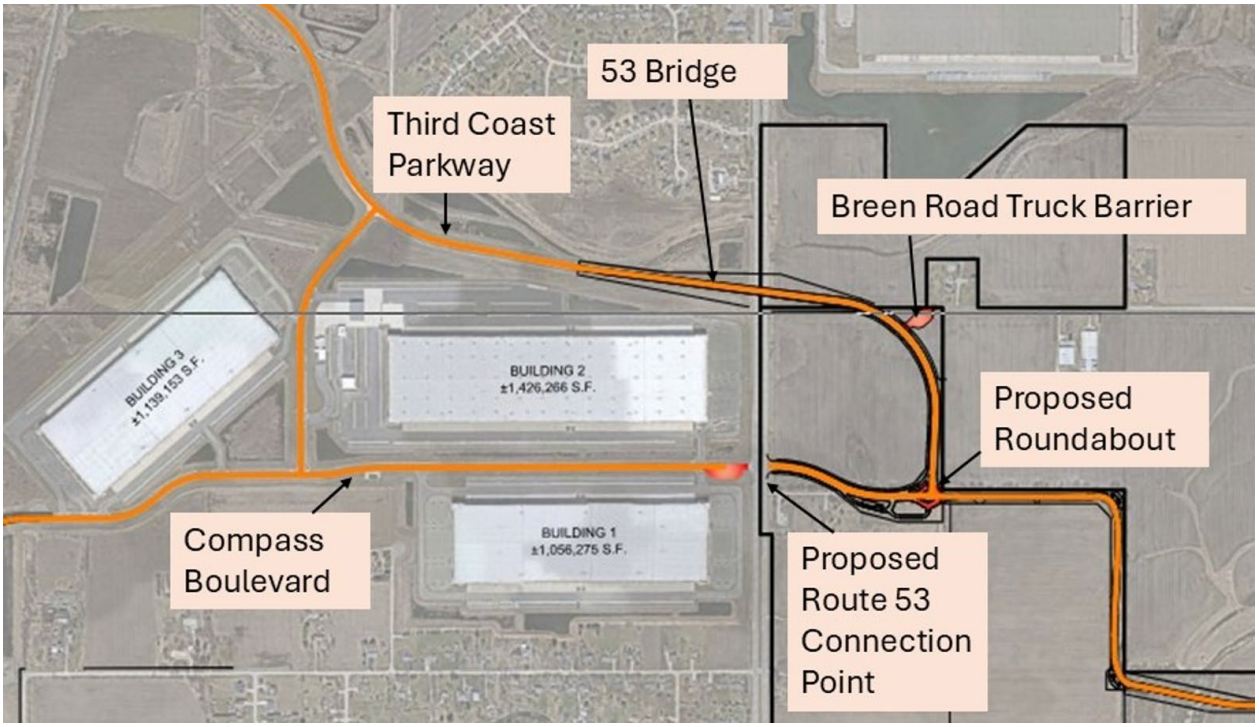
SPECIAL INFORMATION: The applicant is the owner and future developer of land on both sides of the subject Breen Road area to be vacated. These properties are currently undeveloped and contain pre-existing farmland. The subject vacation is necessary to accommodate a future connection to a bridge that would cross Illinois Route 53 to connect the east and west portions of the East Gate Logistics Park industrial development. The annexation and development agreement for the adjoining land required that a bridge be built that would create a closed-loop network for tractor trailers that would circulate throughout the development.

In June of 2025, the City entered into a Settlement and Mutal Releases Agreement with Houbolt Road Extension JV, LLC, Centerpoint Properties Trust, Centerpoint Joliet Terminal Railroad, LLC, East Gate-Logistics Park Chicago, LLC, New Wave Farms, LLC, and Northpoint Development LLC relating to the construction of the Northpoint development in Joliet. Section10(L) of the Agreement states that East Gate shall be permitted to construct an aggregate of 3,000,000 square feet of Industrial Warehouse buildings on the east portion and/or west portion prior to approval of the site's Regional Traffic Plan and the City shall be permitted to issue occupancy permits for such industrial warehouse buildings not exceeding 3,000,000 square feet in aggregate, provided that any and all tractor-trailer access with respect to such industrial warehouse buildings shall, comply with the terms of Section 3 of the Agreement, including, but not limited to, the completion of the construction of the 53 Bridge for any such industrial warehouse buildings constructed on the east portion (east of Illinois Route 53). Therefore, development of the eastern portion of the campus buildout, east of Illinois Route 53, cannot take place until the 53 Bridge is completed.

The developer would require access to the vacated property for construction of the proposed bridge landing. Due to the need for access, the petitioner is requesting that the Vacation Ordinance include a condition formally acknowledging the developer's need for site access as described in Condition #1. The subject property would be rededicated as a public road once construction of the bridge landing is complete.

Access to Illinois Route 53 would still be provided by a connection with Breen Road to the improved Third Coast Parkway, as shown in Exhibit 1.0. A roundabout at Third Coast Parkway and Compass Boulevard would provide access back out to Illinois Route 53 for local traffic. Local traffic traveling west on Breen Road would have the option to bypass the proposed truck barrier at the west end of Breen Road. Tractor-trailers will not be allowed to enter from Breen Road or exit Third Coast Parkway onto Breen Road unless emergency access is needed.

Exhibit 1.0 – Proposed Future Access to Illinois Route 53



The Public Utilities and Public Works Departments are not opposed to this request. Nicor has stated that it does not have any known utilities within the subject area to be vacated. No other notified utility companies have submitted a response regarding this request as of the writing of this staff report. A Plat of Easement for a Public Utility Easement will cover the extent of the vacated roadway to allow for co-location of utilities as needed.

ANALYSIS: Approval of the requested Vacation and Plat of Easement would terminate Breen Road east of Illinois Route 53 as shown on the Plat of Vacation. Local traffic, including property owners along Breen Road, would still have access to Illinois Route 53 via Third Coast Parkway and Compass Boulevard. If the subject Vacation is approved, the developer will be required to post signage to warn motorists of the proposed roadway termination once the vacated segment of roadway is no longer usable.

RECOMMENDED ACTION: Staff recommend the Plan Commission recommend approval of the Vacation of 76,289 Square Feet portion of Breen Road, East of Route 53 and Plat of Easement for a Future Public Utility Easement, subject to the conditions listed below.

CONDITIONS:

1. That the public right-of-way vacated shall be permitted to be utilized by the property owner taking title to said right-of-way, their successors, assigns, and agents for

purposes of a construction access for development of property located to the east of Illinois Route 53.

CASE NO. _____

DATE FILED : _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS
PETITION TO VACATE

PETITIONER'S NAME: TCIH Land Holdings, LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL # _____ **E-MAIL:** _____

BUSINESS ADDRESS: 3315 N. Oak Trafficway

CITY, STATE, ZIP: Kansas City, MO 64116

BUSINESS PHONE: [redacted]

LEGAL DESCRIPTION OF PROPERTY: _____

SEE ATTACHED EXHIBIT A

COMMON ADDRESS: Breen Road - East of State Route 53

PERMANENT INDEX NO. (Tax No.): 10-11-10-300-001-0000 & 10-11-10-100-010-0000

ROW/EASEMENT SIZE: Width *See Plat of Vacation* Depth *See Plat of Vaction* Area 76,289 sq./ft.

PROPOSED USE AFTER VACATION: Future Infrastructure Improvements

USES OF SURROUNDING PROPERTIES: North: Vacant Industrial Property

South: Vacant Industrial Property

East: Farmstead

West: Industrial - Warehousing

REASON FOR REQUEST: Vacating a segment of Breen Rd. to facilitate the required construction of a bridge over Route 53 as part of the closed loop required by annexation agreement.

Is the Property owned by the City of Joliet? YES X NO _____

What portion of the right-of-way do you wish to own as a result of the vacation or what portion of the easement do you wish to vacate? The entire area as depicted on the Plat of Vacation

I understand that I will be required to pay for an appraisal of the property requested to be vacated, and that I will be required to purchase it at fair market value established by that appraisal.

STATE OF ~~ILLINOIS~~ Missouri) ss
COUNTY OF ~~WILL~~ Clay

I, [redacted], depose and say that the foregoing statements are true and correct to the best of my knowledge and belief, I further state that I agree to be present in person or by representation when this petition is heard by the Plan Commission.

TCIH Land Holdings, LLC, a Delaware limited liability company
By: East Gate - Logistics Park Chicago, LLC, its Sole Member
By: NorthPoint Development, LLC, its Manager

By: [redacted]
N

Subscribed and sworn to before me
this 25th day of February, 20 26

[redacted]

My Commission Expires: 9-10-27

[redacted]

PRINT

ROW vacations only – The undersigned owners of adjacent property do not object to the vacation of the following described property:

NOT APPLICABLE PETITIONER OWNS BOTH SIDES OF PROPOSED VACATED ROW

OWNER'S NAME	ADDRESS

Exhibit – ‘A’

THAT PART OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 34 MINUTES 44 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 85.99 FEET TO THE **POINT OF BEGINNING** OF THIS DESCRIPTION, SAID POINT LYING ON THE SOUTHERLY PROJECTION OF AN EASTERN LINE OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 1 IN BOOK 927, PAGE 101 AS DOCUMENT 557865, ALSO DESCRIBED AS PARCEL NO. 1 IN BOOK 928, PAGE 205 AS DOCUMENT 570782 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 24 MINUTES 31 SECONDS WEST ALONG SAID SOUTHERLY PROJECTION LINE 83.00 FEET TO A CORNER OF SAID PARCEL 1; THENCE SOUTH 46 DEGREES 24 MINUTES 54 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID PARCEL 1 A DISTANCE OF 70.70 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL 1; THENCE NORTH 88 DEGREES 34 MINUTES 44 SECONDS EAST PARALLEL WITH AND 33 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 1068.01 FEET TO A POINT ON THE WESTERN LINE OF THE 3.006 ACRE TRACT DESCRIBED IN DOCUMENT R2004-089553 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 25 MINUTES 16 SECONDS EAST ALONG THE WESTERN LINE OF SAID 3.006 ACRE TRACT AND ITS SOUTHERLY EXTENSION 66.00 FEET TO A POINT LYING 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 34 MINUTES 44 SECONDS WEST PARALLEL WITH AND 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 1068.02 FEET TO THE NORTHEASTERN CORNER OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 2 IN BOOK 927, PAGE 101 AS DOCUMENT 557865, ALSO DESCRIBED AS PARCEL NO. 2 IN BOOK 928, PAGE 205 AS DOCUMENT 570782 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 43 DEGREES 35 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTERN LINE OF SAID PARCEL 2 A DISTANCE OF 70.72 FEET TO A CORNER OF SAID PARCEL 2; THENCE NORTH 01 DEGREES 24 MINUTES 31 SECONDS WEST ALONG THE NORTHERLY PROJECTION OF AN EASTERN LINE OF SAID PARCEL 2 A DISTANCE OF 83.00 FEET TO THE **POINT OF BEGINNING,** CONTAINING 76,289 SQUARE FEET OR 1.751 ACRES, MORE OR LESS.

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:

A portion of Breen Road East of Route 53

PIN(s): 10-11-10-100-010-0000 & 10-11-10-300-001-0000

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

TCIH Land Holdings, LLC - SEE ATTACHED

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: [redacted]

DATE: 2/25/2026

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:
Nathaniel Hagedorn, Manager of NorthPoint Development, LLC, Manager of East Gate – Logistics Park Chicago, LLC, Sole Member of TCIH Land Holdings, LLC

[redacted]

Ownership Disclosure Form Attachment:

Property Owner: TCIH Land Holdings, LLC

Owner Contact Person: Nathaniel Hagedorn

Owner Address: 3315 N. Oak Trafficway, Kansas City, MO 64116

Owner Phone: [redacted]

Sole Member of Property Owner: East Gate – Logistics Park Chicago, LLC

Members of: East Gate – Logistics Park Chicago, LLC

1. Abrams Capital Partners I, L.P., a Delaware limited partnership
2. Abrams Capital Partners II, L.P., a Delaware limited partnership
3. Riva Capital Partners IV, L.P., a Delaware limited partnership
4. NP East Gate, LLC, a Missouri limited liability company

Members of NP East Gate, LLC

1. Brandmeyer Holdings IX, LLC
2. MAV Boys LLC
3. FFIP III, L.P.
4. Pamela A. Breuckmann, not individually, but as Trustee of the Amended and Restated Pamela A. Breuckmann Revocable Trust u/t/a dated March 10, 2017
5. NorthPoint Holdings, LLC

Members of NorthPoint Holdings, LLC

1. Nathaniel Hagedorn
2. FFIP III, LP
3. Brandmeyer Holdings – Northpoint, LLC
4. Pamela A. Breuckmann, not individually, but as Trustee of the Amended and Restated Pamela A. Breuckmann Revocable Trust u/t/a dated March 10, 2017
5. Brandmeyer Holdings – Northpoint II, LLC

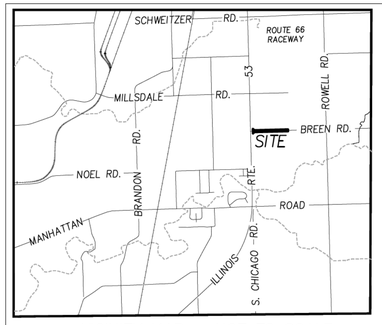
PLAT OF VACATION

(FOR ROADWAY PURPOSES)

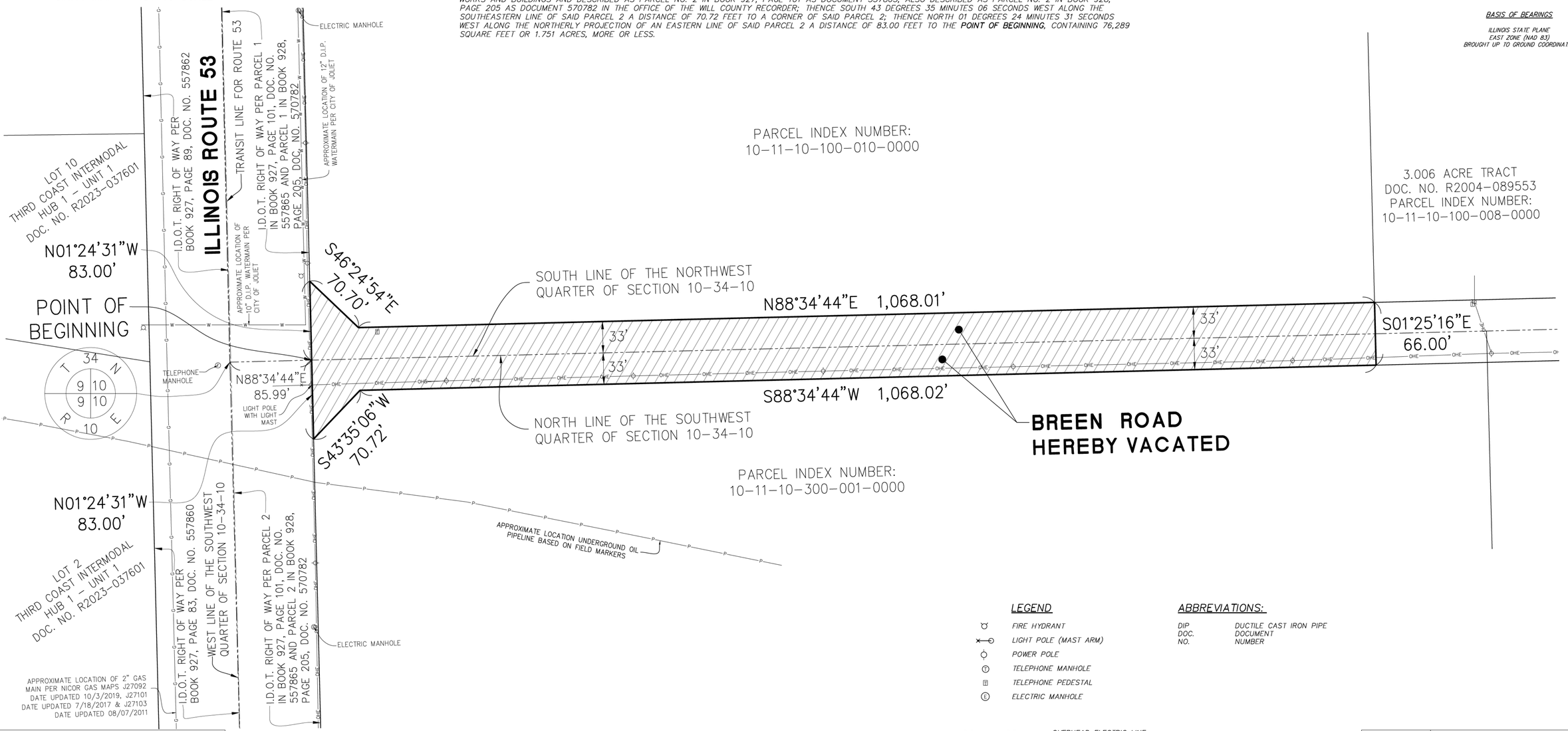
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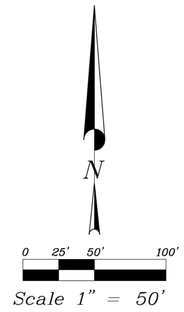
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VICINITY MAP – NOT TO SCALE





BASIS OF BEARINGS

ILLINOIS STATE PLANE EAST ZONE (NAD 83) BROUGHT UP TO GROUND COORDINATES

LEGEND

- FIRE HYDRANT
- LIGHT POLE (MAST ARM)
- POWER POLE
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC MANHOLE
- OHE OHE OVERHEAD ELECTRIC LINE
- G G UNDERGROUND GAS MAIN
- P P UNDERGROUND OIL PIPELINE
- W W UNDERGROUND WATER MAIN

ABBREVIATIONS:

DIP	DUCTILE CAST IRON PIPE
DOC.	DOCUMENT
NO.	NUMBER

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED: 03–10–26 – PER CITY COMMENTS

SHEET 1 OF 2

Survey No.:	F345m
Ordered By.:	NORTHPOINT DEVELOPMENT
Description:	PLAT OF ROADWAY VACATION
Date Prepared:	FEBRUARY 23, 2026
Scale: 1" = 50'	Field Work: N/A; Prepared By: TGW / CED

H:\F345\F345m\SURVEY\VACATION\F345m Vacation Breen Rd.DWG

PLAT OF VACATION

(FOR ROADWAY PURPOSES)

OF

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CERTIFICATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

This is to certify that the attached plat was approved by the Illinois Department of Transportation.

on this _____ day of _____, 2026.

By: _____

_____
(PLEASE SIGN & PRINT)

CERTIFICATE OF CITY PUBLIC WORKS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Works of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____
Director
(PLEASE SIGN & PRINT)

CERTIFICATE OF CITY PUBLIC UTILITIES

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Utilities of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____
Director
(PLEASE SIGN & PRINT)

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____
WAS FILED FOR RECORD IN THE RECORDER'S OF WILL COUNTY, AFORESAID ON

THE _____ DAY OF _____, 2026

AT _____ O'CLOCK ____. M.

_____
WILL COUNTY RECORDER

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Mayor and City Council of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____ Attest: _____

_____ _____
Mayor (PLEASE SIGN & PRINT) City Clerk (PLEASE SIGN & PRINT)

CERTIFICATE OF WILL COUNTY ENGINEER

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Will County Engineer.

on this _____ day of _____, 2026.

By: _____

_____
Will County Engineer
(PLEASE SIGN & PRINT)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–003535, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF VACATION FOR THAT PORTION OF BREEN ROAD AS DESCRIBED AND DEPICTED HEREON.

DATED THIS 10th DAY OF MARCH IN THE YEAR 2026.

TIMOTHY G. WOLFE
35–003535 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
DOWNERS GROVE

_____
TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–003535
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2026

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED: 03–10–26 – PER CITY COMMENTS

Survey No.:	F345m
Ordered By.:	NORTHPOINT DEVELOPMENT
Description:	PLAT OF ROADWAY VACATION
Date Prepared:	FEBRUARY 23, 2026
Scale:	1" = 50'
Field Work:	N/A
Prepared By:	TGW

N:\F345\F345m\SURVEY\VACATION\F345m Vacation Breen Rd.DWG

PLAT OF VACATION
(FOR ROADWAY PURPOSES)
OF

THAT PART OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 34 MINUTES 44 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 85.99 FEET TO THE ***POINT OF BEGINNING*** *OF THIS DESCRIPTION, SAID POINT LYING ON THE SOUTHERLY PROJECTION OF AN EASTERN LINE OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 1 IN BOOK 927, PAGE 101 AS DOCUMENT 557865, ALSO DESCRIBED AS PARCEL NO. 1 IN BOOK 928, PAGE 205 AS DOCUMENT 570782 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 24 MINUTES 31 SECONDS WEST ALONG SAID SOUTHERLY PROJECTION LINE 83.00 FEET TO A CORNER OF SAID PARCEL 1; THENCE SOUTH 46 DEGREES 24 MINUTES 54 SECONDS EAST ALONG THE NORTHEASTERN LINE OF SAID PARCEL 1 A DISTANCE OF 70.70 FEET TO THE SOUTHEASTERN CORNER OF SAID PARCEL 1; THENCE NORTH 88 DEGREES 34 MINUTES 44 SECONDS EAST PARALLEL WITH AND 33 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF SAID NORTHWEST QUARTER SECTION 1068.01 FEET TO A POINT ON THE WESTERN LINE OF THE 3.006 ACRE TRACT DESCRIBED IN DOCUMENT R2004–089553 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 25 MINUTES 16 SECONDS EAST ALONG THE WESTERN LINE OF SAID 3.006 ACRE TRACT AND ITS SOUTHERLY EXTENSION 66.00 FEET TO A POINT LYING 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 34 MINUTES 44 SECONDS WEST PARALLEL WITH AND 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 1068.02 FEET TO THE NORTHEASTERN CORNER OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 2 IN BOOK 927, PAGE 101 AS DOCUMENT 557865, ALSO DESCRIBED AS PARCEL NO. 2 IN BOOK 928, PAGE 205 AS DOCUMENT 570782 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 43 DEGREES 35 MINUTES 06 SECONDS WEST ALONG THE SOUTHEASTERN LINE OF SAID PARCEL 2 A DISTANCE OF 70.72 FEET TO A CORNER OF SAID PARCEL 2; THENCE NORTH 01 DEGREES 24 MINUTES 31 SECONDS WEST ALONG THE NORTHERLY PROJECTION OF AN EASTERN LINE OF SAID PARCEL 2 A DISTANCE OF 83.00 FEET TO THE* ***POINT OF BEGINNING****, CONTAINING 76,289 SQUARE FEET OR 1.751 ACRES, MORE OR LESS.*

SURVEYOR'S CERTIFICATE

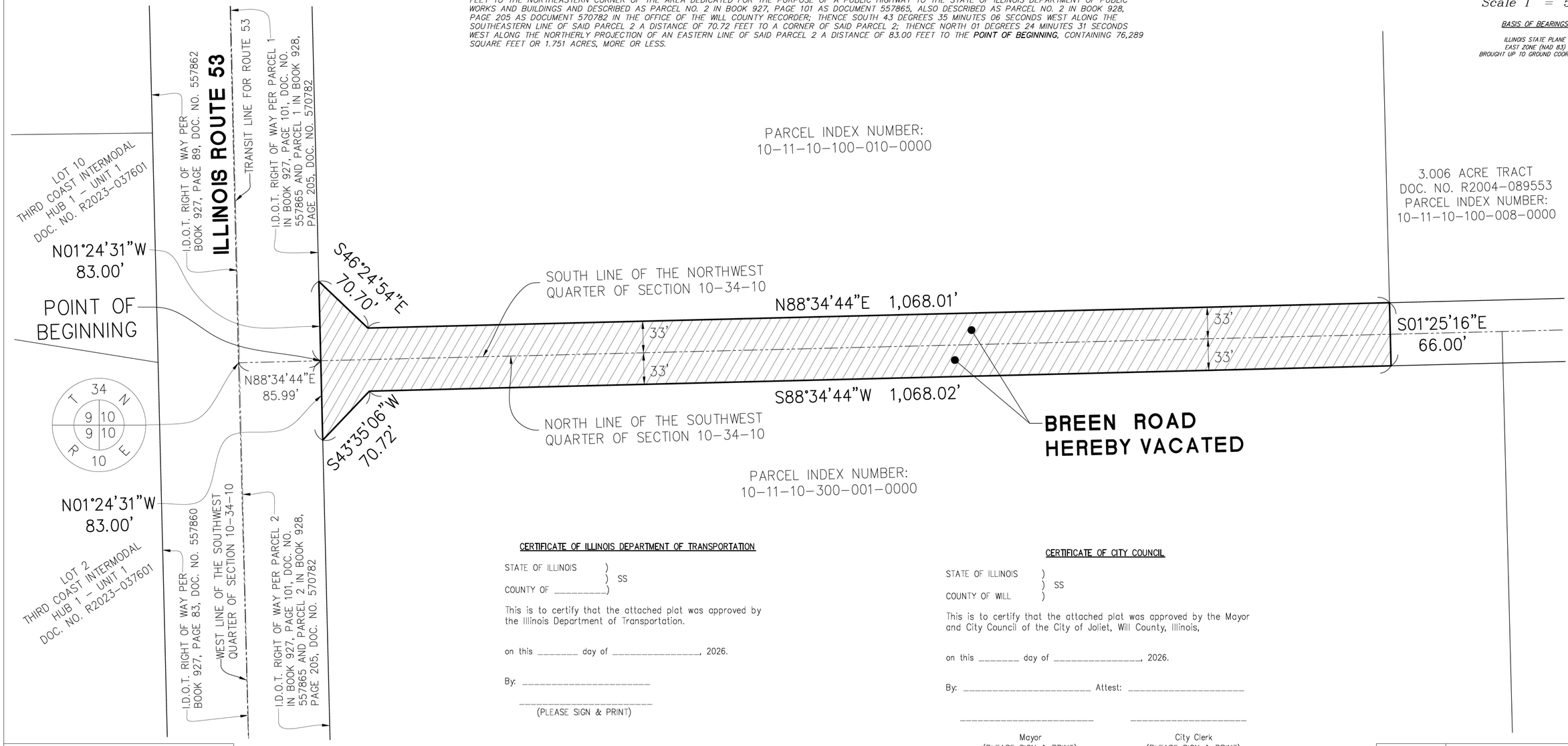
STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF VACATION FOR THAT PORTION OF BREEN ROAD AS DESCRIBED AND DEPICTED HEREON.

DATED THIS 23rd DAY OF FEBRUARY IN THE YEAR 2026.

TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2026

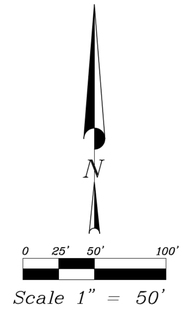
T. TIMOTHY G. WOLFE 35-003535 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DOWNERS GROVE



PARCEL INDEX NUMBER:
10–11–10–100–010–0000

PARCEL INDEX NUMBER:
10–11–10–300–001–0000

3.006 ACRE TRACT
DOC. NO. R2004–089553
PARCEL INDEX NUMBER:
10–11–10–100–008–0000



BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE (NAD 83)
BROUGHT UP TO GROUND COORDINATES

CERTIFICATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

This is to certify that the attached plat was approved by the Illinois Department of Transportation.

on this _____ day of _____, 2026.

By: _____

_____
(PLEASE SIGN & PRINT)

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Mayor and City Council of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____ Attest: _____

_____ _____
Mayor (PLEASE SIGN & PRINT) City Clerk (PLEASE SIGN & PRINT)

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

Survey No.:	F345m		
Ordered By.:	*NORTHPOINT DEVELOPMENT*		
Description:	*PLAT OF ROADWAY VACATION*		
Date Prepared:	*FEBRUARY 23, 2026*		
Scale:	*1" = 50'*	*Field Work:*	*N/A*
		Prepared By:	*TGW*

N:\F345\F345m\SURVEY\VACATION\F345m Vacation Breen Rd.DWG

PART OF P.I.N. 10-11-10-100-010-0000
PART OF P.I.N. 10-11-10-300-001-0000

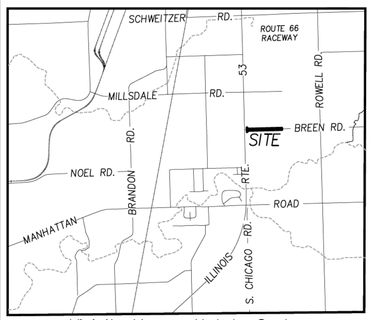
PLAT OF EASEMENT

(FOR PUBLIC UTILITY PURPOSES)

OF

THAT PART OF THE NORTHWEST QUARTER AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

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Vicinity Map – Not to Scale

BASIS OF BEARINGS

ILLINOIS STATE PLANE EAST ZONE (NAD 83) BROUGHT UP TO GROUND COORDINATES

PARCEL INDEX NUMBER:
10-11-10-100-010-0000

3.006 ACRE TRACT
DOC. NO. R2004-089553
PARCEL INDEX NUMBER:
10-11-10-100-008-0000

LOT 10
THIRD COAST INTERMODAL
HUB 1 – UNIT 1
DOC. NO. R2023-037601

I.D.O.T. RIGHT OF WAY PER BOOK 927, PAGE 89, DOC. NO. 557862

ILLINOIS ROUTE 53

TRANSIT LINE FOR ROUTE 53

I.D.O.T. RIGHT OF WAY PER PARCEL 1 IN BOOK 927, PAGE 101, DOC. NO. 557865 AND PARCEL 1 IN BOOK 928, PAGE 205, DOC. NO. 570782

N01°24'31"W
83.00'

POINT OF BEGINNING

S46°24'54"E
70.70'

SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 10-34-10

N88°34'44"E 1,068.01'

33'
33'

S01°25'16"E
66.00'

N88°34'44"E
85.99'

S88°34'44"W 1,068.02'

S43°35'06"W
70.72'

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 10-34-10

PUBLIC UTILITY EASEMENT HEREBY GRANTED

T 34 N
R 10 E
9 10
9 10

PARCEL INDEX NUMBER:
10-11-10-300-001-0000

N01°24'31"W
83.00'

LOT 2
THIRD COAST INTERMODAL
HUB 1 – UNIT 1
DOC. NO. R2023-037601

I.D.O.T. RIGHT OF WAY PER BOOK 927, PAGE 83, DOC. NO. 557860

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 10-34-10

I.D.O.T. RIGHT OF WAY PER PARCEL 2 IN BOOK 927, PAGE 101, DOC. NO. 557865 AND PARCEL 2 IN BOOK 928, PAGE 205, DOC. NO. 570782

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to;

Commonwealth Edison Company and Ameritech Telephone Company, Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Public Utility Easement", together with the right to install required service connections over or under the same, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the same for all such purposes. Excepting the landscaping, path, and other aforementioned improvements, additional obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Public Utility Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

NORTHERN ILLINOIS GAS COMPANY EASEMENT

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereinafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E.", "Public Utility & Drainage Easement", "P.U. & D.E.", "Common Area or Areas" (or similar designations), streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED: 03-10-26 – PER CITY COMMENTS

Survey No.:	F345m		
Ordered By.:	*NORTHPOINT DEVELOPMENT*		
Description:	*PLAT OF EASEMENT*		
Date Prepared:	*FEBRUARY 23, 2026*		
Scale:	*1" = 50'*	*Field Work:*	*N/A*
		Prepared By:	*TGW*

H:\F345\F345m\SURVEY\Easements\F345m Easement 3.DWG

PART OF P.I.N. 10-11-10-100-010-0000
PART OF P.I.N. 10-11-10-300-001-0000

PLAT OF EASEMENT

(FOR PUBLIC UTILITY PURPOSES)

OF

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OWNERS CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID TCIH LAND HOLDINGS, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS _____ DAY OF _____, 2026.

TCIH LAND HOLDINGS, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE – LOGISTICS PARK CHICAGO, LLC,
a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC
a Missouri limited liability company, Manager

By: _____
Nathaniel Hagedorn, Manager

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT_____,
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCIH LAND HOLDINGS, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

UMB BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS MORTGAGEE UNDER MORTGAGE RECORDED AS DOCUMENT NUMBER R2022089316, HEREBY CONSENTS TO THE RECORDING OF THE SUBDIVISION AS HEREIN SHOWN. IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF.

DATED AT _____, _____.

THIS _____ DAY OF _____, 2026.

ATTEST: _____

BY: _____

NOTARY CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,

DO HEREBY CERTIFY THAT _____,

AND _____,

OF SAID BANK WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT OF SAID BANK AND SAID SECRETARY AS CUSTODIAN OF THE CORPORATE SEAL OF SAID BANK DID AFFIX SAID SEAL OF SAID BANK TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT OF SAID BANK; AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

PUBLIC UTILITY EASEMENT PROVISIONS (P.U.E.)

Easements are hereby reserved for and granted to the City of Joliet and their successors and assigns and to those public utility companies operating under franchise from the City including but not limited to Commonwealth Edison Company, Ameritech, Continental Cable, Northern Illinois Gas Company, and their successors and assigns over and through all the areas marked or shown as "**Public Utility Easements**" (**P.U.E.**) for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems, including but not limited to municipal sanitary sewer systems, water main systems, and storm drain systems, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary over, upon, along, under and through said easements, together with the right of access across the property for the necessary personnel and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewer or other utilities, facilities, or drainage within said easements. No permanent buildings or structures shall be placed on said easements, but same may be used for fencing, curb & gutter, pavement, gardens, shrubs, landscaping, pedestrian or bicycle paths, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used both for municipal and other utilities, the other utility installation shall be subject to the ordinances of the City of Joliet.

Easements are hereby reserved and granted to the City of Joliet and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire Public Utility Easement area for ingress, egress, and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

CERTIFICATE OF CITY PUBLIC WORKS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Works of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____
Director
(PLEASE SIGN & PRINT)

CERTIFICATE OF CITY PUBLIC UTILITIES

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Utilities of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____
Director
(PLEASE SIGN & PRINT)

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _____
WAS FILED FOR RECORD IN THE RECORDER'S OF WILL COUNTY, AFORESAID ON

THE _____ DAY OF _____, 2026

AT _____ O'CLOCK _____. M.

_____
WILL COUNTY RECORDER

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Mayor and City Council of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____ Attest: _____

_____ _____
Mayor (PLEASE SIGN & PRINT) | City Clerk (PLEASE SIGN & PRINT)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT AT THE REQUEST OF THE OWNERS, I, TIMOTHY G. WOLFE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE PREPARED THIS PLAT OF EASEMENT FOR THE USES AND PURPOSES HEREON SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS 10th DAY OF MARCH, 2026.

TIMOTHY G WOLFE
35-003535
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

_____
TIMOTHY G. WOLFE
JACOB & HEFNER ASSOCIATES, INC.
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
MY LICENSE EXPIRES NOVEMBER 30, 2026

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED: 03-10-26 – PER CITY COMMENTS

Survey No.:	F345m		
Ordered By.:	*NORTHPOINT DEVELOPMENT*		
Description:	*PLAT OF EASEMENT*		
Date Prepared:	*FEBRUARY 23, 2026*		
Scale:	*1" = N/A*	*Field Work:*	*N/A*
		Prepared By:	*TGW*

H:\F345\F345m\SURVEY\Easements\F345m Easement .dwg

GRADING LEGEND

- XXX.XX = PROPOSED SPOT GRADE
- EX=XXX.XX = EXISTING ELEVATION
- ±XXX.XX(ME) = MATCH EXISTING ELEVATION
- = DRAINAGE FLOW ARROWS
- = OVERLAND FLOW ROUTE
- = 100-YEAR DESIGN STORM SEWER

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE THE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
2) ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
3) CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
4) ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
5) SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS. COORDINATE ALL FILL WITHIN PIPELINE EASEMENTS WITH THE CORRESPONDING PIPELINE COMPANY'S REPRESENTATIVE.
6) THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
7) DRIVEWAY SLOPES SHALL BE BETWEEN 2% AND 4%. IF THE DRIVEWAY LAYOUT OR LOCATION IS ALTERED, THE SLOPE SHALL BE CHECKED FOR SLOPE LIMITS.
8) NO CONSTRUCTION EQUIPMENT WILL BE ALLOWED TO CROSS THE PIPELINE(S) WITHOUT PRIOR APPROVAL FROM THE CORRESPONDING PIPELINE COMPANY. THE POSITIONING AND STORAGE OF EQUIPMENT, GIRDERS, SPOIL PILES, ETC. WITHIN PIPELINE OR OTHER EXISTING EASEMENTS WILL NOT BE PERMITTED. SEE UTILITY COMPANY'S RESTRICTIONS LISTS/CONSTRUCTION STANDARDS FOR FURTHER DETAILS.
9) REFER TO THE EARTHWORK SECTION ON SHEET C2.0 FOR SPECIFICATIONS ON EXCAVATION WITHIN WETLANDS AND FLOODPLAIN FILL.

IL ROUTE 53

BREEN ROAD

THIRD COAST PARKWAY (PUBLIC)

PROPOSED 100-YEAR FLOODPLAIN (TYP.)

APPROXIMATE LOCATION OF EXISTING 100-YEAR FLOODPLAIN (TYP.)

COMPENSATORY STORAGE BASIN 3C
10 YEAR BFE=625.30
100 YEAR BFE=626.00
NWL=624.00
0-10 YEAR VOLUME=1.64 AC-FT
10-100 YEAR VOLUME=0.79 AC-FT

COMPENSATORY STORAGE BASIN 3D
10 YEAR BFE=628.75
100 YEAR BFE=629.00
NWL=628.00
0-10 YEAR VOLUME=0.58 AC-FT
10-100 YEAR VOLUME=0.17 AC-FT

COMPENSATORY STORAGE BASIN 3B
100 YEAR BFE=625.00
NWL=620.75
10-100 YEAR VOLUME=14.90 AC-FT

COMPENSATORY STORAGE BASIN 3B
10 YEAR BFE=622.50
NWL=620.75
0-10 YEAR VOLUME=1.44 AC-FT

COMPENSATORY STORAGE BASIN 3A
10 YEAR BFE=622.50
100 YEAR BFE=625.00
NWL=620.75
0-10 YEAR VOLUME=4.14 AC-FT
10-100 YEAR VOLUME=0.16 AC-FT

DETENTION BASIN 4A
HWL=624.39
NWL=621.50
VOLUME=6.35 AC-FT

DETENTION BASIN 4B
HWL=624.39
NWL=623.00
VOLUME=6.35 AC-FT

PROPOSED LOT LINE

PROPOSED LOT LINES

PROPOSED RIGHT OF WAY

PROPOSED BRIDGE (BY OTHERS)

EXISTING OVERHEAD ELECTRIC AND UNDERGROUND TELEPHONE TO BE RELOCATED CONCURRENTLY WITH DEVELOPMENT. CONTRACTOR TO COORDINATE WITH PUBLIC UTILITY COMPANIES AS NECESSARY.

EXISTING 50' PIPELINE EASEMENT

APPROXIMATE LOCATION OF EXISTING 12"ø BP HIGH PRESSURE PETROLEUM PIPELINE BASED ON FIELD MARKERS AND POTHOLING IN THE FIELD

REFER TO IL 53 OVERPASS ROADWAY PLANS PREPARED BY KIMLEY HORN ASSOCIATES, INC. FOR ROADWAY IMPROVEMENTS

REFER TO SUBDIVISION IMPROVEMENT PLANS FOR THIRD COAST INTERMODAL HUB PHASE 2 – NORTH PLANS PREPARED BY JACOB & HEFNER ASSOCIATES, INC.

REFER TO EAST COMPASS BOULEVARD AND THIRD COAST PARKWAY ROADWAY PLANS PREPARED BY KIMLEY HORN ASSOCIATES, INC. FOR FUTURE ROADWAY IMPROVEMENTS

EXISTING AT&T DISTRIBUTION LINES ANTICIPATED TO BE RELOCATED BY OTHERS. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANY IN THE FIELD.

N.T.S. KEY MAP

GRAPHIC SCALE 1"= 100'
0 50' 100' 200'

No.	Description	Date
3	REVISED PER IDOT	11/25/25
2	REVISED PER CITY	09/12/24
1	ISSUED FOR REVIEW	12/22/23

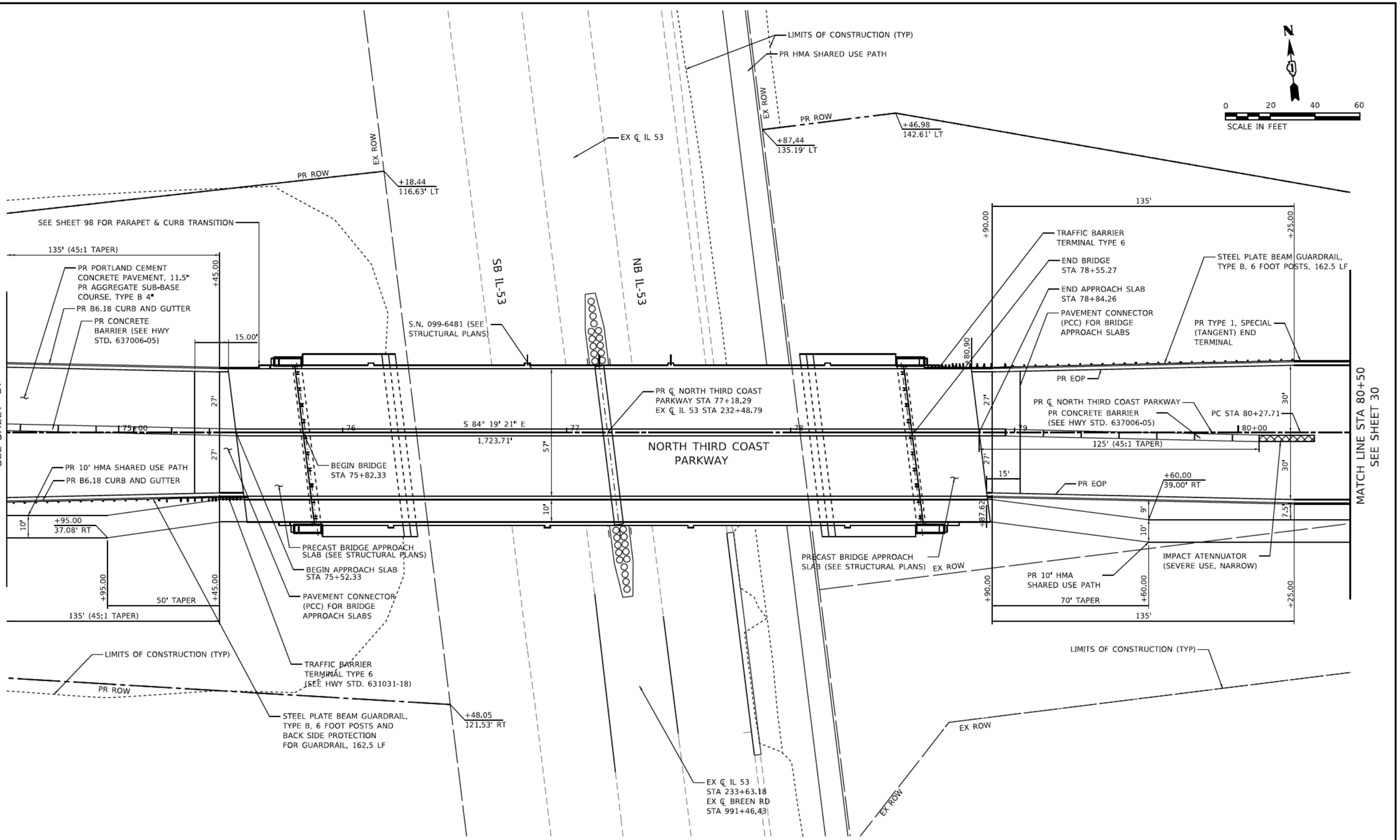
OVERALL GRADING & DRAINAGE PLAN

THIRD COAST INTERMODAL HUB PHASE 2 – RTE. 53 BRIDGE
NORTHPOINT DEVELOPMENT
JOLIET, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

F345m
1" = 100'
C4.0

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MODEL: Default
FILE NAME: pw:\\kh-pw.bentley.com:kh-pw-01\Documents\01 Active Projects\MMA-CIS-168590005 - NorthPoint CBP - Lot1 Preliminary\2 Design\CADD\Plan Sheets\Roadway\IL 53 Overpass\168590005-L53StrTrCatPrj-003.dgn

NO.	REVISIONS	DATE	BY

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

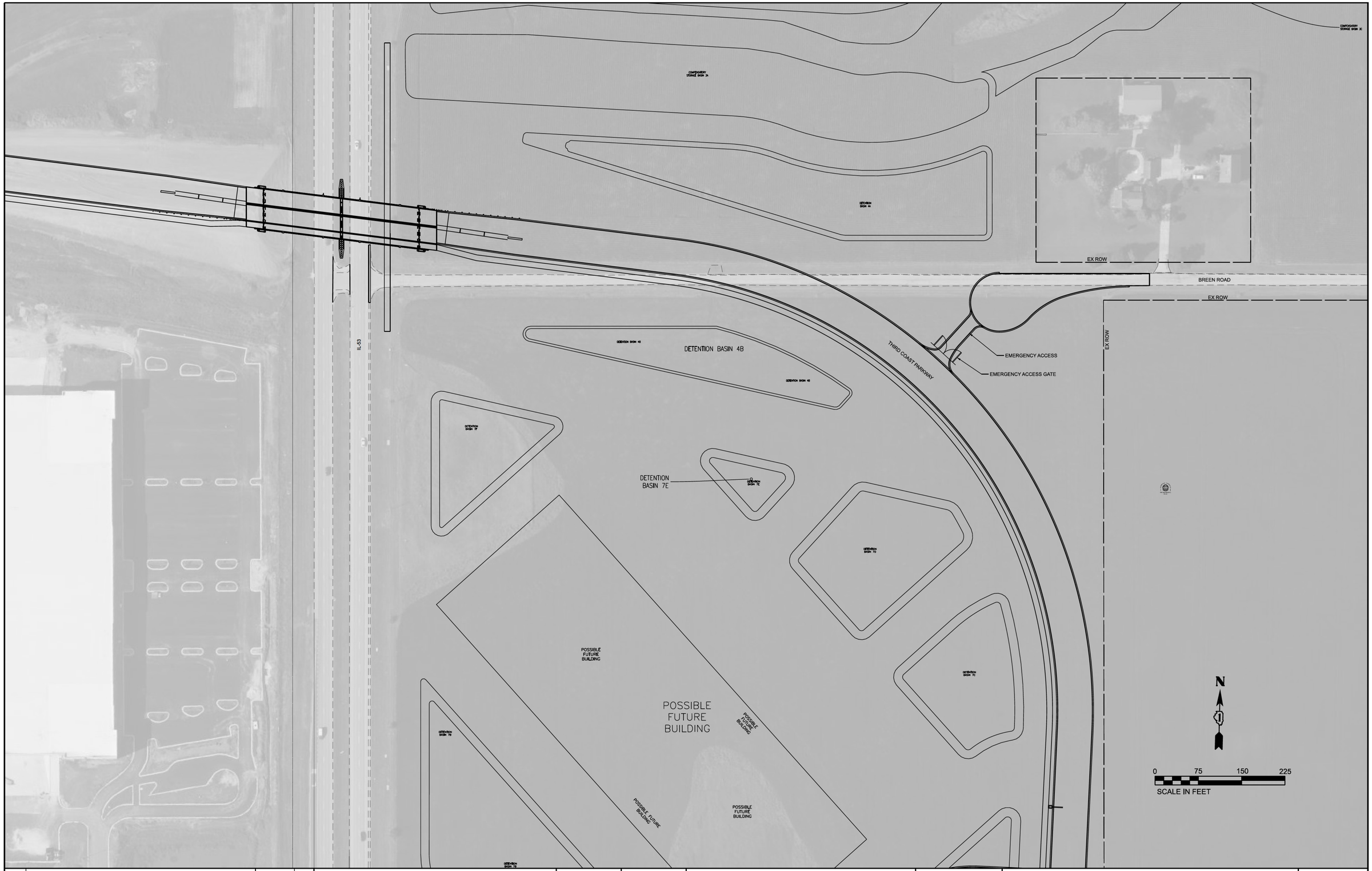
KHA PROJECT	168590005
DATE	11/26/2025
SCALE	1" = 20'
DESIGNED BY	KKH
DRAWN BY	KKH
CHECKED BY	MAK

THIRD COAST INTERMODAL HUB
CITY OF JOLIET
WILL COUNTY ILLINOIS

THIRD COAST INTERMODAL HUB

PLAN
THIRD COAST PARKWAY
STA 74+50 TO 80+50

SHEET NUMBER 28
TOTAL SHEETS 180



MODEL:
FILE NAME:

NO.	REVISIONS	DATE	BY

Kimley»Horn

SCALE	1":75'
DESIGNED BY	MAK
DRAWN BY	MAK
CHECKED BY	TS

KHA PROJECT 168590005

DATE 03/09/2026

THIRD COAST INTERMODAL HUB
CITY OF JOLIET
WILL COUNTY ILLINOIS

BREEN ROAD CUL-DE-SAC
THIRD COAST PARKWAY

SHEET NUMBER 1

TOTAL SHEETS 1

SETTLEMENT AND MUTUAL RELEASES AGREEMENT

THIS SETTLEMENT AND MUTUAL RELEASES AGREEMENT ("Agreement") is made as of June 20, 2025 (the "Execution Date") by and among CenterPoint Properties Trust ("CenterPoint Properties"), CenterPoint Joliet Terminal Railroad, LLC ("CenterPoint Terminal"), Houbolt Road Extension JV, LLC ("HRE"), East Gate - Logistics Park Chicago, LLC (together with its wholly-owned affiliate, New Wave Farms, LLC, "East Gate"), NorthPoint Development, LLC ("NorthPoint"), and the City of Joliet (the "City"). Each of the aforementioned is a "Party" to this Agreement, and they are hereinafter referred to collectively as the "Parties." This Agreement will take effect as of the Effective Date, as such term is defined in Section 7.

RECITALS

WHEREAS, CenterPoint Terminal and CenterPoint Properties (collectively "CenterPoint") own, operate, and maintain roadways, container storage facilities, warehouses, distribution and other logistics-centered buildings and uses in an area depicted in green in **Exhibit "A"** (the "CNT Intermodal Center").

WHEREAS, the current traffic infrastructure within the CNT Intermodal Center, including but not limited to roadways, roadway improvements, bridges and intersections, is adequate to ensure the efficient flow of traffic and accommodate all traffic for the full future buildout (1,930 acres including 23 million square feet of warehousing) of property owned or developed by CenterPoint Properties (or its Affiliates) within the CNT Intermodal Center.

WHEREAS, on December 19, 2016, the Illinois Department of Transportation ("IDOT"), the County of Will (the "County"), the City, and CenterPoint Properties entered into a Memorandum of Understanding (the "MOU"), to facilitate the efficient flow of traffic and to limit Tractor-Trailer Truck (as defined below) access to the CNT Intermodal Center to three access points – Laraway Road, the "Houbolt Bridge" (consisting of a bridge over the Des Plaines River between US-6 and Schweitzer Road), and Baseline Road (now known as Houbolt Road) – ensuring that the Houbolt Bridge remains a fiscally sustainable long-term traffic solution that serves to protect and enhance public safety and providing certain limitations with respect to Tractor-Trailer Truck (as defined below) use of access routes within the CNT Intermodal Center or "adjacent to the CNT Intermodal Center" (as such phrase is defined in Section 12.D of the MOU). As used herein, the term "Tractor-Trailer Truck" shall mean any motor vehicle designed or operated for the pulling or carrying of freight, cargo or implements of husbandry, having a combined body and load weight that exceeds twelve (12) tons.

WHEREAS, the MOU included, among other provisions, Section XII(B) that states, in part, that the County and the City would "take no steps or actions to . . . (2) build new roads adjacent to the CNT Intermodal Center on which trucks may travel or build new roads that enter or exit the CNT Intermodal Center on which trucks may travel," or "(3) eliminate trucking restrictions, weight limits, or other similar regulations on roads that enter or exit the CNT Intermodal Center or on roads that are adjacent to the CNT Intermodal Center."

WHEREAS, on September 25, 2020, CenterPoint Properties assigned all its rights, title,

and interest in the MOU to HRE.

WHEREAS, East Gate (and its Affiliates) is the owner of certain real property legally described and depicted on **Exhibit "B"** attached to this Agreement, comprised of approximately 1,655 acres of property legally described and depicted in **Exhibit "B"** attached to this Agreement (the "East Gate Property").

WHEREAS, the City and East Gate entered into that certain Amended and Restated Annexation and Development Agreement (Compass Business Park) dated December 21, 2021 (the "Annexation Agreement") governing the development of certain real property, as described therein, including the East Gate Property and certain other real property not owned by East Gate or its Affiliates.

WHEREAS, pursuant to the Annexation Agreement, East Gate is required by the City to construct a closed loop truck network (the "Closed Loop Truck Network") that would (i) serve as the exclusive method of Tractor-Trailer Truck ingress and egress within the East Gate Property, (ii) only be accessed to and from the East Gate Property by Tractor-Trailer Trucks via a single access point on Millsdale Road at the location depicted on **Exhibit "C"** (or, as provided in this Agreement, the Temporary Connection (defined below)), and (iii) prevent Tractor-Trailer Truck access to and from the East Gate Property to Illinois Route 53 ("IL 53"), Manhattan Road, and other municipal, county and township roads. A general depiction of the anticipated initial configuration of the Closed Loop Truck Network is attached hereto as **Exhibit "C"**.

WHEREAS, the Closed Loop Truck Network includes (i) a proposed bridge crossing the Union Pacific Railroad at a point immediately south of Millsdale Road and connecting with Millsdale Road at a point west of the Union Pacific Railroad (the "Railroad Bridge"), (ii) a proposed bridge crossing IL 53 to provide Tractor-Trailer Truck access from the portion of the East Gate Property lying east of IL 53 (the "East Portion") to the Railroad Bridge (the "53 Bridge"), and (iii) other roads, bridges, and drives connecting parcels within the East Gate Property to the 53 Bridge and Railroad Bridge to allow access from the East Gate Property to the CNT Intermodal Center via the Closed Loop Truck Network (with all of the foregoing being included in the definition of Closed Loop Truck Network, for purposes of this Agreement).

WHEREAS, pursuant to the Annexation Agreement, East Gate was required to construct (and subsequently did construct) a "Temporary Connection" (as depicted in **Exhibit "D"**) at the intersection of Millsdale Road and Third Coast Parkway to utilize Millsdale Road for Tractor-Trailer Truck access to and from the portion of the East Gate Property located west of IL 53 (the "West Portion") until the Railroad Bridge is constructed and open for use.

WHEREAS, on May 9, 2022, HRE, as Plaintiff, and CenterPoint Properties and CenterPoint Terminal, as Interested Parties/Plaintiffs, (collectively, with HRE, the "State Court Plaintiffs") commenced a lawsuit against the City, as Defendant, with East Gate, the County, New Wave Farms, LLC, and IDOT identified by the State Court Plaintiffs as Interested Parties, in the Circuit Court of the Twelfth Judicial Circuit, Will County, Illinois, case no. 22 MR 138 (the "State Court Litigation"), seeking, among other relief, to enjoin the City from taking steps or actions that

would violate the MOU.

WHEREAS, following an Appellate Court ruling (2023 IL. App. (3d) 220433-U) on March 19, 2024, the trial court presiding over the State Court Litigation entered a Temporary Restraining Order in favor of State Court Plaintiffs "prohibiting," among other things, "the City from taking any steps or actions to eliminate trucking restrictions, weight limits or other similar regulations on Millsdale Road" (the "TRO").

WHEREAS, on May 8, 2024, East Gate and NorthPoint (collectively the "Federal Court Plaintiffs") commenced a lawsuit against HRE, CenterPoint Properties, and CenterPoint Terminal (collectively the "Federal Court Defendants") in the United States District Court for the Northern District of Illinois, Eastern Division, case no. 1:24-cv-3742 and 24-2813, which is currently on appeal before the U.S. Court of Appeals, Seventh Circuit, case no. 24-2696 (collectively, the "Federal Court Litigation"), seeking, among other relief, a declaratory judgment that portions of the MOU are unenforceable.

WHEREAS, on December 17, 2024, the City approved Ordinance No. 604-24 "*Authorizing the Acquisition of Certain Real Property by Purchase or by the Exercise of Eminent Domain*" (the "Condemnation Ordinance"), authorizing the acquisition by purchase or eminent domain of approximately 11.106 acres of real property owned by CenterPoint Terminal, which is immediately west of the Union Pacific Railroad and immediately south of Millsdale Road (the "Bridge Parcel," as depicted on **Exhibit "I"** and legally described in the Condemnation Ordinance).

WHEREAS, the Parties have agreed to resolve the claims and disputes that are the subject of the State Court Litigation, the Federal Court Litigation, the Condemnation Ordinance, and any other disputes that could exist between them arising from or related to the same subject matter, and to provide to each other releases under this Agreement, to avoid the time, expense and uncertainty of litigation, as further set forth and subject to the terms and conditions of this Agreement.

NOW, THEREFORE, subject to the foregoing and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree and covenant as follows:

1. Dismissal of Proceedings.

a. Stay of State Court Litigation. Within two (2) business days of the date that the State Court Plaintiffs and the Federal Court Plaintiffs have executed this Agreement, the Parties will agree to stay the State Court Litigation, and to take such additional action as is reasonable and necessary to have such stay implemented, but in all times, the Parties agree that the TRO shall continue to remain in place until its dismissal pursuant to subsection (b) below.

b. Dismissal of State Court Litigation with Prejudice and Dissolution of TRO. Within two (2) business days of the Effective Date, the State Court Plaintiffs and the City will prepare, execute, and file a stipulation and order to dismiss with prejudice the State Court Litigation, and to simultaneously dissolve the TRO, and take such additional action as is reasonable and necessary to have the stipulation and order entered by the court. The obligations of the City, East Gate, and

NorthPoint under this Agreement shall be conditioned upon the dismissal of the State Court Litigation with prejudice and dissolution of the TRO as provided in this paragraph, and if required, the State Court Plaintiffs will take any additional and reasonable action necessary to secure the dissolution of the TRO and dismissal of the State Court Litigation with prejudice.

c. Stay of Federal Court Litigation. Upon the execution of this Agreement by the State Court Plaintiffs and the Federal Court Plaintiffs, the Parties agree that following any order issued by the Seventh Circuit, the Parties hereto will nevertheless agree to stay the Federal Court Litigation, and to take such additional action as is reasonable and necessary to have such stay implemented until its dismissal pursuant to subsection (d) below.

d. Dismissal of Federal Court Litigation with Prejudice. Within two (2) business days of the Effective Date, the Federal Court Plaintiffs and Federal Court Defendants will prepare, execute, and file a stipulation of dismissal of the Federal Court Litigation with prejudice, and take such additional action as is reasonably necessary to have the stipulation and order entered by the court. The obligations of the State Court Plaintiffs under this Agreement shall be conditioned upon the dismissal of the Federal Court Litigation with prejudice, and if required, the Federal Court Plaintiffs will take any additional and reasonable action necessary to secure the dismissal of the Federal Court Litigation with prejudice.

e. Stay of Illinois Commerce Commission Proceedings. Within two (2) business days of the date that the State Court Plaintiffs and the Federal Court Plaintiffs execute this Agreement, CenterPoint Terminal, East Gate and the City, shall jointly file with the Illinois Commerce Commission a stay of the proceedings pertaining or otherwise relating to Docket No. T25-0006.

f. Dismissal of Illinois Commerce Commission Petition to Intervene. Within two (2) business days of the Effective Date, CenterPoint Terminal shall prepare, execute, and file all necessary filings with the Illinois Commerce Commission withdrawing any objections to that certain Verified Petition For an Order Authorizing the Installation of a Viaduct/Separated Grading Crossing (the "ICC Petition"). As and when required, CenterPoint Terminal will take any additional and reasonable action necessary to evidence its withdrawal of any objections pertaining to such ICC Petition.

2. East Gate Property, Additional Property, and Capped Industrial Square Footage.

a. In addition to the East Gate Property (as comprised as of the Effective Date), East Gate (or its Affiliates) owns, is the contract purchaser of, or may in the future acquire, additional real property in the vicinity of the East Gate Property. Any such property acquired by East Gate (or its Affiliates) shall be referred to herein as "Additional Property."

b. East Gate estimates that the East Gate Property, together with all Additional Property it owns or contemplates acquiring, could be developed for a maximum of 25,231,650 square feet in the aggregate (the "Capped Industrial Square Footage") of Industrial Warehouse Buildings to be located on land that is located on the East Gate Property and/or Additional Property; provided, however, that in no event shall more than 100 acres of East Gate Property and/or Additional Property be utilized for Outdoor Logistics Uses (the "Capped Logistics Use Acreage"). For purposes of this Agreement, the term "Industrial Warehouse Buildings" shall mean

large-scale commercial storage, industrial, logistics, and/or distribution warehouse buildings engaged in receiving, shipping, storing, and warehousing products delivered to and from such buildings. Moreover, for the purposes of this Agreement, the term "Outdoor Logistics Uses" shall mean container yards, cargo container and chassis storage yards, truck dispatch yards, fueling and repair facilities, and grain unloading/loading and handling facilities, for each of which the primary use is outdoor storage or parking of vehicles and which do not include Industrial Warehouse Buildings as the primary use.

c. With respect to the foregoing, the Parties hereby agree:

i. Upon the date that East Gate (or its Affiliates) acquires any Additional Property and amends the Annexation Agreement (as approved by the City) to make such Additional Property subject to the Annexation Agreement, (a) such Additional Property shall be included in the East Gate Property for all purposes under this Agreement, (b) the defined term the "East Gate Property" under this Agreement shall be deemed to include such Additional Property, and (c) such Additional Property shall thereafter be subject to all restrictions and rights applicable to the East Gate Property under this Agreement;

ii. In no event shall the East Gate Property (regardless of the acreage of Additional Property that is added to the East Gate Property in the future in accordance with this Agreement) be developed for (x) a square footage of Industrial Warehouse Buildings exceeding the Capped Industrial Square Footage, and/or (y) Outdoor Logistics Uses in excess of the Capped Logistics Use Acreage, without in each case the prior written consent of the State Court Plaintiffs. Notwithstanding the foregoing, if a portion of the East Gate Property is initially developed for Industrial Warehouse Buildings and/or Outdoor Logistics Uses, and at a later date such portion of the East Gate Property is no longer used for Industrial Warehouse Buildings and/or Outdoor Logistics Uses, other portions of the East Gate Property may be developed for Industrial Warehouse Buildings and/or Outdoor Logistics Uses, provided that at no point will the square footage of Industrial Warehouse Buildings within the East Gate Property exceed the Capped Industrial Square Footage and/or the Outdoor Logistics Uses within the East Gate Property exceed the Capped Logistics Use Acreage;

iii. In the event that East Gate elects to develop a portion of the East Gate Property for Outdoor Logistics Uses (subject to the Capped Logistics Uses Acreage), the Capped Industrial Square Footage shall be reduced by a square footage calculated as follows: (a) the gross square footage of such Outdoor Logistics Uses, (b) multiplied by 35%, with (c) the product of (a) and (b) being subtracted from the Capped Industrial Square Footage. By way of example only, if East Gate develops 100 acres of Outdoor Logistics Uses, the Capped Industrial Square Footage shall be reduced to 23,707,050 (initial Capped Industrial Square Footage of 25,231,650, less product of 100 acres (4,356,000 square feet) of Outdoor Logistics Uses multiplied by 35% (equals 1,524,600 square foot reduction), and 25,231,650 square feet minus 1,524,600 square feet = 23,707,050 square feet of Capped Industrial Square Footage). If a portion of the East Gate Property is initially developed for Outdoor Logistics Uses, East Gate may later elect to cease such Outdoor Logistics Uses and construct Industrial Warehouse Buildings, in which case, the reduction of the Capped

Industrial Square Footage of such Outdoor Logistics Uses shall be restored to reflect the amount of acreage no longer being used for Outdoor Logistics Uses;

iv. The foregoing restriction of the square footage of Industrial Warehouse Buildings on the East Gate Property being limited to the Capped Industrial Square Footage and/or the restriction of acreage of Outdoor Logistics Uses being limited to the Capped Logistics Use Acreage, in each case, shall not be deemed to limit the development of residential, commercial, data center, or other uses that are not Industrial Warehouse Buildings and/or Outdoor Logistics Uses upon the East Gate Property;

v. The City agrees that: (a) it shall not permit third parties other than East Gate (or its Affiliates) to make property subject to the Annexation Agreement such that it would constitute Additional Property becoming a part of the East Gate Property under this Agreement, (b) only the East Gate Property (together with any Additional Property that becomes a part of the East Gate Property under this Agreement) shall be permitted to utilize the Closed Loop Truck Network, and (c) following the Execution Date, the City shall cooperate in good faith with East Gate to amend the Annexation Agreement to memorialize the terms of this Section 2 and to provide for an agreement between the City and East Gate to provide funding from East Gate for the maintenance of the Closed Loop Truck Network; and

vi. Upon the date that any Additional Property becomes a part of the East Gate Property under this Agreement, East Gate shall record in the official records of Will County this Agreement and the CIC Declaration (defined below) against such Additional Property.

3. Restricted Tractor-Trailer Truck Access.

a. The Parties acknowledge and agree that the MOU restricts the City's and County's ability to create alternative Tractor-Trailer Truck access points to the CNT Intermodal Center. The Parties agree that one of the original intended purposes of the MOU is to facilitate the efficient flow of traffic and to limit Tractor-Trailer Truck access to the CNT Intermodal Center including blocking a "back door" Tractor-Trailer Truck access to the CNT Intermodal Center to ensure that the Houbolt Bridge remains a fiscally sustainable long-term traffic solution that serves to protect and enhance public safety. Consistent with these restrictions, the Parties acknowledge and agree that:

i. Tractor-Trailer Trucks may only traverse within the East Gate Property via the Closed Loop Truck Network;

ii. Tractor-Trailer Truck access to and from the East Gate Property shall be permitted via (and shall be limited to) the Closed Loop Truck Network and the Temporary Connection (prior to its removal upon the construction and opening of the Closed Loop Truck Network);

iii. the sole method of ingress and egress to and from the Closed Loop Truck Network by Tractor-Trailer Trucks shall occur exclusively via a single access point on Millsdale Road at the location depicted on **Exhibit "C"** (and by the Temporary Connection, prior to its removal upon the construction and opening of the Closed Loop Truck Network);

iv. Tractor-Trailer Truck access to and from the CNT Intermodal Center at all times now and in the future shall be exclusively limited to: (a) the intersection of Laraway Road and IL 53, (b) the Houbolt Bridge, (c) Houbolt Road (formerly known as Baseline Road); and (d) to and from the East Gate Property, by a sole access point on Millsdale Road more particularly depicted on **Exhibit "C"** (and by the Temporary Connection, prior to its removal upon the construction and opening of the Closed Loop Truck Network);

v. The location or placement of truck barriers, truck turn-arounds, and cul-de-sacs (collectively referred to as "Truck Access Control Improvements") utilized to prevent Tractor-Trailor Truck access or egress to or from the East Gate Property other than by the Closed Loop Truck Network and sole access point on Millsdale Road shall be determined under and constructed in accordance with the Regional Traffic Plan, and such truck access control improvements shall be maintained as a part of the Closed Loop Truck Network and shall not be moved, replaced or eliminated in any manner that would allow Tractor-Trailer Truck access to and from the East Gate Property other than via the Closed Loop Truck Network via the exclusive single access point on Millsdale Road at the location depicted on **Exhibit "C"** (and by the Temporary Connection, prior to its removal upon the construction and opening of the Closed Loop Truck Network) unless by written consent by all Parties. Notwithstanding the foregoing, if an emergency event caused by a force majeure event or another unforeseen emergency casualty event, which in either event, causes the 53 Bridge and/or the Railroad Bridge to be inaccessible through no fault or cause (including any failure to maintain) of East Gate or the City, as reasonably determined in good faith by the City, then during limited temporary periods of time following the occurrence of an emergency event caused by a force majeure event or another unforeseen emergency casualty event, which in either case, causes the 53 Bridge and/or the Railroad Bridge to be inaccessible through no fault or cause (including any failure to maintain) of East Gate or the City, as reasonably determined in good faith by the City), and such truck barriers must be maintained at all times by East Gate, at East Gate's sole cost, to prohibit Tractor-Trailer Truck access to and from the Closed Loop Truck Network and the East Gate Property other than via the single exclusive access point on Millsdale Road at the location depicted on **Exhibit "C"** (and by the Temporary Connection, prior to its removal upon the construction and opening of the Closed Loop Truck Network);

vi. the Parties, directly or indirectly (including through any third party), shall take no steps or actions that would (X) allow access for Tractor-Trailer Trucks to and from the East Gate Property onto any other parcel or tract of land outside and/or adjacent to the East Gate Property (other than Additional Property that becomes included in the East Gate Property pursuant to this Agreement), or onto IL 53, Manhattan Road, or other municipal, county or township or private roads that are not included within the Closed Loop Truck Network and/or (Y) expand the Closed Loop Truck Network beyond the East Gate Property (other than Additional Property that becomes included in the East Gate Property pursuant to this Agreement), unless expressly consented to in writing by all of the Parties, which consent may be withheld in each respective Party's sole and absolute discretion;

vii. no Tractor-Trailer Truck traffic shall be permitted to travel any further east on Millsdale Road than Holland Drive;

viii. the provisions of this Agreement and the MOU related to restricted Tractor-Trailer Truck access do not apply to vehicles other than Tractor-Trailer Trucks or temporary access by construction vehicles used exclusively in connection with the construction of the East Gate Property during the construction of the East Gate Property (including the Closed Loop Truck Network) in accordance with applicable law or permits granted to East Gate; and

ix. **Exhibit "C"** contains a general depiction of the configuration of the Closed Loop Truck Network as it is currently contemplated, and from time to time East Gate may modify the exact location and number of roads and drives connecting various portions of the East Portion to the 53 Bridge (including, without limitation, to serve any Additional Property that becomes included in the East Gate Property in accordance with this Agreement), so long as such roads or drives do not provide Tractor-Trailer Trucks with the ability to access the East Gate Property or the CNT Intermodal Center other than in conformance with Section 3 of this Agreement.

b. East Gate and NorthPoint, for themselves and their Affiliates, successors, lessees and assigns, hereby irrevocably waive any claim they may have or hereafter acquire to assert a claim under the Illinois Vehicle Code, the Surface Transportation Assistance Act, applicable City regulations or this Agreement to utilize IL 53, Manhattan Road, or other municipal, county or township roads (other than via the Closed Loop Truck Network and Temporary Connection) for Tractor-Trailer Truck access to and from the East Gate Property and/or to and from the CNT Intermodal Center. Notwithstanding the foregoing, if an emergency event caused by a force majeure event or another unforeseen emergency casualty event, which in either event, causes the 53 Bridge and/or the Railroad Bridge to be inaccessible through no fault or cause (including any failure to maintain) of East Gate or the City, as reasonably determined in good faith by the City, then, during limited temporary periods of time following the occurrence of an emergency event caused by a force majeure event or another unforeseen emergency casualty event, which in either case, causes the 53 Bridge and/or the Railroad Bridge to be inaccessible through no fault or cause (including any failure to maintain) of East Gate or the City, as reasonably determined in good faith by the City), the City may temporarily authorize for a short term basis, Tractor-Trailer Truck access to and from the East Gate Property via an alternative route, and during any such temporary periods, truck barriers must be maintained at all times by East Gate, at East Gate's sole cost, to prohibit Tractor-Trailer Truck access to and from the Closed Loop Truck Network and the East Gate Property other than via such temporary alternative route. The City shall provide the State Court Plaintiffs with notice of such short term temporary alternative access to and from the East Gate Property via an alternative route no later than forty-eight (48) hours prior to the implementation of same, which notice shall provide reasonable detail regarding the underlying emergency event necessitating the alternative access route as well as the proposed duration of such temporary alternative access route.

c. From and after the Effective Date, the City and East Gate shall no longer have access to IL 53 for Tractor-Trailer Trucks and shall prohibit the use of Tractor-Trailer Trucks on IL 53 (other than in connection with construction access or when permitted by Section 3(b) as permitted hereby). Moreover, the City and East Gate shall reinstall the truck barrier on IL 53 restricting the access and passage of Tractor-Trailer Trucks on IL 53 to and from the East Gate Property.

4. Development Impact Fees.

a. Within two (2) Business Days of the Effective Date, East Gate shall pay a development impact fee in the amount of $5,000,000 to CenterPoint Terminal (which, for clarity, shall be a payment separate and distinct from any consideration for the Bridge Parcel). The obligations of any of the State Court Plaintiffs under this Agreement shall be conditioned upon the receipt of such payment.

b. Contemporaneously with the conveyance of the Bridge Parcel (as provided in Section 5), East Gate shall pay a development impact fee in the amount of $3,500,000 to CenterPoint Terminal (which, for clarity, shall be a payment separate and distinct from any consideration for the Bridge Parcel). The obligations of any of the State Court Plaintiffs under this Agreement shall be conditioned upon the receipt of such payment.

5. Conveyance of the Bridge Parcel. Within ten (10) business days following the Effective Date, CenterPoint Terminal shall convey to the City fee simple title to the Bridge Parcel for consideration in the amount of $1,500,000. For clarity, the proposed consideration for the Bridge Parcel stated in this Agreement reflects an amount exceeding the City's prior determined market value of the Bridge Parcel, and such sum is inclusive of additional consideration to CenterPoint Terminal in connection with this Agreement and shall not be deemed a determination of the value of the Bridge Parcel for any undertakings in connection with the Condemnation Ordinance. The conveyance of the Bridge Parcel shall occur through the Title Company, and such consideration, and all closing costs assessed through such title company, shall be paid by the City, which shall be reimbursed for such costs by East Gate pursuant to the Annexation Agreement (including simultaneously with the closing). Each Party shall reasonably cooperate and execute all instruments and documents required by such title company to effectuate such conveyance. The obligations of the City, East Gate, and NorthPoint under this Agreement shall be conditioned upon the conveyance of the Bridge Parcel as provided herein. Following the conveyance of the Bridge Parcel to the City, the City and East Gate shall enter into an agreement by which access and use rights to the Bridge Parcel are conveyed to East Gate for purposes of construction and use of the Railroad Bridge (whether by fee simple conveyance or a perpetual easement).

6. Agreements Regarding Weight-Restrictions and Use of Millsdale Road. As of the Effective Date, the State Court Plaintiffs, agree to the following: (i) State Court Plaintiffs consent to the construction and immediate use of the Temporary Connection (or any portions of the Closed Loop Truck Network located west of IL 53, including the Railroad Bridge) for the sole purpose of providing Tractor-Trailer Truck and other vehicular access to and from the West Portion to and from the CNT Intermodal Center, utilizing Millsdale Road west of Holland Drive, as such area is more particularly depicted on **Exhibit "F"**; (ii) upon the approval of a Regional Traffic Plan (as defined in this Agreement), the State Court Plaintiffs consent to the construction and use of all portions of the Closed Loop Truck Network for Tractor-Trailer Truck and other vehicular access to and from the East Gate Property (including the East Portion and West Portion) to and from the CNT Intermodal Center by East Gate (and its Affiliates, successors, assigns, future owners of the East Gate Property, and all other users of the East Gate Property) utilizing Millsdale Road via the Railroad Bridge as the Closed Loop Truck Network's sole and exclusive access point to the CNT Intermodal Center (other than those otherwise specifically enumerated in Section 3 of this Agreement); (iii) consent, under the MOU and otherwise, to the City eliminating, amending,

waiving, or otherwise not enforcing weight restrictions on (a) Millsdale Road required for the use of the Closed Loop Truck Network or Temporary Connection in accordance with this Agreement (including by approval of an ordinance including Millsdale Road as a Tractor-Trailer Truck route), or (b) on roads included in the Closed Loop Truck Network; (iv) acknowledge that the provisions of this Agreement and the MOU related to restricted Tractor-Trailer Truck access do not apply to vehicles other than Tractor-Trailer Trucks or temporary access by construction vehicles used exclusively in connection with the construction of the East Gate Property during the construction of the East Gate Property (including the Closed Loop Truck Network) in accordance with applicable law and permits granted to East Gate; (v) consent to the City taking all necessary steps or actions in furtherance of any of the foregoing; and (vi) waive any right or claim to contest any of the foregoing, whether arising under the MOU or otherwise, so long as the City, East Gate, and NorthPoint are in full compliance with all of their obligations under this Agreement.

7. MOU Matters.

a. As a condition to the effectiveness of this Agreement, the City, HRE, the County and IDOT shall have executed an amendment to the MOU substantially in the form attached hereto as **Exhibit "J"** (the "MOU Amendment"). The City and HRE shall present the signed MOU Amendment to IDOT and for approval and execution by the County and IDOT. The City and HRE shall use good faith efforts to reach agreement with the County and IDOT to execute the MOU Amendment on or before October 1, 2025 (the "Outside Date") (and any revisions to the form of the MOU Amendment attached hereto as **Exhibit "J"** prior to full execution shall require the prior written consent of East Gate). The date on which the MOU Amendment is executed by each of the City, HRE, the County and IDOT shall be referred to herein as the "Effective Date". This Agreement will take effect as of the Effective Date. If the MOU Amendment is not executed on or before the Outside Date, (i) this Agreement shall be deemed terminated and of no further force and effect, (ii) the stays of the State Court Litigation, Federal Court Litigation, and ICC Petition shall be deemed lifted, and all Parties shall take any and all actions reasonably required before the courts or governing bodies presiding over such matters to lift such stays, and (iii) the form and contents of this Agreement (including all statements herein and exhibits hereto) shall be considered subject to Illinois Rule of Evidence 408 in any further legal proceedings between the Parties, including, without limitation, the State Court Litigation and the Federal Court Litigation.

b. The City shall not be permitted to take any steps or actions to eliminate trucking restrictions, weight limits, or other similar regulations on Millsdale Road until the MOU Amendment is executed by IDOT and the County. East Gate and NorthPoint, for themselves and their Affiliates, successors, lessees and assigns agree to honor the Tractor-Trailer Truck restrictions and weight limits on Millsdale Road while they may exist.

c. No Party will use this Agreement as a basis for challenging the validity or enforceability of the MOU, and no Party will use the MOU as a basis for challenging the validity and enforceability of this Agreement. The City and the State Court Plaintiffs (for themselves and their Affiliates) further agree that they shall not consent to or execute any amendment to the MOU that directly conflicts with the terms of this Agreement without the prior written consent of East Gate, and to the extent that any amendment to the MOU directly conflicts with the terms of this Agreement is executed without East Gate's prior written consent, this Agreement shall control as between the Parties. HRE further agrees that as a condition to any assignment of its right, title, and

interest in and to the MOU (in whole or in part) that any assignee shall agree in writing for the benefit of the Parties to be bound by the terms and conditions of this Agreement, and any assignment inconsistent with the foregoing shall be void.

8. Construction of Millsdale Road Cul-De-Sac. To ensure the safety of the motoring public and protect the residential area on Millsdale Road, East Gate will fund and construct a "Cul-De-Sac" on Millsdale Road (and similar temporary improvements while the Cul-De-Sac is being constructed) immediately east of the Temporary Connection, which shall materially conform with the design set forth on **Exhibit "K"** (subject to any modifications required by the City in the ordinary course of its approvals and permits for such improvement). East Gate shall construct the Cul-De-Sac as soon as reasonably practicable following the Effective Date and subject to the necessary approvals and permits from the City, but in all events shall be completed no later six (6) months following the Effective Date (subject to reasonable delays for weather if construction is occurring between November 1 and February 28), and prior to the time that the Cul-De-Sac has been constructed, the City shall approve a temporary traffic control plan depicted on **Exhibit "F"**, to ensure that Tractor-Trailer Truck are prohibited from accessing IL 53 via Millsdale Road.

9. CIC Joliet Association. Within thirty (30) days following the Effective Date, East Gate (together with its Affiliates owning title to any portions of the East Gate Property) shall execute and record upon all portions of the East Gate Property owned by East Gate (and any of its Affiliates), a declaration (or equivalent) (the "CIC Declaration") pursuant to which the portions of the East Gate Property owned by East Gate (and its Affiliates) shall become obligated to make certain financial contributions to the "CIC Joliet Association" for the purpose of funding ongoing maintenance obligations of certain infrastructure maintained by the CIC Joliet Association, as provided in its governing documents. At the time that any Additional Property becomes included in the East Gate Property under this Agreement, the CIC Declaration shall be amended to include such Additional Property and shall be recorded against such Additional Property, it being agreed and understood that any and all East Gate Property (including any Additional Property subsequently included in the East Gate Property under this Agreement) shall be encumbered by the CIC Declaration, and once so encumbered, shall continue to run with the land and be binding on successors and assigns, such that the rights and obligations under the CIC Declaration shall apply to any future owner of any and all portions of the East Gate Property. For the avoidance of doubt, no property other than the East Gate Property (including any Additional Property subsequently included in the East Gate Property pursuant to this Agreement) shall be permitted access to the Closed Loop Truck Network without the prior written consent of the Parties hereto following the completion of a Regional Traffic Plan (as defined in Section 10) that includes such Additional Property, and only upon such consent of the Parties shall such Additional Property be added to the CIC Joliet Association, in which case the CIC Declaration shall be amended to include such Additional Property and the CDC Declaration shall be recorded against such Additional Property, at which point such property shall be permitted to access the Closed Loop Truck Network. The terms of the CIC Declaration shall be as follows: (i) the payment obligation imposed upon the East Gate Property with respect to the CIC Joliet Association shall be enforceable by any party then-Controlling the CIC Joliet Association; (ii) the obligation to make payments to the CIC Joliet Association shall run for the duration that any payments under the CIC Joliet Association are paid by the members thereof, (iii) the CIC Declaration shall require that the East Gate Property pay assessments for the maintenance (but not capital expenditures for prior or future capital improvements required of CenterPoint Properties, CenterPoint Terminal, or their Affiliates in

connection with the development of properties owned by the foregoing) of infrastructure maintained by the CIC Joliet Association in common, in proportion to, and on the same terms and conditions applicable to, other properties subject to the CIC Joliet Association and shall be predicated on the gross acreage of the East Gate Property; (iv) the CIC Declaration shall specify that upon (A) the issuance of an Occupancy Permit for a portion of the East Gate Property (or upon any Industrial Warehouse Building being occupied and operating upon a portion of the East Gate Property), or (B) the date that such portion of the East Gate Property is occupied and operated for Outdoor Logistics Uses, then such portion of the East Gate Property shall become subject to an obligation to commence paying its proportionate share of all costs funded by the CIC Joliet Association together with, and in proportion to, all other properties subject to the CIC Joliet Association; (v) the CIC Declaration shall entitle East Gate (and any party owning or occupying all or a portion of the East Gate Property) to use in common with other members of the CIC Joliet Association all infrastructure maintained by the CIC Joliet Association (and a corresponding instrument shall be executed and recorded against the property held by the CIC Joliet Association to which such access rights apply (the "Declaration Amendment")), and (vi) the parties to the CIC Declaration shall have customary rights to review and audit any expenditures of the CIC Joliet Association subject to reimbursement. For clarity, the obligation to make payments to the CIC Joliet Association under the CIC Declaration shall commence for a portion of the East Gate Property only upon the issuance of an Occupancy Permit for such portion of the East Gate Property and shall not apply to any vacant land or portion of the East Gate Property for which no Occupancy Permit has been issued. As used in this Agreement, the term "Occupancy Permit" shall mean (i) a certificate of occupancy for any Industrial Warehouse Building within the East Gate Property, or (b) a certificate of compliance (or its equivalent) for any Outdoor Logistics Uses not requiring a certificate of occupancy.

10. Development of the East Gate Property. Pursuant to this Agreement, the Parties shall undertake a process of collectively determining the traffic impacts of the development of the East Gate Property and required improvements (if any) to the traffic infrastructure within the "Regional Study Area" (as depicted on **Exhibit "E"**), as set forth in this Section 10.

a. East Gate shall engage a nationally-recognized third-party traffic engineer to prepare a traffic study (the "EG Traffic Study" which shall be read to include any Subsequent Study (defined below), when applicable) that evaluates the impact of the development of the East Gate Property at full buildout of the Capped Industrial Square Footage (including the Capped Logistics Use Acreage, if applicable to East Gate's development plans) and any other uses upon the traffic infrastructure within the Regional Study Area. The EG Traffic Study shall analyze the full development of the East Gate Property in five (5) "Phases," being (1) an initial Phase comprised of the immediate development of 6,650,000 square feet of Industrial Warehouse Buildings (which includes 3,650,000 square feet of Industrial Warehouse Buildings currently constructed on the West Portion, and the 3,000,000 square feet of Industrial Warehouse Buildings described in Section 10(l)), (2) a second Phase of 4,500,000 square feet of Industrial Warehouse Buildings, (3) a third Phase of 4,500,000 square feet of Industrial Warehouse Buildings, (4) a fourth Phase of 4,500,000 square feet of Industrial Warehouse Buildings, and (5) a final Phase of the balance of the Capped Industrial Square Footage. If at any time East Gate's development plans include Outdoor Logistic Uses, a Subsequent Study shall include such Outdoor Logistics with a modification of the Industrial Warehouse Building square footage for that Phase, as contemplated in Section 2(c)(iii). The EG Traffic Study shall include: (i) the recommended locations of Truck

Access Control Improvements within the Closed Loop Truck Network together with the recommended traffic infrastructure improvements within the Regional Study Area resulting from each Phase of the proposed development of the East Gate Property; (ii) all such recommendations shall be limited to an evaluation of the incremental traffic resulting from the development of the East Gate Property factoring in the timing of each Phase and the location of the development of the new Industrial Warehouse Buildings and/or Outdoor Logistics Uses within each Phase. The EG Traffic Study (and any Subsequent Study) shall be submitted to CenterPoint Properties and HRE (together, the "Reviewing Parties") within one hundred fifty (150) days of the Effective Date, and at least thirty (30) days prior to submitting the EG Traffic Study or any Subsequent Study, East Gate shall provide written notice in accordance with the notice provisions set forth in this Agreement to the Reviewing Parties that East Gate intends to submit the EG Traffic Study or any Subsequent Study. If East Gate fails to provide such written notice, the timeframe for the submittal of an Alternative Study (defined below) shall be extended by one day for every day East Gate failed to provide written notice thirty (30) days prior to submitting the EG Traffic Study (or any Subsequent Study) to the Reviewing Parties.

b. The EG Traffic Study (as well as the Alternative Study and any Subsequent Study (as each term is defined below)) shall analyze the traffic impacts of the Industrial Warehouse Buildings proposed to be constructed on the East Gate Property by factoring in the land use codes applicable to the development of the East Gate Property contained in the most current edition of the Institute of Transportation Engineers' Trip Generation manual at the time of the EG Traffic Study (or any Subsequent Study or Alternative Study), applicable to the development being proposed within the East Gate Property. If after consultation with the County, or IDOT, any such governing jurisdiction requires an alternative method of traffic count calculation, the EG Traffic Study (including any Subsequent Study) and any Alternative Study shall each utilize such alternative method of traffic count calculation.

c. Within sixty (60) days (as such period of time may be extended to the extent that East Gate fails to provide written notice as detailed in Section 10(a) above), following its receipt of the EG Traffic Study (and any Subsequent Study), CenterPoint Properties may by a single written notice on behalf of the Reviewing Parties to East Gate and the City: (i) agree with the recommendations of the EG Traffic Study (or Subsequent Study), (ii) reject the recommendations of the EG Traffic Study (or Subsequent Study) in whole, or (iii) propose modifications to the recommendations to the EG Traffic Study (or Subsequent Study). If CenterPoint Properties (on behalf of the Reviewing Parties) fails to provide such written notice in accordance with the notice provisions herein within such time period, then such failure shall be deemed an approval of the EG Traffic Study (or Subsequent Study) by the Reviewing Parties. Upon the receipt of a written notice rejecting or proposing modifications to the EG Traffic Study (or Subsequent Study) by CenterPoint Properties on behalf of the Reviewing Parties, East Gate and the Reviewing Parties shall confer in good faith for a period of up to twenty (20) days to modify the EG Traffic Study in a manner acceptable to East Gate and the Reviewing Parties (the "Consultation Period"). If after the Consultation Period, East Gate and CenterPoint Properties (on behalf of the Reviewing Parties) have agreed regarding modifications to the EG Traffic Study (or Subsequent Study), the EG Traffic Study (or Subsequent Study) shall be so modified and submitted to the City and County as the approved EG Traffic Study (or Subsequent Study). If either East Gate or CenterPoint Properties (on behalf of the Reviewing Parties) declines to participate in the Consultation Period, it may inform the other Party in writing in accordance with the notice provisions, and immediately upon

such notice, the procedure and timeline set forth with respect to the Alternative Study shall commence. If East Gate and CenterPoint Properties (on behalf of the Reviewing Parties) are unable to agree upon acceptable modifications (in whole or in part) to the EG Traffic Study (or Subsequent Study) within the Consultation Period or upon sending written notice declining to participate in the Consultation Period, CenterPoint Property (on behalf of the Reviewing Parties) shall engage a nationally-recognized third-party traffic engineer to prepare an alternative traffic study evaluating some or all of the impacts upon, and recommended improvements to (including timing or phasing of construction of such improvements), the traffic infrastructure within the Regional Study Area necessitated by the incremental traffic resulting from the proposed development of the East Gate Property (the "Alternative Study"). Any Alterative Study shall include recommendations regarding the location of Truck Access Control Improvements within the Closed Loop Truck Network. The Alternative Study shall be submitted in writing to the City and East Gate no later than one hundred twenty (120) days following the expiration of the Consultation Period (or waiver of the Consultation Period). The failure of CenterPoint Properties (on behalf of the Reviewing Parties) to submit the Alternative Study within such 120-day period shall be deemed an approval of the EG Traffic Study (or Subsequent Study).

d. If the EG Traffic Study (or Subsequent Study) is approved (or deemed approved) by the Reviewing Parties without submittal of an Alternative Study, the City shall, within sixty (60) days from receipt of the EG Traffic Study (or Subsequent Study), approve or propose modifications to the findings of the EG Traffic Study (or Subsequent Study) in writing in accordance with the notice provisions herein. The failure of the City to provide a written notice within such sixty (60) day period shall be deemed an approval. If the City proposes modifications to the EG Traffic Study (or Subsequent Study), the City, CenterPoint Properties (on behalf of the Reviewing Parties), and East Gate shall confer in good faith for a period of up to twenty (20) days to modify the EG Traffic Study (or Subsequent Study) in a manner acceptable to the City, CenterPoint Properties and East Gate. If the City, CenterPoint Properties, and East Gate cannot agree on modifications within the twenty (20) day period, then upon the expiration of the twenty (20) day period CenterPoint Properties shall have one hundred twenty (120) days to submit an Alternative Study in conformance with Section 10(c) and the process in Sections 10(c) and 10(e) shall be implemented. When the EG Traffic Study (or Subsequent Study) (together with any such modifications agreed between the City, CenterPoint Properties and East Gate) is approved, the same shall constitute the "Regional Traffic Plan" and shall be submitted to the County and IDOT within ten (10) days of being approved.

e. If an Alternative Study is submitted, within ten (10) days after the receipt of the Alternative Study, the City shall hire an independent nationally-recognized third-party traffic engineer (the "City Engineer") from the list attached as **Exhibit "H"** to review the EG Traffic Study (or Subsequent Study) and the Alternative Study. Upon the receipt of the Alternative Study, the City Engineer shall have up to sixty (60) days to prepare a list of findings resolving any discrepancies between the EG Traffic Study (or Subsequent Study) and the Alternative Study with respect to the proposed traffic improvements to be constructed (including timing or phasing of construction) within the Regional Study Area.

f. During the preparation, review, comment, and revision of the EG Traffic Study (including any Subsequent Study) and any Alternative Study, East Gate and the Reviewing Parties acknowledge that it is the intent of this Section 10 that representatives (including, but not limited

to, any independently hired traffic engineers) of each of East Gate and the Reviewing Parties will be included in and receive any written (including email) correspondences and comments regarding such studies provided by the City (including the City Engineer), IDOT, or the County, and be invited with reasonable prior written notice to participate in any meetings or teleconference calls with the City (including the City Engineer), IDOT, or the County regarding such studies. Upon the Execution Date, and from time to time while complying with this Section 10, each of East Gate and the Reviewing Parties shall notify the other of any representatives such Party desires to be included in such communications or meetings regarding such studies, and the other Party shall take reasonable good faith efforts thereafter to: (i) include such representatives in, and provide and share with such representatives, any communications or comments received on any such studies from the City, IDOT, or the County promptly upon receipt thereof, and (ii) in all instances invite such representatives to, and include such representatives in, any meetings or teleconference calls regarding such studies. Moreover, in all events, within two (2) business days of a request of the other Party, each of East Gate and the Reviewing Parties provide to the other any written communications received from the City (including the City Engineer), IDOT, or the County that include material comments to such studies. The representatives of East Gate and the Reviewing Parties shall also schedule recuring meetings to discuss the status of such studies, which shall occur not less than monthly and shall include any appropriate representatives of the City (including the City Engineer), IDOT, or the County that may elect to participate in discussions regarding such studies (and the failure of any of the foregoing to elect to participate in such meetings shall not invalidate the occurrence of such meetings or the process set forth in this Section 10).

g. Upon the City Engineer's determination of its findings as to the traffic improvements necessitated by the incremental traffic resulting from the development of the East Gate Property (including timing or phasing of construction), the City shall issue to East Gate and the Reviewing Parties in writing, in accordance with this Agreement's notice provision, the City Engineer's determination, in its sole discretion, as to the traffic improvements necessitated by the incremental traffic resulting from the development of the East Gate Property (including timing or phasing of construction), together with any Truck Access Control Improvements (which shall then together with the traffic improvements necessitated by the incremental traffic resulting from the development of the East Gate Property in each of the respective Phases described in Section 10(a) above, be collectively referred to as the "Required Traffic Improvements"), which shall thereafter constitute the Regional Traffic Plan.

h. Within ten (10) days following the City's approval of the Regional Traffic Plan pursuant to subsection (d) or (e) above (as applicable), the City shall submit the Regional Traffic Plan to the County and IDOT such that the County or IDOT may review and approve the findings of the Regional Traffic Plan with respect to roads under the applicable jurisdiction of the County or IDOT. In the event that the County or IDOT proposes modifications to the Regional Traffic Plan, then provided that such proposed modifications conform with and do not modify any of the restrictions contained in Section 3 and Section 10(j), the City Engineer shall within thirty (30) days of the receipt of such proposed modifications determine any revisions to the Regional Traffic Plan (which shall be in conformance with Section 3 and Section 10(j)), and the City shall provide such determination to East Gate and the Reviewing Parties in writing, in accordance with this Agreement's notice provision. Upon the incorporation of such revisions to the Regional Traffic Plan (if any), the Regional Traffic Plan (as so revised) shall thereafter be final and binding upon all Parties. If the County or IDOT's proposed modifications to the Regional Traffic Plan do not

conform to the restrictions contained in Section 3 and Section 10(j), the Regional Traffic Plan shall be deemed rejected and shall necessitate the process in Section 10 being reimplemented until a Regional Traffic Plan, in conformance with the restrictions contained in Section 3 and Section 10(j), is approved. All costs of the City Engineer in reviewing and approving the Regional Traffic Plan shall be reimbursed by East Gate pursuant to the Annexation Agreement.

i. Each Party agrees that it shall not oppose governmental approvals required for Required Traffic Improvements, other than to the extent that a subsequent governmental approval includes a recommendation or requirement that is not in conformance with any of the restrictions contained in Section 3 and Section 10(j), and any such subsequent governmental approval that is not in conformance of Section 3 and Section 10(j) shall be deemed a rejection of the Regional Traffic Plan and shall necessitate the process in Section 10 being reimplemented until a Regional Traffic Plan, in conformance with the restrictions in Section 3 and Section 10(j), is approved. Subject to Section 10(l), the City shall not approve any Occupancy Permit for any portion of the East Portion until: (i) the Regional Traffic Plan has been approved in accordance with this Agreement, and (ii) East Gate has commenced the construction of the Required Traffic Improvements applicable to the Phase for which such Occupancy Permit is being pursued (which shall thereafter be diligently pursued to completion). For clarity, Occupancy Permits may be issued for 3,650,000 square feet of Industrial Warehouse Buildings currently constructed on the West Portion (including those issued prior to the Execution Date) regardless of the approval of the Regional Traffic Plan.

j. All Parties acknowledge and agree that the EG Traffic Study, any Subsequent Study, any Alternative Study, and the Regional Traffic Plan, and any modifications or amendments thereto: (i) will assume the development of the CNT Intermodal Center owned by CenterPoint Properties (or its Affiliates) at full buildout (1,930 acres including 23 million square feet of developed buildings); (ii) cannot recommend or allow Tractor-Trailer Truck access to and from the East Gate Property to and from the CNT Intermodal Center other than via the Temporary Connection and/or the Closed Loop Truck Network; (iii) must study roadways and intersections in Regional Study Area, including, but not limited to, the following: Millsdale Road, CenterPoint Way, Laraway Road, Schweitzer Road, and the intersections at Laraway/CenterPoint Way, Laraway/IL 53, Brandon/Millsdale, CenterPoint Way/Millsdale, Schweitzer/CenterPoint Way, Schweitzer/Houbolt, Arsenal/EIP, and Houbolt/CenterPoint Way; (iv) must maintain the integrity of the Closed Loop Truck Network by ensuring that the Closed Loop Truck Network (X) cannot be expanded beyond the East Gate Property (but including any Additional Property, when included in the East Gate Property pursuant to this Agreement), (Y) cannot be modified to create any alternate Tractor-Trailer Truck access point for the East Gate Property other than via a single access point on Millsdale Road at the location depicted on **Exhibit "C"** (and by the Temporary Connection, prior to its removal upon the construction and opening of the Closed Loop Truck Network), and (Z) cannot be modified to create any alternate Tractor-Trailer Truck access point to the CNT Intermodal Center from the Closed Loop Truck Network other than via (1) the intersection of Laraway Road and IL 53, (2) the Houbolt Bridge, (3) Houbolt Road (formerly known as Baseline Road); and (4) a sole access point on Millsdale Road more particularly depicted on **Exhibit "C"** (and by the Temporary Connection, prior to its removal upon the construction and opening of the Closed Loop Truck Network); (v) must assume that (1) the East Gate Property is developed for not less than the Capped Industrial Square Footage, and (2) the Closed Loop Truck Network may only be utilized for access to and from the East Gate Property or to and from the

CNT Intermodal Center solely and exclusively via Millsdale Road, in accordance with this Agreement (and, for clarity, each of the EG Traffic Study, any Subsequent Study, any Alternative Study, and the Regional Traffic Plan cannot conclude that development of the East Gate Property must be limited to a square footage of Industrial Warehouse Buildings less than the Capped Industrial Square Footage or that the Closed Loop Truck Network may not utilize the single access point on Millsdale Road); (vi) shall be limited to evaluating the impacts upon, and proposed traffic improvements to (including the timing or phasing of construction), the Regional Study Area directly related to the incremental traffic resulting from the development of the East Gate Property, and (vii) shall ensure that roadways, road segments, and intersection movements on CenterPoint Way, Millsdale Road, and Schweitzer Road (the roadway segments and intersections included are depicted yellow and blue in **Exhibit "M"** attached hereto) will operate at a Level of Service ("LOS") of "D" or better during peak hours; provided, however, (A) all intersection movements from southbound CenterPoint Way to eastbound Millsdale Road (i.e., left turns from southbound CenterPoint Way to eastbound Millsdale Road) and (B) all intersection movements from westbound Millsdale Road to northbound CenterPoint Way (i.e., right turns from westbound Millsdale Road to northbound CenterPoint Way) can operate at a LOS of "E" or better so long as, in the case of each of subclauses (A) and (B) above, the volume over capacity ratio (V/C) does not exceed 1.0 and queues are contained within the storage area. All Parties further agree that East Gate shall have no obligation to mitigate traffic impacts or construct traffic improvements to the extent necessitated by or attributable to other development within (or that would utilize traffic infrastructure within) the Regional Study Area and not resulting from the incremental traffic resulting from the development of the East Gate Property (and other developers of any such other property shall have all traffic obligations resulting therefrom, as may be required by the City or other applicable law), except that any traffic improvements to Millsdale Road indicated in the Regional Traffic Study shall be deemed attributable to incremental traffic resulting from the development of the East Gate Property, and East Gate shall be obligated to pay for any such improvements when the same become Required Traffic Improvements under the Regional Traffic Plan. In addition, should the LOS of any portion of Millsdale Road between the UPRR railroad surface crossing and CenterPoint Way reach a level below LOS of D, the City shall not issue any additional Occupancy Permit for the East Gate Property, until the completion of construction of Required Traffic Improvements by East Gate, at its sole cost, necessary to ensure a LOS of D or greater for such roadway segment or intersection. Each of the EG Traffic Study (including any Subsequent Study(ies)), the Alternative Study (if any), and the Regional Traffic Plan shall be limited to conducting analysis consistent with the foregoing. All Parties acknowledge and agree to cooperate in good faith with the City's professional staff and the City Engineer (if necessary) to propose traffic improvements that reasonably mitigate traffic impacts upon the City's downtown area and any portions of IL 53, Manhattan Road, and other municipal, county, township, and private roads contained in the Study Area.

k. Upon the approval of the Regional Traffic Plan, East Gate (or other parties developing the applicable Phase) shall be obligated to construct any Required Traffic Improvements applicable to the then-current Phase described in Section 10(a) above at its sole cost, and in accordance timing set forth in the Regional Traffic Plan. The State Court Plaintiffs, including successors, lessees and assigns cannot be made subject to any special tax assessment district, special service area, special service district or any similar taxing overlay, or otherwise charged a recapture fee, impact fee, or any other fee for the Required Traffic Improvements. When the Regional Traffic Plan is updated based on a Subsequent Study for a future Phase, then, provided

that all of the Required Traffic Improvements required per the terms of the preceding Regional Traffic Plan pertaining to the prior Phase have been fully constructed and completed, the City may issue Occupancy Permits for Industrial Warehouse Buildings up to 50% of the square footage contemplated in the Regional Traffic Plan for the then-current Phase, but shall condition the issuance of Occupancy Permits for the balance of the square footage in such Phase upon the completion of construction of the Required Traffic Improvements for such Phase pursuant to the Regional Traffic Plan. East Gate's obligations to construct any Required Traffic Improvements may be conditioned upon the receipt of permits or right-of-way from the applicable governmental authorities with jurisdiction over such Required Traffic Improvements. Permits from the City shall not be unreasonably withheld or delayed. To the extent permits or right-of-way necessary to make Required Traffic Improvements are not obtained: (i) the integrity of the Closed Loop Truck Network must be maintained in conformance with the terms in Section 3, and (ii) the City shall not issue Occupancy Permits beyond the 50% square footage limitation set forth above until such required permits or right-of-way necessary to make such Required Traffic Improvements are obtained and the completion of construction of such Required Traffic Improvements has occurred.

l. Notwithstanding the requirements of this Section 10, East Gate (or its Affiliates) shall be permitted to construct an aggregate of 3,000,000 square feet of Industrial Warehouse Buildings on the East Portion and/or West Portion (which may include up to 287,000 square feet of Industrial Warehouse Buildings on the West Portion, and the balance on the East Portion), prior to the approval of the Regional Traffic Plan and the City shall be permitted to issue Occupancy Permits for such Industrial Warehouse Buildings not exceeding 3,000,000 square feet in the aggregate (and the State Court Plaintiffs expressly agree to the foregoing); provided, that in all events, (i) any and all Tractor-Trailer Truck access with respect to such Industrial Warehouse Buildings shall, comply with the terms of Section 3 of this Agreement (including, but not limited to, the completion of the construction of the 53 Bridge for any such Industrial Warehouse Buildings constructed on the East Portion), and (ii) to the extent the initial (or any subsequent) Regional Traffic Plan identifies Required Traffic Improvements for operation of such Industrial Warehouse Buildings, East Gate shall diligently construct such improvements, and the City shall not be permitted to issue Occupancy Permits for any Industrial Warehouse Buildings constructed in any subsequent Phase prior to the time that such Required Traffic Improvements for such 3,000,000 square feet of Industrial Warehouse Buildings have been fully constructed and completed. The foregoing references to Industrial Warehouse Buildings shall be read to include any Outdoor Logistics Uses, to the extent East Gate proceeds with the same in lieu of said 3,000,000 square feet of Industrial Warehouse Buildings, and in such case, the terms of Section 2(c)(iii) shall remain applicable.

m. To the extent that CenterPoint Properties (or its Affiliates) owns or Controls right-of-way in the area depicted in red in **Exhibit "G"** (the "Private Road Right-Of-Way") that the Regional Traffic Plan determines is necessary to construct any Required Traffic Improvements, CenterPoint Properties (for itself and its Affiliates) shall consent to the construction by East Gate of such Required Traffic Improvements within the Private Road Right-Of-Way, and East Gate and CenterPoint Properties (or its Affiliates) shall enter into an access easement that, at minimum, includes the following:

(i) Payment by East Gate of an impact fee in an amount equal to $23 per square foot of Private Road Right-Of-Way encumbered by any such Required Traffic Improvements;

(ii) Insurance (including, but not limited to, commercial general liability insurance) obtained and maintained by East Gate (itself and its Affiliates) that shall include CenterPoint Properties (itself and its Affiliates) as an additional insured for all construction of any Required Traffic Improvements within the Private Road Right-Of-Way;

(iii) Agreement by East Gate (itself and its Affiliates) to an indemnification provision for the benefit of CenterPoint Properties (itself and its Affiliates) indemnifying CenterPoint Properties (and its applicable Affiliates) for East Gate's construction activities within the Private Road Right-Of-Way;

(iv) Agreement by East Gate (itself and its Affiliates) shall use commercially reasonable efforts to complete said Required Traffic Improvements in a timely manner and in such a manner as not to unreasonably interfere with or unreasonably impede CenterPoint Properties' (itself or its Affiliates) operations or facilities; and

(v) CenterPoint (and its Affiliates) shall from time to time enter into temporary construction easements for property owned by CenterPoint (and its Affiliates) if required to carry out such Required Traffic Improvements, which construction easements shall be substantially in the form attached hereto as **Exhibit "L"**. Any such temporary construction easements shall: (W) be of a limited duration for a reasonable period necessary to complete such Required Traffic Improvements, (X) shall include customary provisions requiring the repair or restoration of such property to a condition equal to its condition prior to use under such easement, (Y) shall be subject to the terms of subsections (ii) through (iv) above, but (Z) shall not require the payment stated in subsection (i) above.

The rights and obligations with respect to the Private Road Right-Of-Way shall be recorded against the Private Road Right-Of-Way property subject to the CIC Joliet Association as a part of the Declaration Amendment.

n. After the approval of the initial Regional Traffic Plan and prior to the construction of each additional Phase described in Section 10(a)(2) through (5) above, East Gate shall submit an update to the Regional Traffic Plan to evaluate changes in conditions that would modify the prior findings of the Regional Traffic Plan for such Phase, and shall propose any modifications from the Regional Traffic Plan to the Required Traffic Improvements or the required timing of the construction of such Required Traffic Improvements (if any) (each of which subsequent modifications of the Regional Traffic Plan proposed by East Gate shall be a "Subsequent Study"). Such Subsequent Study, inclusive of any modifications, shall then again be submitted to the Reviewing Parties, and the processes set forth in this Section 10 (commencing with Section 10(a)) shall be repeated, and the City shall upon conclusion of such process issue an updated Regional Traffic Plan, which shall constitute the binding Regional Traffic Plan for all purposes set forth in this Agreement.

o. The City, East Gate and NorthPoint each acknowledge and agree that this Agreement and the process detailed in this Section accomplishes the goal of providing safe and appropriate access to the East Gate Property. The process set forth in this Section 10, and the results of the Regional Traffic Plan, as determined in accordance with this Section 10, shall be binding upon all Parties. The requirements of East Gate with respect to the EG Traffic Study (including any Subsequent Study) and process set forth in this Section 10 shall be deemed to supplement the requirements of East Gate and the City under the Annexation Agreement with respect to the determination of necessary traffic improvements to be constructed by East Gate under the "Traffic Impact Study" (as defined in the Annexation Agreement). In the event of any conflict between this Agreement and the Annexation Agreement, the City and East Gate agree that this Agreement shall control.

11. No Other Proceedings. The Parties represent and warrant that other than the State Court Litigation, the Federal Court Litigation, matters pertaining to the Condemnation Ordinance, and other matters pertaining to the approvals for construction of the Temporary Connection and Closed Loop Truck Network (including Illinois Commerce Commission approvals), no other complaints, charges, lawsuits or claims have been filed in court, arbitration, or in any other forum by or between these Parties as pertains to the MOU or the subject of this Agreement, or any of the same subject matter addressed in the State Court Litigation, the Federal Court Litigation, or the Condemnation Ordinance.

12. Release of Claims. Each of the Parties, on behalf of itself and its past and present parents, subsidiaries, affiliates, related entities, predecessors, and attorneys, and all of its and their respective past and present agents, employees, servants, officers, directors, shareholders, members, representatives, agents, independent contractors, legal representatives, successors, and assigns hereby forever and completely releases, acquits and discharges each of the other Parties and its past and present parents, subsidiaries, affiliates, related entities, predecessors, and attorneys, and all of its and their respective past and present agents, employees, servants, officers, directors, shareholders, members, representatives, agents, independent contractors, legal representatives, successors, and assigns (the "Releases") from each and any charge, promise, action, cause of action, covenant, contract, controversy, agreement, complaint, claim, counter-claim, liability, obligation, suit, demand, grievance, arbitration, cost, loss, sum of money, account, bill, judgment, execution, damage (including, but not limited to, those that could be alleged under 735 ILCS 5/11-110), debt and expense, including attorneys' fees and costs, of any nature whatsoever, in law or in equity, whether common law, statutory or in equity, which the Parties ever had or now have, whether known or unknown, fixed or contingent, liquidated or unliquidated, arising from or related to the disputes giving rise to the State Court Litigation, the Federal Court Litigation, or the Condemnation Ordinance, including, without limitation, the MOU, and the Annexation Agreement (collectively, the "Claims"). Each of the Parties further waives any Claims to contest the City's or City Engineer's determination as to the binding Regional Traffic Plan, upon its approval in accordance with this Agreement, including the City's determinations with respect to the resolution of any conflicting recommendations of the EG Traffic Study and the Alternative Study, all of which shall be at the City's sole discretion; provided, however, in no event shall the City's or City Engineer's determination result in a breach of the terms of this Agreement, including the terms and provisions set forth in Sections 3 and 10. Notwithstanding the foregoing, the Releases do not apply to Claims concerning the enforcement of the terms of this Agreement, Claims not included in the Releases that may arise from conduct that postdates the Effective Date, Claims concerning

the enforcement of any other contract between the Parties, or any Claims that cannot be released as a matter of law. No Party shall circumvent the Releases or this Agreement by acting through, or facilitating or inducing the actions of, any third-party that is not a Party to this Agreement, including, without limitation, through joining or participating in any litigation that challenges the validity of this Agreement or any matters undertaken by any Party in furtherance of this Agreement, in a manner that would be inconsistent with this Agreement.

13. No Admission of Liability or Wrongdoing. This Agreement affects the compromise and settlement of disputed and contested claims, and it is entered into by the Parties in order to avoid the expense and inconvenience of litigation. Nothing contained in this Agreement shall be construed as an admission by any Party of any liability or wrongdoing of any kind to any other Party, nor shall it be an admission with respect to any matters contained in the MOU or the enforceability of the MOU, or to any matters contained in the Annexation Agreement or the enforceability of the Annexation Agreement.

14. Attorneys' Fees and Costs. Except as otherwise privately agreed among any of the Parties, the Parties agree to bear their own respective attorneys' fees and costs incurred in connection with the State Court Litigation, the Federal Court Litigation, matters related to the Condemnation Ordinance, the negotiation of this Agreement, and the matters which are the subject of the Releases.

15. Representations and Warranties. The Parties each represent, warrant and covenant with the other as follows:

a. They have not and will not assign all or any portion of their Claims against any other Party to any person or entity;

b. They have the full power and authority to enter into and perform this Agreement on behalf of themselves and on behalf of their respective related entities providing the Releases, and that the execution, delivery and performance of this Agreement by them (i) has been duly and validly authorized by all necessary action on their part, (ii) does not conflict with or result in a violation of their articles of organization and operating agreement, corporate by-laws, state or local laws governing their operations, or any judgment, order or decree of any court or arbiter in any proceeding to which they are a party, and (iii) does not conflict with or constitute a material breach of, or constitute a material default under, any contract, agreement or other instrument by which they are bound or to which they are a party, including, without limitation, the MOU and the Annexation Agreement; and

c. No consent of any Person not a Party hereto is required for them to enter into and perform this Agreement.

16. Amendment and Waiver. No term, covenant, agreement or condition of this Agreement may be amended or modified unless in a writing executed by all of the Parties. No waiver of any term, covenant, agreement or condition of this Agreement by a Party shall be effective unless in a writing executed by the waiving Party. No failure to exercise and no delay in exercising, any right, remedy, or power under this Agreement shall operate as a wavier thereof, nor shall any single or partial exercise of any right, remedy or power under this Agreement

preclude any other or future exercise thereof, or the exercise of any other right, remedy, or power provided herein or by law or in equity.

17. Successors and Assigns. This Agreement shall be binding on and inure to the benefit of the Parties and their assigns, subject to the following:

a. HRE shall not assign this Agreement without the prior written consent of East Gate; provided, however, (i) in connection with the assignment of HRE's interest under that certain Bridge and Ground Lease Agreement by and between the City and HRE dated July 23, 2020 (the "Houbolt Bridge and Ground Lease"), HRE may assign this Agreement without such consent to one (1) Person that succeeds to HRE's leasehold interest under said Houbolt Bridge and Ground Lease, which assignment shall be effective on written notice to the Parties, and (ii) in the event that HRE (x) ceases to be the lessee under the Houbolt Bridge and Ground Lease and (y) has not assigned this Agreement to the successor lessee under the Houbolt Bridge and Ground Lease, HRE's rights and obligations under this Agreement shall be terminated;

b. CenterPoint Properties and CenterPoint Terminal shall not assign this Agreement without the prior written consent of East Gate; provided, however, (i) in connection with a conveyance of property owned by CenterPoint Properties (and its Affiliates) within the CNT Intermodal Center, CenterPoint Properties and CenterPoint Terminal, together, may assign this Agreement without such consent to one (1) Person that succeeds to ownership of all or a portion of such property, which assignment shall be effective on written notice to the Parties, and (ii) in the event that CenterPoint Properties (or its Affiliates) ceases to own any property within the CNT Intermodal Center and has not assigned this Agreement to one (1) successor-owner as provided above, the rights and obligations of CenterPoint Property and CenterPoint Terminal under this Agreement shall be terminated;

c. On the Effective Date, this Agreement shall be recorded with the Will County Recorder's office against the East Gate Property (as it is comprised as of the Effective Date). Upon the date that any Additional Property becomes a part of the East Gate Property under this Agreement, this Agreement shall also be recorded against such Additional Property, it being agreed and understood that the entirety of the East Gate Property (including any Additional Property, as and when the same becomes included in the East Gate Property under this Agreement) shall be encumbered by this Agreement, and once so encumbered, this Agreement shall continue to run with the land and be binding on successors and assigns, such that the rights, restrictions and obligations of East Gate hereunder apply to any future owner of any and all portions of the East Gate Property (including any Additional Property, when included in the East Gate Property under this Agreement). East Gate shall not assign this Agreement without the prior written consent of HRE and CenterPoint Properties; provided, however, (i) in connection with a conveyance of all or a portion of the East Gate Property, East Gate may assign this Agreement without such consent to one (1) Person that succeeds to ownership of all or a portion of the East Gate Property (provided, however, prior to the completion of the Required Traffic Improvements identified in the fifth and final Regional Traffic Plan performed under this Agreement, East Gate may only assign this Agreement without the prior written consent of HRE and CenterPoint Properties to (x) a Person that, directly or indirectly, acquires at least 50% of the East Gate Property (including any Additional Property, when included in the East Gate Property under this Agreement), or (y) a Person Controlled by NorthPoint (or its Affiliates)), which assignment shall be effective on written

notice to the Parties (and any such assignee shall agree in writing for the benefit of the Parties to be bound by the terms and conditions of this Agreement, and any assignment inconsistent with the foregoing shall be void), and (ii) in the event that East Gate (or its Affiliates) ceases to own property within the East Gate Property, the rights and obligations of East Gate under this Agreement (except those recorded against the East Gate Property pursuant to the recorded instrument set forth herein) shall be terminated.

d. The City shall not assign this Agreement without the prior written consent of the other Parties.

e. Upon any Party's assignment of this Agreement in accordance with this Section 17, any rights of the Party that has assigned this Agreement to enforce this Agreement (including under Section 22 below) shall be solely held by the assignee of such Party.

18. Affiliates. As used in this Agreement, the term "Affiliate" shall mean, as to any Person, any other Person that: (a) owns, directly or indirectly, twenty-five percent (25%) or more of all equity interests in such Person or is under common ownership, directly or indirectly, with twenty-five percent (25%) or more of all equity interests of such Person, and/or (b) is in direct and/or indirect Control of, is directly and/or indirectly Controlled by or is under common direct and/or indirect ownership or Control with such Person, and/or (c) is a direct or indirect director, officer or manager of such Person or of an Affiliate of such Person. Notwithstanding anything contained herein to the contrary, however, in no event shall (i) CenterPoint Properties and HRE be deemed to be Affiliates, and (ii) CenterPoint Terminal and HRE be deemed to be Affiliates. For purposes hereof, (x) the term "Control" (or "Controlled" or "Controlling," each of which, when capitalized in this Agreement) means having, directly or indirectly, the authority, whether by ownership, voting authority, or contract, to direct the business and affairs of a Person, and (y) the term "Person" means a limited liability company, partnership, corporation, association, trust, individual, or governmental or quasi-governmental entity.

19. Counterparts. This Agreement may be executed by each of the Parties in separate counterparts, each of which, when so executed, shall be deemed an original, and all of said counterparts taken together shall be deemed to constitute but one and the same instrument. Execution of this Agreement by the Parties via pdf, facsimile or DocuSign signatures shall be deemed the same as original signatures.

20. Integration and Severability. This Agreement embodies the entire agreement and understanding between the Parties with respect to the matters addressed herein and supersedes all prior agreements and understandings relating to the subject matter hereof, other than the MOU and the Annexation Agreement (as affected or supplemented hereby) which shall remain binding and enforceable among the parties thereto. In case any one or more of the provisions contained in this Agreement or in any instrument contemplated hereby, or any application thereof, shall be invalid, illegal, or unenforceable in any respect, the validity, legality, and enforceability of the remaining provisions contained herein and therein, and any other application thereof, shall not in any way be affected or impaired thereby.

21. Captions. The captions and headings of this Agreement are for convenience of reference only and shall not affect the interpretation of this Agreement.

22. Enforcement. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Illinois without application of any conflict of laws, rules, or concepts. No Party may assert a breach of this Agreement prior to providing the Party purported to be in breach with a notice of such purported breach and opportunity to cure the same within thirty (30) days of the receipt of such notice (or such longer period as reasonably required, provided that such Party uses diligent efforts to cure such purported breach as soon as reasonably practicable); and provided, further, that in order to "cure" such breach, all costs, losses or other expenses that are suffered by the non-breaching Party (or Parties) as a result of such breach must be recovered by the non-breaching Party (or Parties) during such cure period and such costs incurred in connection with such recovery shall be borne solely by the breaching Party. Upon the failure to cure any breach, the non-breaching Party (or Parties) shall be entitled to specific performance, immediate injunctive relief, and any additional rights at law or equity, to enforce the terms of this Agreement as written, provided however, an action for money damages shall not lie against the City or any City officials in their official capacity. The Parties hereby irrevocably and unconditionally agree that any suit, action or proceeding arising out of or related to this Agreement shall be brought only in state courts of competent jurisdiction located in Will County, Illinois. To the fullest extent permissible by law, the Parties hereby consent to the personal jurisdiction, venue and forum of such courts and hereby irrevocably and unconditionally waive any claim or objection that it is not subject to the jurisdiction of such courts, that the venue is improper, that the forum is inconvenient or any similar objection, claim or argument.

23. Recitals and Exhibits True. The Parties each hereby approve the recitations set forth in the Recitals of this Agreement and Exhibits attached hereto and agree that said recitations and Exhibits are true and correct in all respects and form a part of this Agreement to the same extent as all other provisions.

24. Jointly Drafted. The Agreement has been reviewed by counsel for the Parties. Each of the Parties, through its respective legal counsel, has participated in the drafting and negotiation of this Agreement. The Agreement shall be deemed to have been jointly drafted by each of the Parties for the purposes of applying any rule of contract construction.

25. Survival. Except as specifically provided in this Agreement, all provisions of this Agreement shall survive the Effective Date, and all representations and warranties shall be true as of the Effective Date.

26. Notices. Notices under this Agreement shall be provided to each Party at the addresses set forth below (which may be changed at any time by written notice to the other Parties). Notices shall be effective if delivered in person, by nationally-recognized overnight courier, or by electronic mail:

If to the City: City of Joliet
150 W. Jefferson Street
Joliet, IL 60432
Attn: Beth Beatty
Email: [redacted]

With a copy to:

Michael Layden
Croke Fairchild Duarte & Beres
180 N. LaSalle Street, Suite 3400
Chicago, IL 60601
Email: [redacted]

If to East Gate or NorthPoint:

NorthPoint Development, LLC
Attn: Evan Fitts
3315 North Oak Trafficway
Kansas City, Missouri 64116
Email:
Evan Fitts [redacted]
Nathaniel Hagedorn [redacted]
Christian Evangelista [redacted]

If to HRE:

CenterPoint Properties Trust
Attn: General Counsel
1808 Swift Drive
Oakbrook, Illinois 60523
Email:
Rick Mathews [redacted]
Michael Murphy [redacted]
Ed Harrington [redacted]

United Bridge Operating, LLC
Attn: General Counsel
2679 West Main Street, Suite 300-756
Littleton, CO 80120
Email:
Bob Hellman [redacted]
Doug Witt [redacted]

With a copy to:

Latham & Watkins LLP
330 North Wabash Ave., Suite 2800
Chicago, IL 60611
Attention: Robert Fernandez, Esq.
Email: Robert Fernandez, Esq. [redacted]

Morgan, Lewis & Bockius LLP
110 North Wacker Drive, Suite 2800
Chicago, IL 60606

Attention: Beth Herrington
Email:
Beth Herrington [redacted]

If to CenterPoint Properties or CenterPoint Terminal:

CenterPoint Properties Trust
Attn: General Counsel
1808 Swift Drive
Oakbrook, Illinois 60523
Email:
Rick Mathews [redacted]
Michael Murphy [redacted]
Ed Harrington [redacted]

With a copy to:

Spesia & Taylor
Attn: Christian Spesia
1415 Black Road
Joliet, IL 60435
Email:
Christian Spesia [redacted]
John Spesia [redacted]
Jacob Gancarczyk [redacted]

[Remainder of page intentionally left blank. Signature page follows below.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the dates indicated below.

CENTERPOINT PROPERTIES TRUST

By: [redacted]
Name: [redacted]
Title: Chief Development Officer
Date: June 19, 2025

CITY OF JOLIET

By: [redacted]
Name: [redacted]
Title: City Manager
Date: 06-20-2025

CENTERPOINT JOLIET TERMINAL RAILROAD, LLC

By: [redacted]
Name: [redacted]
Title: Chief Development Officer
Date: June 19, 2025

HOUBOLT ROAD EXTENSION JV, LLC

By: [redacted]
Name: [redacted]
Title: Authorized officer
Date: June 19, 2025

EAST GATE - LOGISTICS PARK CHICAGO, LLC (for itself and its wholly-owned subsidiary, New Wave Farms, LLC)

By: NorthPoint Development, LLC,
its Manager

By: _____
Name: Nathaniel Hagedorn
Title: Manager
Date: _____

NORTHPOINT DEVELOPMENT, LLC

By: _____
Name: Nathaniel Hagedorn
Title: Manager
Date: _____

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the dates indicated below.

CENTERPOINT PROPERTIES TRUST

By: _____
Name: _____
Title: _____
Date: _____

CITY OF JOLIET

By: _____
Name: _____
Title: _____
Date: _____

CENTERPOINT JOLIET TERMINAL RAILROAD, LLC

By: _____
Name: _____
Title: _____
Date: _____

HOUBOLT ROAD EXTENSION JV, LLC

By: _____
Name: _____
Title: _____
Date: _____

EAST GATE - LOGISTICS PARK CHICAGO, LLC (for itself and its wholly-owned subsidiary, New Wave Farms, LLC)

By: NorthPoint Development, LLC,
its Manager

By: [redacted]
Name: [redacted]
Title: Manager
Date: 6/20/25

NORTHPOINT DEVELOPMENT, LLC

By: [redacted]
Name: [redacted]
Title: Manager
Date: 6/20/25

EXHIBIT "A"
CNT Intermodal Center

(Areas Depicted in Green)

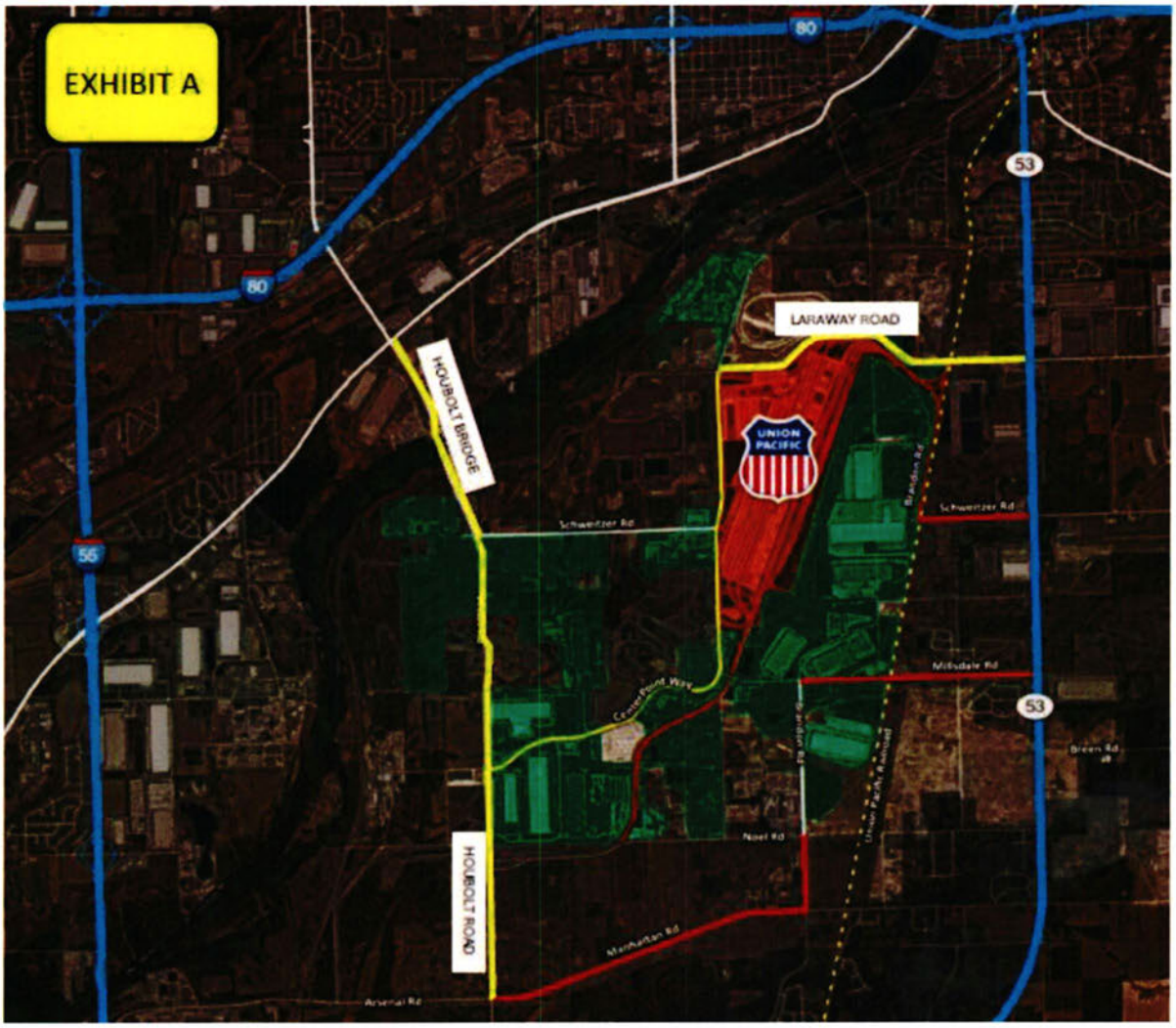


EXHIBIT "B"

East Gate Property (as of the Effective Date)

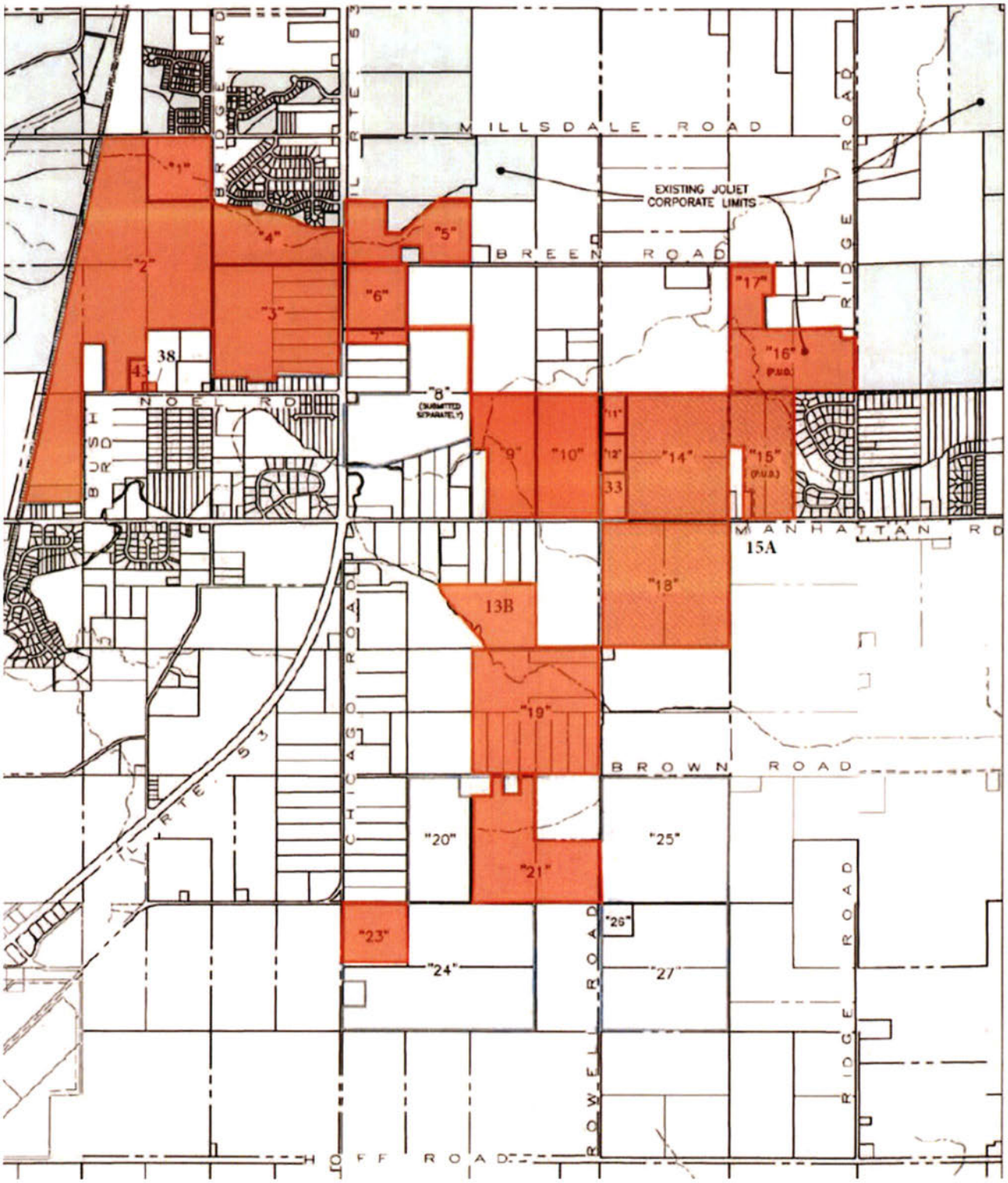


EXHIBIT "B"
Legal Description of the East Gate Property (as of the Effective Date)

PARCEL 1 (*See note below)

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, EXCEPTING THEREFROM THE NORTH 40 FEET AS DEDICATED TO THE CITY OF JOLIET BY DEDICATION OF RIGHT OF WAY RECORDED JUNE 29, 2012 AS DOCUMENT NUMBER R2012070236.

PARCEL 2 (*See note below)

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 8, LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE GULF, MOBILE AND OHIO RAILROAD, FORMERLY THE CHICAGO AND ALTON RAILROAD, IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE GULF, MOBILE AND OHIO RAILROAD, FORMERLY THE CHICAGO AND ALTON RAILROAD, IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THAT PART THEREOF CONVEYED TO PETER FRAZINE, BY WARRANTY DEED RECORDED NOVEMBER 21, 1845 IN BOOK K, ON PAGE 154, AND EXCEPTING THE EAST 382.5 FEET OF THE SOUTH 700 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9, AND ALSO EXCEPT THE WEST 431.90 FEET OF THE SOUTH 1008.57 FEET OF SAID SECTION 9), IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, LYING EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE GULF, MOBILE AND OHIO RAILROAD, FORMERLY THE CHICAGO AND ALTON RAILROAD, AND LYING NORTH OF THE NORTH LINE OF THE LAND CONVEYED BY QUIT CLAIM DEED

[Exhibit continues below.]

RECORDED DECEMBER 30, 1992, AS DOCUMENT R92-105491, IN TOWNSHIP 34 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 8, LYING EASTERLY OF THE GULF, MOBILE AND OHIO RAILROAD, FORMERLY THE CHICAGO AND ALTON RAILROAD; IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 34 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD (FORMERLY THE CHICAGO AND ALTON RAILROAD) BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 17; THENCE NORTH 00 DEGREES 13 MINUTES 01 SECONDS WEST, 350.20 FEET ALONG THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 17, TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 21 SECONDS WEST 1206.39 FEET, ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 17, TO THE EASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD; THENCE NORTH 11 DEGREES 52 MINUTES 10 SECONDS EAST 382.08 FEET ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD; THENCE NORTH 89 DEGREES 41 MINUTES 21 SECONDS EAST, 1126.32 FEET, ALONG A LINE PARALLEL TO THE SOUTH LINE OF THE SAID NORTHEAST QUARTER OF SECTION 17, TO THE EAST LINE OF THE SAID NORTHEAST QUARTER OF SECTION 17; THENCE SOUTH 00 DEGREES 13 MINUTES 01 SECONDS EAST 373.48 FEET, ALONG THE SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 17, TO THE POINT OF BEGINNING, ALL IN JACKSON TOWNSHIP, WILL COUNTY, ILLINOIS.

[Exhibit continues below.]

PARCEL 3 (*See note below)

THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9 DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SAID SOUTHEAST QUARTER; THENCE NORTH, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, 295.00 FEET; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID SOUTHEAST QUARTER, A DISTANCE OF 40.00 FEET TO THE NORTHWEST CORNER OF LOT 10 OF NOEL VIEW ESTATES ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1991 AS DOCUMENT R91-36372; THENCE EAST, ALONG THE NORTH LINE OF LOTS 10, 9 AND 8 OF SAID NOEL VIEW ESTATES, A DISTANCE OF 474.41 FEET TO THE NORTHEAST CORNER OF LOT 8 OF SAID NOEL VIEW ESTATES; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH 295.00 FEET OF SAID SOUTHEAST QUARTER, SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE LAND CONVEYED BY DOCUMENTS R94-707 AND R94-2481, A DISTANCE OF 196.00 FEET TO THE NORTHEAST CORNER OF THE LAND CONVEYED BY SAID DOCUMENT R94-2481; THENCE SOUTH, ALONG THE EAST LINE OF THE LAND CONVEYED BY DOCUMENT R94-2481, A DISTANCE OF 81.00 FEET TO A POINT ON SAID EAST LINE WHICH IS 214.00 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH 214.00 FEET OF SAID SOUTHEAST QUARTER, A DISTANCE OF 639.00 FEET TO A POINT ON THE WEST LINE OF LOT 7 OF SAID NOEL VIEW ESTATES; THENCE NORTH, ALONG THE WEST LINE OF SAID LOT 7, A DISTANCE OF 119.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 7; THENCE EAST, ALONG THE NORTH LINE OF LOTS 7, 6, 5, 4, 3, 2 AND 1 OF SAID NOEL VIEW ESTATES, A DISTANCE OF 1226.40 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID NOEL VIEW ESTATES; THENCE SOUTHERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 53, TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER WHICH IS 141.98 FEET WEST OF THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING; ALSO EXCEPTING THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 9 DEDICATED TO THE STATE OF ILLINOIS FOR PUBLIC HIGHWAY PURPOSES PURSUANT TO DOCUMENT 557860, RECORDED JULY 27, 1942 IN BOOK 927, PAGE 83, AND DOCUMENT 557926, RECORDED JULY 27, 1942 IN BOOK 927, PAGE 399, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 4 (*See note below)

THAT PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF U.S. ROUTE 53 HIGHWAY AND LYING SOUTHERLY OF A SERIES OF LINES DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF LOT 31, IN UNIT NO. 2, OF GLAD-DALE MEADOWS SUBDIVISION OF PART OF SAID QUARTER; THENCE WEST ALONG THE SOUTH LINE OF SAID UNIT NO. 2 TO THE SOUTHWEST CORNER OF LOT 26 OF SAID UNIT NO. 2; THENCE WEST

1032 FEET ALONG A STRAIGHT LINE EXTENDED WEST FROM SAID SOUTHWEST CORNER OF LOT 26 AND SAID STRAIGHT LINE BEING PARALLEL WITH THE SOUTH LINES OF LOTS 18, 19, 20, 21, 22 AND 23 OF SAID UNIT NO. 2; THENCE NORTHWESTERLY ALONG A STRAIGHT LINE TO THE SOUTHERNMOST CORNER OF LOT 49 OF UNIT NO. 3, GLAD-DALE MEADOWS SUBDIVISION OF PART OF SAID QUARTER; THENCE NORTHWESTERLY AND SOUTHWESTERLY ALONG THE SOUTHERN LINES OF SAID UNIT NO. 3, TO THE WEST LINE OF SAID QUARTER AND EXCEPTING THEREFROM THE NORTH 300 FEET OF THE SOUTH 1071.70 FEET OF THE EAST 385.50 FEET OF SAID NORTHEAST QUARTER, AND FURTHER EXCEPTING THE RESERVE AT CEDAR CREEK UNIT 1, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2006, AS DOCUMENT NO. R2006-154818, AND ALSO EXCEPTING THEREFROM THE RESERVE AT CEDAR CREEK UNIT 2 PHASE 1, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2007, AS DOCUMENT NO. R2007-107787, ALL IN WILL COUNTY, ILLINOIS.

***NOTE: PARCEL 1, PARCEL 2, PARCEL 3, & PARCEL 4 MAY ALSO BE COLLECTIVELY DESCRIBED AS FOLLOWS:**

(P.I.N. 10-11-09-402-008-0010, 10-11-09-402-008-0020, 10-11-09-403-001-0010, 10-11-09-403-001-0020, 10-11-09-301-001-0010, 10-11-09-301-001-0020, 10-11-09-301-003-0000, 10-11-08-401-006-0000, 10-11-09-301-002-0010, 10-11-09-301-002-0020, 10-11-09-208-041-0010, 10-11-09-208-041-0020, 10-11-09-208-041-0030, 10-11-09-101-002-0010, 10-11-09-101-002-0020, 10-11-09-101-002-0030, 10-11-09-101-001-0000 AND 10-11-09-208-042-0000)

ALL OF LOT 1, LOT 2, LOT 3, LOT 4, LOT 5, LOT 6, LOT 7, LOT 8, LOT 9 AND LOT 10 IN THIRD COAST INTERMODAL HUB 1 – UNIT 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2023, AS DOCUMENT R2023-037601 IN THE OFFICE OF THE RECORDER, WILL COUNTY, ILLINOIS.

TOGETHER WITH:

(P.I.N. 10-11-09-100-006-0010, 10-11-09-100-007-0010, 10-11-09-100-007-0020, 10-11-09-100-008-0010, 10-11-09-100-008-0020, AND 10-11-09-100-006-0020)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN CORNER OF LOT 3 IN THIRD COAST INTERMODAL HUB 1 – UNIT 1 (HEREINAFTER REFERRED TO AS "UNIT 1"), BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN

ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2023, AS DOCUMENT R2023-037601 IN THE OFFICE OF THE RECORDER, WILL COUNTY, ILLINOIS (THE FOLLOWING THREE (3) COURSES ARE ALONG THE NORTHERN LINE OF SAID LOT 3); 1) THENCE NORTH 80 DEGREES 54 MINUTES 29 SECONDS WEST 607.29 FEET; 2) THENCE NORTH 77 DEGREES 16 MINUTES 09 SECONDS WEST 1637.64 FEET; 3) THENCE NORTH 82 DEGREES 13 MINUTES 16 SECONDS WEST 33.43 FEET TO THE NORTHWESTERN CORNER OF SAID LOT 3, SAID POINT LYING ON THE EASTERN RIGHT OF WAY LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 1167.74 FEET TO THE SOUTHWESTERN CORNER OF LOT 9 IN SAID "UNIT 1" SUBDIVISION, (THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHERN AND EASTERN LINES OF SAID LOT 9); 1) THENCE SOUTH 79 DEGREES 33 MINUTES 48 SECONDS EAST 1063.42 FEET; 2) THENCE NORTH 01 DEGREES 47 MINUTES 08 SECONDS WEST 444.79 FEET TO THE SOUTHWESTERN LINE OF LOT 8 IN SAID "UNIT 1" SUBDIVISION, SAID POINT LYING ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 1050.00 FEET, (THE FOLLOWING FOUR (4) COURSES ARE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 8); 1) THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 1230.79 FEET TO ITS POINT OF TANGENCY, SAID CURVE SUBTENDED BY A CHORD BEARING OF SOUTH 44 DEGREES 46 MINUTES 37 SECONDS EAST 1161.53 FEET; 2) THENCE SOUTH 11 DEGREES 11 MINUTES 47 SECONDS EAST 140.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 1150.00 FEET; 3) THENCE SOUTHERLY AND SOUTHEASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 695.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 28 DEGREES 30 MINUTES 45 SECONDS EAST 684.58 FEET; 4) THENCE SOUTH 05 DEGREES 22 MINUTES 13 SECONDS WEST 87.79 FEET TO THE NORTHWESTERN CORNER OF LOT 6 IN SAID "UNIT 1" SUBDIVISION; THENCE SOUTH 40 DEGREES 02 MINUTES 09 SECONDS WEST ALONG A NORTHWESTERN LINE OF SAID LOT 6 A DISTANCE OF 275.49 FEET TO THE **POINT OF BEGINNING**, ALL IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

(P.I.N. 10-11-08-400-018-0000, 10-11-17-200-024-0000, AND 10-11-17-200-025-0000.)

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 8, AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EASTERLY RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD (FORMERLY THE CHICAGO AND ALTON RAILROAD) BEING FURTHER DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST QUARTER OF SECTION 17; THENCE NORTH 01 DEGREES 39 MINUTES 20 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 350.20 FEET TO THE **POINT OF BEGINNING;** THENCE SOUTH 88 DEGREES 14 MINUTES 22 SECONDS

WEST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17 A DISTANCE OF 1206.38 FEET TO THE EASTERN RIGHT OF WAY LINE OF THE GULF, MOBILE AND OHIO RAILROAD; THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG SAID EASTERN RAILROAD RIGHT OF WAY LINE 2446.52 FEET TO THE SOUTHWESTERN CORNER OF LOT 5 IN THIRD COAST INTERMODAL HUB 1 – UNIT 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 2023, AS DOCUMENT R2023-037601 IN THE OFFICE OF THE RECORDER, WILL COUNTY, ILLINOIS (THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHERN LINE OF SAID LOT 5); 1) THENCE SOUTH 79 DEGREES 33 MINUTES 48 SECONDS EAST 168.19 FEET; 2) THENCE NORTH 88 DEGREES 18 MINUTES 39 SECONDS EAST 529.47 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8; THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 8 A DISTANCE OF 80.00 FEET TO THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 39 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 17 A DISTANCE OF 2275.11 FEET TO THE **POINT OF BEGINNING**, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 5

(P.I.N. 10-11-10-100-010-0000)

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE TOWNSHIP OF JACKSON, COUNTY OF WILL AND STATE OF ILLINOIS, EXCEPT THAT PART COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 10, AND RUNNING THENCE ON AN ASSUMED BEARING OF NORTH 90 DEGREES 00 MINUTES EAST ALONG THE SOUTH LINE OF THE SAID NORTHWEST QUARTER A DISTANCE OF 1204.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90 DEGREES 00 MINUTES EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 372.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES EAST, A DISTANCE OF 352.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES WEST, A DISTANCE OF 372.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES WEST, A DISTANCE OF 352.00 FEET TO THE POINT OF BEGINNING, AND FURTHER EXCEPTING THEREFROM LOT 6 IN JOLIET LOGISTICS PARK PHASE ONE-A, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, AND PART OF THE NORTHEAST QUARTER AND NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 9, 2016, AS DOCUMENT NO. R2016-070252, IN WILL COUNTY ILLINOIS.

PARCEL 6

(P.I.N. 10-11-10-300-001-0000)

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 7

(P.I.N. 10-11-10-300-006-0000)

THE NORTH 329.18 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 34 NORTH, AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

LESS AND EXCEPT:
(Part of P.I.N. 10-11-10-300-006-0000.)
THAT PART OF THE NORTH 329.18 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER-QUARTER SECTION; THENCE NORTH 88 DEGREES 35 MINUTES 21 SECONDS EAST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 88.77 FEET TO THE NORTHEASTERN CORNER OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 1 IN BOOK 927, PAGE 405 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING THE **POINT OF BEGINNING** OF THIS DESCRIPTION; THENCE CONTINUING NORTH 88 DEGREES 35 MINUTES 21 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 70.00 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 39 SECONDS EAST 119.18 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 21 SECONDS EAST 88.00 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 39 SECONDS EAST 185.00 FEET TO A POINT LYING 25.00 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF THE NORTH 329.18 FEET OF SAID QUARTER-QUARTER SECTION; THENCE SOUTH 88 DEGREES 35 MINUTES 21 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF THE NORTH 329.18 FEET OF SAID QUARTER-QUARTER SECTION 158.01 FEET TO A POINT ON THE EASTERN LINE OF SAID AREA DEDICATED FOR A PUBLIC HIGHWAY, SAID POINT BEING A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 381881.00 FEET; THENCE NORTHERLY ALONG SAID CURVE TO THE RIGHT A DISTANCE OF 304.18 FEET TO THE **POINT OF BEGINNING**, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 01 DEGREES 24 MINUTES 34 SECONDS WEST 304.18 FEET, CONTAINING 37,580 SQUARE FEET OR 0.863 ACRES, MORE OR LESS.
AND LESS AND EXCEPT:
(Part of P.I.N. 10-11-10-300-006-0000.)

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 35 MINUTES 21 SECONDS EAST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83)) ALONG THE NORTH LINE OF SAID QUARTER-QUARTER SECTION 88.77 FEET TO THE NORTHEASTERN CORNER OF THE AREA DEDICATED FOR THE PURPOSE OF A PUBLIC HIGHWAY TO THE STATE OF ILLINOIS DEPARTMENT OF PUBLIC WORKS AND BUILDINGS AND DESCRIBED AS PARCEL NO. 1 IN BOOK 927, PAGE 405 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 381881.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 329.18 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 329.18 FEET OF SAID QUARTER-QUARTER SECTION, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES 24 MINUTES 41 SECONDS EAST 329.18 FEET; THENCE NORTH 88 DEGREES 35 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 329.18 FEET OF SAID QUARTER-QUARTER SECTION 531.63 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 88 DEGREES 35 MINUTES 21 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 329.18 FEET OF SAID QUARTER-QUARTER SECTION 375.00 FEET; THENCE NORTH 01 DEGREES 24 MINUTES 39 SECONDS WEST PERPENDICULAR TO SAID SOUTH LINE 94.18 FEET; THENCE NORTH 76 DEGREES 24 MINUTES 39 SECONDS WEST 273.63 FEET; THENCE NORTH 52 DEGREES 56 MINUTES 39 SECONDS WEST 141.38 FEET TO A POINT LYING NORTH 01 DEGREES 24 MINUTES 39 SECONDS WEST OF THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 24 MINUTES 39 SECONDS EAST 252.95 FEET TO THE **POINT OF BEGINNING,** CONTAINING 57,384 SQUARE FEET OR 1.317 ACRES, MORE OR LESS.

[Exhibit continues below.]

PARCEL 9

(P.I.N. 10-11-15-200-003-0000)

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 300.00 FEET OF THE WEST 320 FEET OF THE SOUTH 1452.00 FEET THEREOF SITUATED IN WILL COUNTY, ILLINOIS.

PARCEL 10

(P.I.N. 10-11-15-200-002-0000)

THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 11

(P.I.N. 10-11-14-100-006-0000)

THE WEST 31.78 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, ALL IN TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

EXCEPT THEREFROM THE FOLLOWING:

THAT PART OF THE WEST 31.78 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1650.90 FEET THEREOF, ALL IN WILL COUNTY, ILLINOIS.

ALSO EXCEPT THEREFROM THE FOLLOWING:

THE SOUTH 825.45 FEET OF THE NORTH 1650.90 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WEST 31.78 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

[Exhibit continues below.]

PARCEL 12

(P.I.N. 10-11-14-100-007-0000)

THE SOUTH 825.45 FEET OF THE NORTH 1,650.90 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WEST 31.78 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 14

(P.I.N.s 10-11-14-100-004-0000 & 10-11-14-100-005-0000)

THE NORTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND THE EAST 29.38 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE EAST 4.70 CHAINS OF THE WEST 12.63 CHAINS OF THE WEST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM PORTIONS DEDICATED FOR PUBLIC HIGHWAYS AND EASEMENTS AND RESTRICTIONS OF RECORD ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THE SOUTH HALF OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 14 AND THE EAST 29.38 ACRES OF THE WEST HALF OF THE NORTHWEST QUARTER AND THE EAST 4.70 CHAINS OF THE WEST 12.63 CHAINS OF THE WEST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM PORTIONS DEDICATED FOR PUBLIC HIGHWAYS AND EASEMENTS AND RESTRICTIONS OF RECORD ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 15

(P.I.N.s 10-11-14-200-013-0000 & 10-11-14-200-005-0000)

THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 287.00 FEET OF THE SOUTH 1517.77 FEET THEREOF, ALSO EXCEPTING THEREFROM THE EAST 182.47 FEET OF THE WEST 469.47 FEET OF THE

SOUTH 596.81 FEET THEREOF, EXCEPT THAT PART DEDICATED TO THE PEOPLE OF THE STATE OF ILLINOIS FOR HIGHWAY PURPOSES BY DOCUMENT NUMBER 562275, ALL IN WILL COUNTY, ILLINOIS.

[Exhibit continues below.]

PARCEL 16

(P.I.N.s 10-11-11-400-003-0000 & 10-11-11-400-002-0000)

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11 (EXCEPT THE NORTH 208.70 FEET OF THE EAST 313.05 FEET THEREOF) IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 17

(P.I.N. 10-11-11-400-007-0000)

THE WEST 753.50 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THE EAST 170.50 FEET OF THE WEST 924.00 FEET OF THE NORTH 660.00 FEET OF THE NORTH HALF OF SAID SOUTHEAST QUARTER, EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

PARCEL 18

(P.I.N.s 10-11-14-300-001-0000 & 10-11-14-300-002-0000)

THE SOUTHWEST QUARTER OF SECTION 14, IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

[Exhibit continues below.]

PARCEL 19

(P.I.N.s 10-11-22-200-006-0000 & 10-11-22-200-007-0000 & 10-11-22-200-008-0000 & 10-11-22-200-009-0000 & 10-11-22-200-010-0000 & 10-11-22-200-011-0000 & 10-11-22-200-012-0000 & 10-11-22-200-013-0000 & 10-11-22-200-005-0000 & 10-11-22-200-004-0000 & 10-11-22-200-003-0000)

THE WEST 330.71 FEET OF THE SOUTH 1317.17 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, **AND**

THE EAST 330.71 FEET OF THE WEST 661.42 FEET OF THE SOUTH 1317.17 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, **AND**

THE EAST 330.71 FEET OF THE WEST 992.13 FEET OF THE SOUTH 1317.17 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, **AND**

THE EAST 330.71 FEET OF THE WEST 1322.84 FEET OF THE SOUTH 1317.17 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, **AND**

THE EAST 330.71 FEET OF THE WEST 1653.55 FEET OF THE SOUTH 1317.17 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, **AND**

THE EAST 330.71 FEET OF THE WEST 1984.26 FEET OF THE SOUTH 1317.17 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, **AND**

THE EAST 330.71 FEET OF THE WEST 2314.97 FEET OF THE SOUTH 1317.17 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, **AND**

THE SOUTH 1317.17 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 2314.97 FEET THEREOF, IN WILL COUNTY, ILLINOIS, **AND**

THE EAST 1452.00 FEET OF THE NORTH 300.00 FEET OF THE SOUTH 1617.17 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, **AND**

THE EAST 1452.00 FEET OF THE NORTH 300.00 FEET OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, **AND**

THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE SOUTH 1317.17 FEET THEREOF, AND ALSO EXCEPTING THEREFROM THE EAST 1452.00 FEET OF THE NORTH 300.00 FEET OF THE SOUTH 1617.17 FEET THEREOF, AND ALSO EXCEPTING THEREFROM THE EAST 1452.00 FEET OF THE NORTH 300.00 FEET THEREOF, IN WILL COUNTY, ILLINOIS.

[Exhibit continues below.]

PARCEL 21

(P.I.N.s 10-11-22-400-010-0000 & 10-11-22-400-007-0000 & 10-11-22-400-008-0000)

THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, EXCEPTING THEREFROM THE NORTH 400 FEET OF THE WEST 415 FEET THEREOF AND ALSO EXCEPTING THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WEST, ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 1664.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING WEST, ALONG SAID NORTH LINE 300.00 FEET; THENCE SOUTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 363.00 FEET;

THENCE EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 300.00 FEET; THENCE NORTH, PERPENDICULAR TO THE LAST DESCRIBED COURSE, 363.00 FEET TO THE POINT OF BEGINNING, IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, **AND**

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS, **AND**

THE NORTH 10 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, IN TOWNSHIP 34 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, **AND**

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22 AND IN TOWNSHIP 34 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE NORTH 10 ACRES THEREOF.

PARCEL 23

(P.I.N. 10-11-27-100-008-0000)

THE WEST 1347.98 FEET OF THE NORTHWEST QUARTER, EXCEPT THE SOUTH 1343.14 FEET THEREOF, IN SECTION 27, IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 43

PIN 10-11-09-300-009-0000

THE EAST 382.5 FEET OF THE SOUTH 700 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 82.5 FEET OF THE SOUTH 264 FEET THEREOF, WHICH WAS CONVEYED BY WARRANTY DEED RECORDED NOVEMBER 21, 1845 IN BOOK K ON PAGE 154, IN WILL COUNTY, ILLINOIS.

PARCEL 38

PIN 10-11-09-300-002-0000 & PIN 10-11-09-300-005-0000

PARCEL I:

THE SOUTH 208 FEET OF THE WEST 175 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL II:

THE SOUTH 4 CHAINS OF THE EAST 1.25 CHAINS OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

PARCEL 8 (EASEMENT RIGHTS)

Part of PIN 10-11-10-300-004-000 and PIN 10-11-15-100-002-000

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QURATER CORNER OF SAID SECTION 10, THENCE SOUTH 01 DEGREES 38 MINUTES 24 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 130.00 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 57 SECONDS WEST ALONG A LINE 130.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 130.00 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 24 SECONDS WEST ALONG A LINE 130.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, A DISTANCE OF 130.00 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15; THENCE NORTH 43 DEGREES 34 MINUTES 49 SECONDS EAST, A DISTANCE OF 42.41 FEET TO A LINE 100.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 01 DEGREES 26 MINUTES 26 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 1087.50 FEET; THENCE NORTH 46 DEGREES 25 MINUTES 33 SECONDS WEST, A DISTANCE OF 141.46 FEET TO A LINE 100.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 88 DEGREES 35 MINUTES 21 SECONDS ALONG SAID LINE, A DISTANCE OF 1120.10 FEET TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10; THENCE NORTH 01 DEGREES 28 MINUTES 21 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 100.00 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 35 MINUTES 21 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 1320.16 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE SOUTH 01 DEGREES 26 MINUTES 26 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 1317.52 FEET TO THE **POINT OF BEGINNING**, IN WILL COUUNTY, ILLINOIS.

[Exhibit continues below.]

PARCEL 33

PIN 10-11-14-100-008-0000

THAT PART OF THE WEST 31.78 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 34 NORTH, RANGE10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1650.90 FEET THEREOF, IN WILL COUNTY, ILLINOIS.

PARCEL 15A

PIN 10-11-14-200-012-0000

THE EAST 182.47 FEET OF THE WEST 469.47 FEET OF THE SOUTH 596.81 FEET IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 34 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN JACKSON TOWNSHIP, WILL COUNTY, ILLINOIS.

PARCEL 13B

PIN 10-11-15-400-011-0000

The Southeast Quarter of the Southwest Quarter of Section 15 in Township 34 North, (excepting therefrom that part of said Southeast Quarter of the Southwest Quarter lying Southwesterly of the centerline of Manhattan Creek) and that part of the Southwest Quarter of the Southeast Quarter of Section 15, in Township 34 North lying Northeasterly of the centerline of Manhattan Creek, in Range 10 East of the Third Principal Meridian, in Will County, Illinois.

EXHIBIT "C"

General Depiction of the Current Configuration of the Closed Loop Truck Network

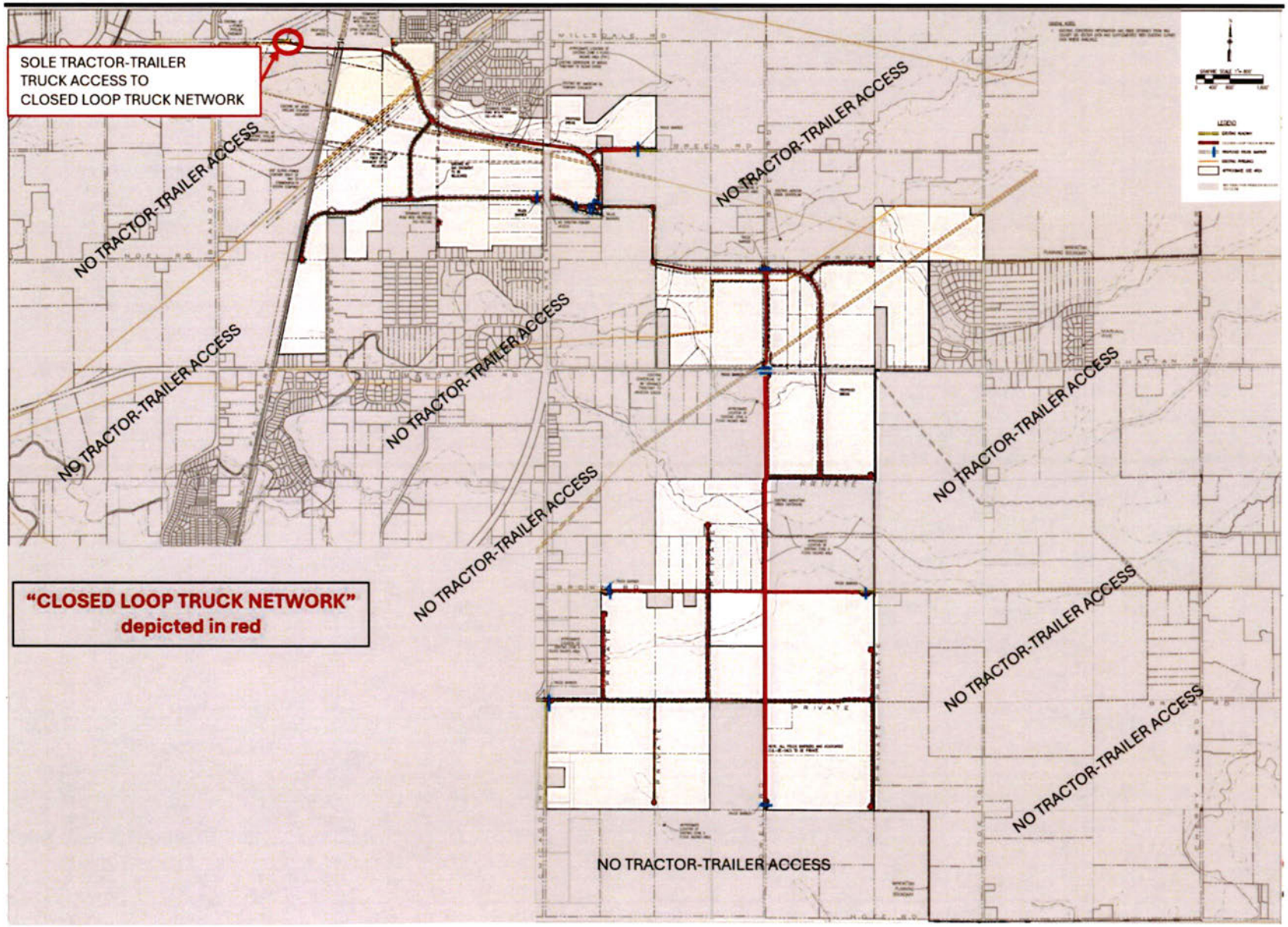


EXHIBIT "D"

Depiction of the Temporary Connection

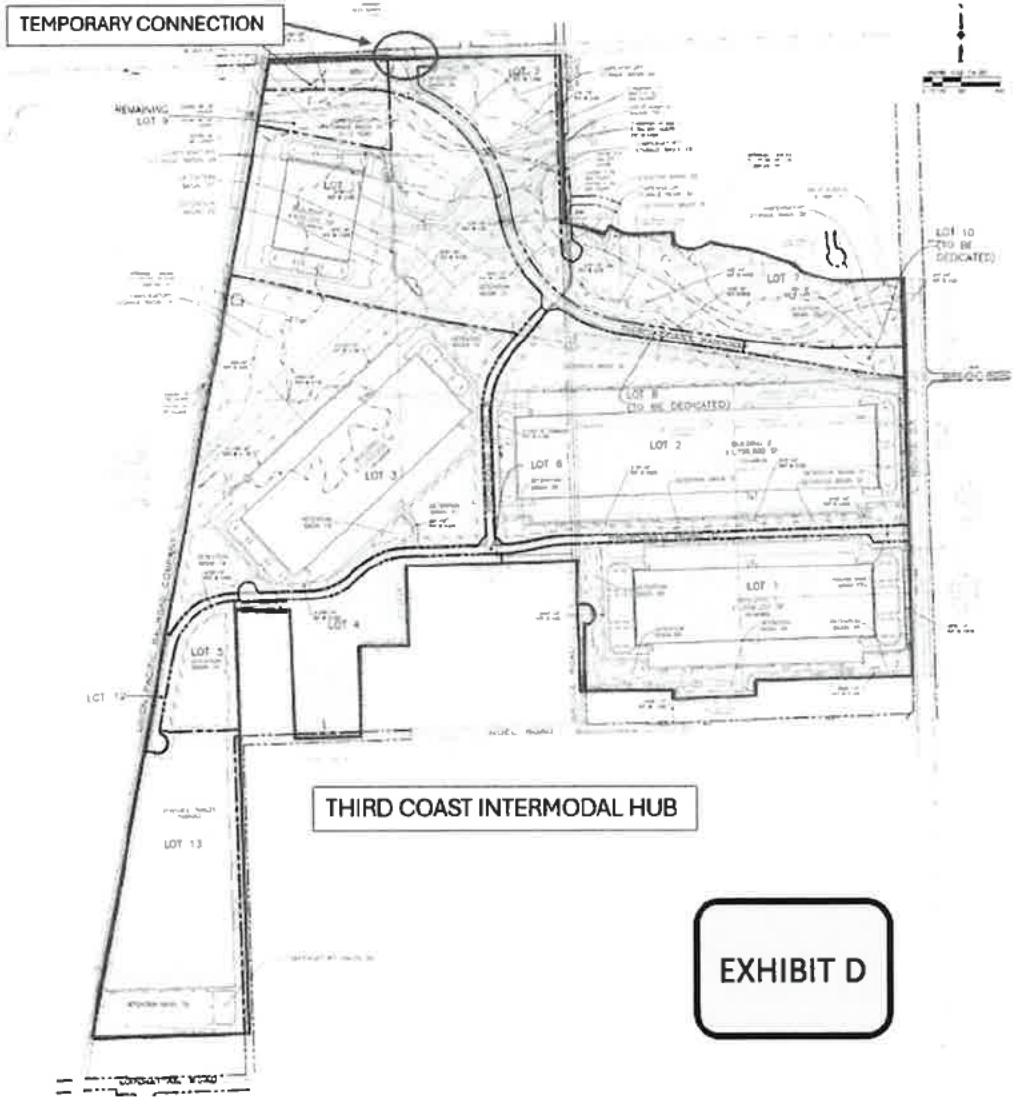


EXHIBIT "E"
Regional Study Area

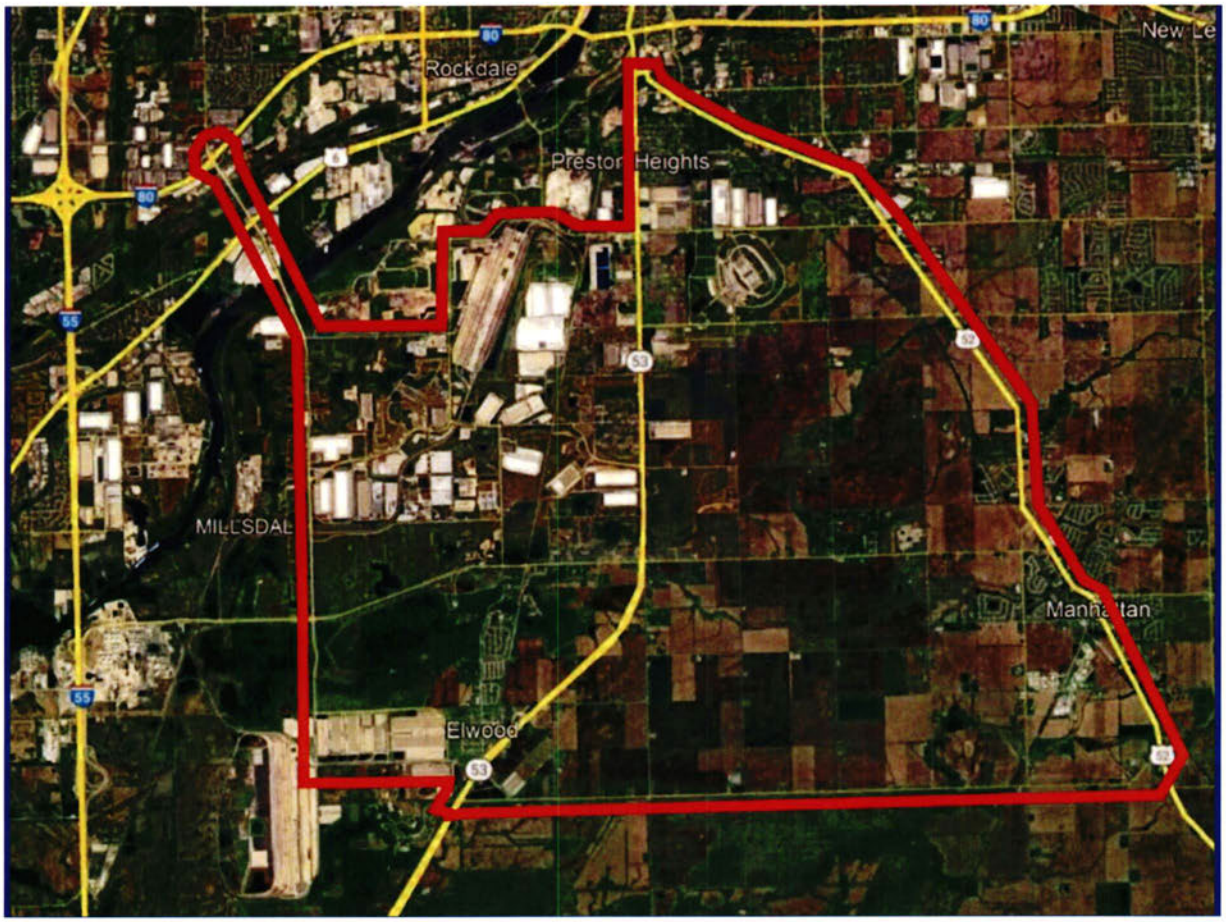


EXHIBIT "F"
Temporary Traffic Plan

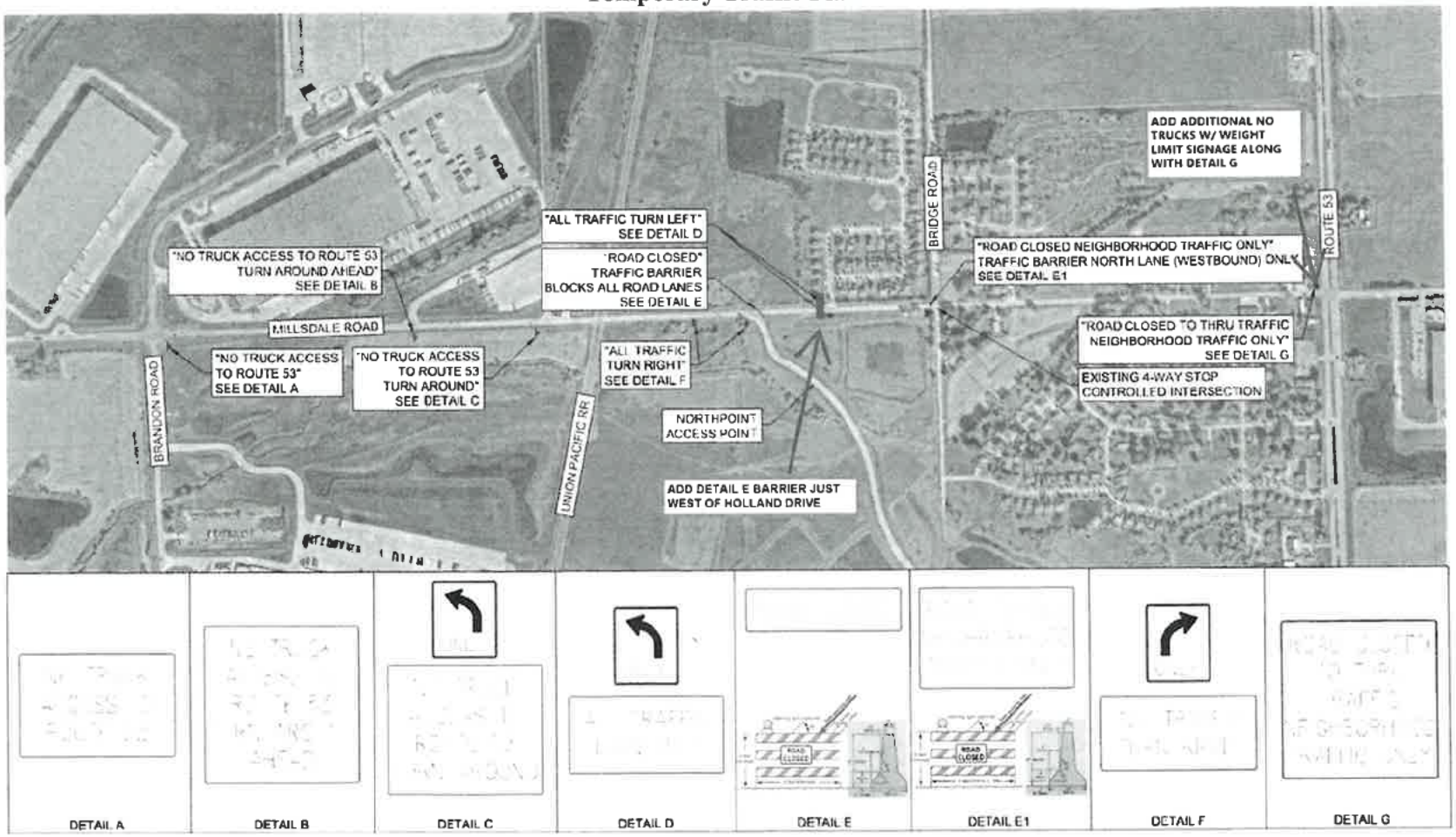


EXHIBIT "G"
Private Road Right-Of-Way

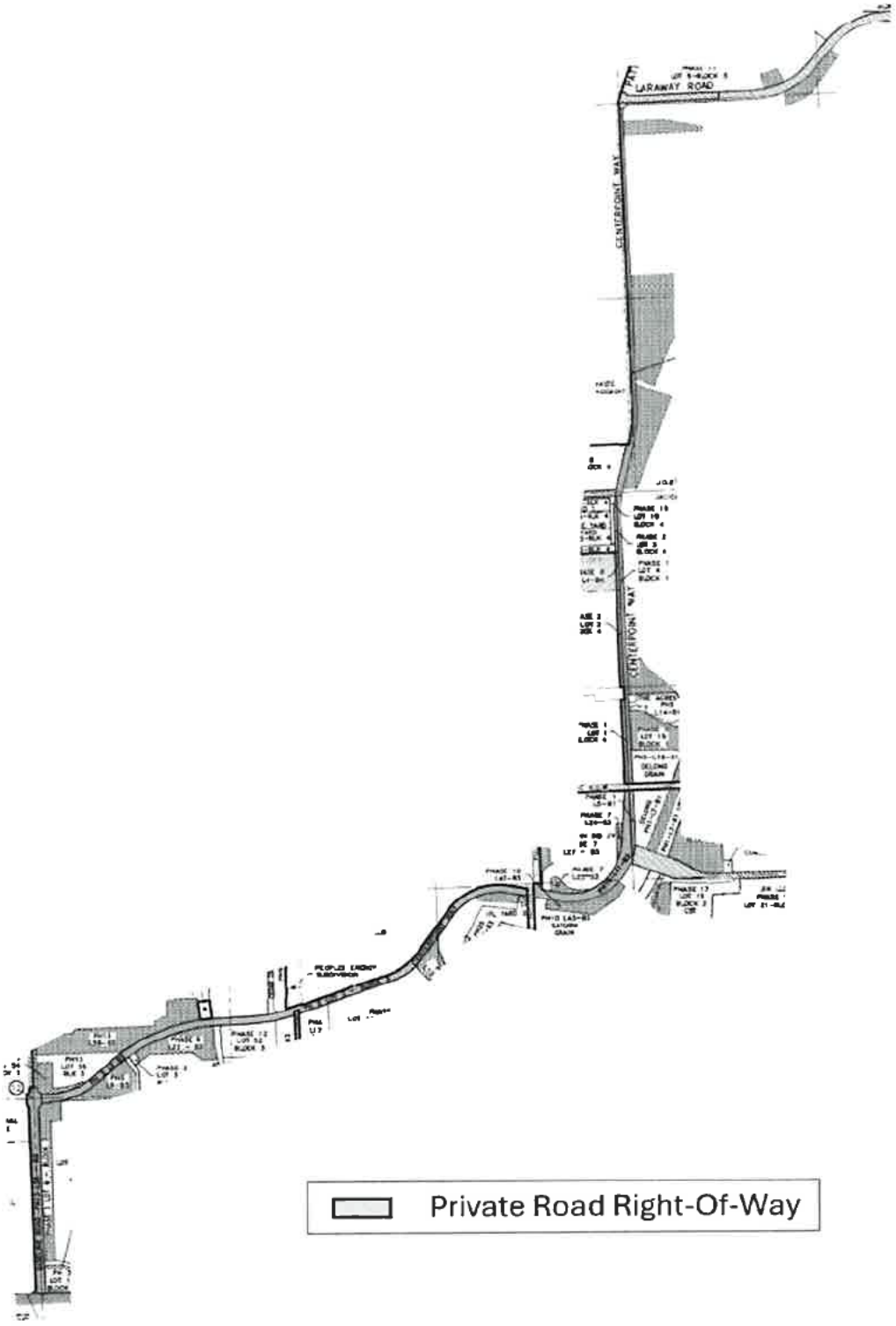


EXHIBIT "H"

Approved Independent Nationally-Recognized Traffic Engineers That Can Be Engaged by the City for the Regional Traffic Plan

- Langan Engineering
- Strand Associates
- CCB Transportation Engineers and Planners

EXHIBIT "I"
Depiction of the Bridge Parcel

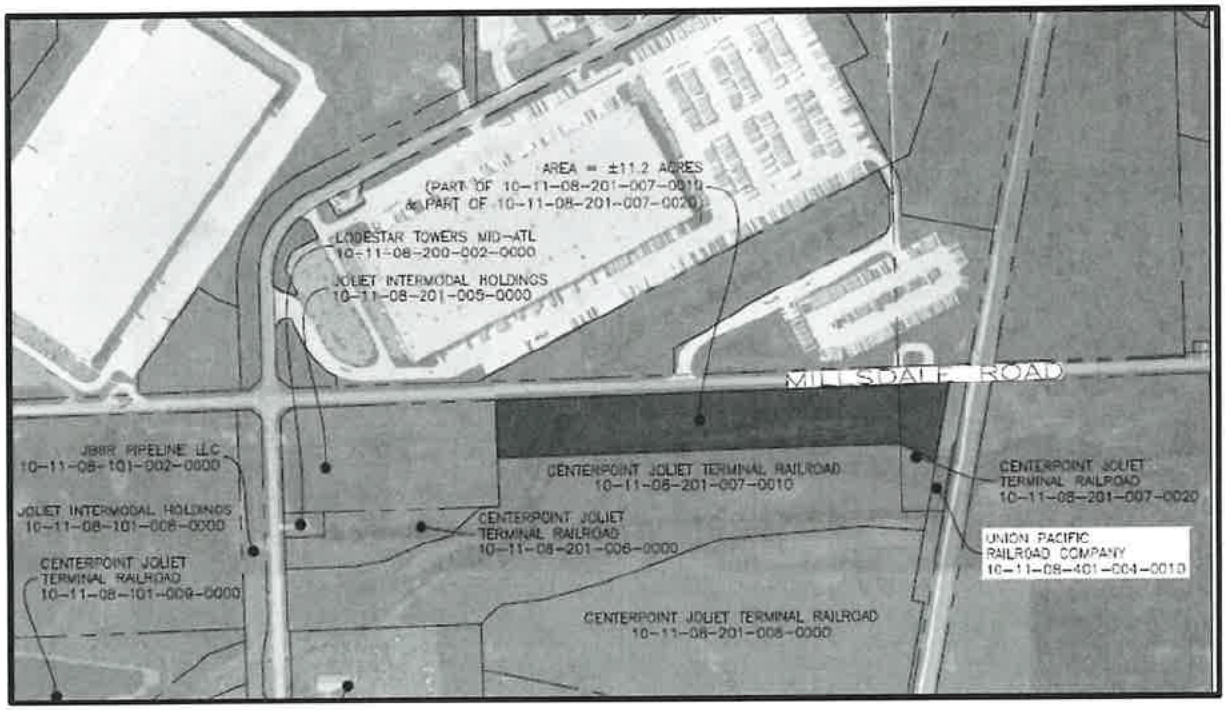


EXHIBIT "J"

Form of MOU Amendment

FIRST AMENDMENT TO THE
MEMORANDUM OF UNDERSTANDING FOR THE HOUBOLT ROAD PROJECT
BETWEEN THE ILLINOIS DEPARTMENT OF TRANSPORATION, THE COUNTY OF WILL, THE CITY OF JOLIET AND HOUBOLT ROAD EXTENSION JV, LLC as assignee of CENTERPOINT PROPERTIES TRUST

THIS FIRST AMENDMENT (the "First Amendment") TO THE MEMORANDUM OF UNDERSTANDING dated December 19, 2016 ("MOU") is made and entered into as of the ___ day of _____, 2025, by and between THE STATE OF ILLINOIS, acting by and through its DEPARTMENT OF TRANSPORTATION (hereinafter referred to as the "DEPARTMENT"), the COUNTY OF WILL, acting by and through its WILL COUNTY DIVISION OF TRANSPORTATION (hereinafter referred to as the "COUNTY"), the CITY OF JOLIET ("CITY"), and HOUBOLT ROAD EXTENSION JV, LLC ("HRE," as assignee of CENTERPOINT PROPERTIES TRUST) (collectively referred to as the "PARTIES" and individually referred to as a "PARTY"). Any capitalized term used in this First Amendment and not otherwise defined herein shall have the meaning ascribed to such term in the MOU.

RECITALS:

WHEREAS, the intent of the PARTIES is to supplement and/or modify certain provisions contained in Section I, Section XII, and Section XVII of the MOU as set forth in this First Amendment;

WHEREAS, other than the amendments to Section I, Section XII, and Section XVII contained in this First Amendment, the provisions of the MOU shall remain in full force and effect; and

WHEREAS, the PARTIES desire and have mutually agreed to amend the MOU in accordance with this First Amendment.

AGREEMENTS:

NOW, THEREFORE, for good and valuable consideration, the PARTIES hereby agree as follows:

1. **Capitalized Terms; Incorporation by Reference.** The defined terms in the MOU are fully applicable to and are incorporated in this First Amendment.

2. **Amendment to MOU ARTICLE I (PROJECT ELEMENTS/TERMS IN THIS MOU).** ARTICLE I of the MOU is hereby amended by adding the following Sections D. through G. thereto:

"D. As used in the MOU as amended by the First Amendment, the term "CNT Intermodal Center" means all territory depicted within the area shaded in **green** on **Exhibit "B"** to this

First Amendment.

E. As used in the MOU as amended by the First Amendment, the term "Additional Property" means all territory depicted within the area shaded in orange on **Exhibit "C"** to this First Amendment, being certain real property permitted by the CITY to utilize the Closed Loop Truck Network under a certain Amended and Restated Annexation and Development Agreement (Compass Business Park) dated December 21, 2021 and recorded in the official records of Will County, Illinois as Document R2022008041 (the "Annexation Agreement"). It is contemplated that at one or more future dates, the CITY may, in its discretion (but in all events in accordance with a certain Settlement and Mutual Releases Agreement dated on or about June 20, 2025 by and between CITY, HRE, CenterPoint Properties Trust, CenterPoint Joliet Terminal Railroad, LLC, East Gate – Logistics Park Chicago, LLC, and NorthPoint Development, LLC), amend the Annexation Agreement to permit other property (the "Future Property") to utilize the Closed Loop Truck Network. Any portions of the Future Property permitted to utilize the Closed Loop Truck Network under the Annexation Agreement shall automatically be deemed to be included in the term "Additional Property" for purposes of this MOU as amended by this First Amendment.

F. As used in the MOU as amended by the First Amendment, the term "Closed Loop Truck Network" means a roadway system providing vehicular and truck access (including the exclusive method of tractor-trailer truck ingress and egress within the Additional Property) having a single and exclusive truck access point to the Closed Loop Truck Network located on Millsdale Road at the location depicted on **Exhibit "D"** that will provide truck and other vehicular access from the Additional Property to the CNT Intermodal Center and which (i) includes a proposed bridge crossing the Union Pacific Railroad at a point immediately south of Millsdale Road and connecting with Millsdale Road at a point west of the Union Pacific Railroad (the "Railroad Bridge"), (ii) includes a proposed bridge crossing Illinois Route 53 ("Illinois 53") to provide truck access from the portion of the Additional Property lying east of Illinois 53 to the Railroad Bridge (the "53 Bridge"), (iii) includes certain roads and drives within the Additional Property or connecting the Additional Property to the 53 Bridge and Railroad Bridge to allow truck access to and from the Additional Property to the CNT Intermodal Center via the Closed Loop Truck Network, (iv) includes truck barriers and cul-de-sacs designed to prohibit truck access to and from the Additional Property other than via a sole truck access point to and from the Closed Loop Truck Network on Millsdale Road at the location depicted on **Exhibit "D"** (with all of the foregoing being included in the definition of Closed Loop Truck Network, for purposes of this MOU as amended by this First Amendment), and (v) prevents Tractor-Trailer Truck access to and from the East Gate Property to Illinois 53, Manhattan Road, and other municipal, county and township roads. A general depiction of the anticipated initial configuration of the Closed Loop Truck Network (showing such roads, drives, and truck barriers) is attached hereto as **Exhibit "D"**, with all roads, drives, and truck barriers currently contemplated depicted in **red**.

G. As used herein, the term "Temporary Connection" means a temporary intersection located at Millsdale Road and Third Coast Parkway designed for truck and other vehicular access to and from the portion of the Additional Property located west of Illinois 53 as depicted on **Exhibit "E"**."

3. **Restatement of MOU ARTICLE XII (FLOW OF TRAFFIC)**. ARTICLE XII of the MOU is hereby amended as follows:

(i) Clause (3) of Section XII(B) of the MOU is hereby amended to read as follows:

"…, and (3) eliminate trucking restrictions, weight limits, or other similar regulations on roads that enter or exit the CNT Intermodal Center or on roads that are adjacent to the CNT Intermodal Center, except that the CITY is allowed, and no PARTY shall object to the CITY taking steps or actions, to modify or eliminate the existing trucking restrictions, weight limits, or other similar regulations on Millsdale Road in accordance with the conditions set forth in Section XII(H) of this MOU as amended by the First Amendment."

(ii) ARTICLE XII of the MOU is hereby amended by replacing Section XII(G) in its entirety as set forth below:

"G. Nothing in the MOU, as amended by the First Amendment, shall limit the CITY's ability to perform widening, resurfacing, or related improvement work on any road adjacent to the CNT Intermodal Center and under CITY jurisdiction. However, in no event shall the CITY improve Schweitzer Road between Illinois 53 and the railroad tracks located east of Brandon Road so as to legally permit truck traffic and no vehicular traffic is permitted in the location of Schweitzer Road between Brandon Road and the railroad tracks."

(iii) ARTICLE XII of the MOU is hereby amended by adding the following as new Sections XII(H), (I), and (J):

"H. The CITY is allowed to modify or eliminate the existing trucking restrictions, weight limits, or other similar regulations on Millsdale Road between CenterPoint Way and Holland Drive under the following conditions:

i. A cul-de-sac shall be constructed on Millsdale Road immediately east of the Temporary Connection to prohibit access to Illinois 53 by cars and trucks. While the cul-de-sac is being constructed the CITY shall approve a temporary traffic control plan to ensure that truck traffic does not access Illinois 53 via Millsdale Road.

ii. Trucks may only traverse within the Additional Property via the Closed Loop Truck Network. The method of ingress and egress to and from the Additional Property by trucks shall occur exclusively via the Closed Loop Truck Network. Moreover, the sole method of ingress and egress to and from the Additional Property by trucks shall occur exclusively via a single access point on Millsdale Road at the location depicted on **Exhibit "D"**, provided, however, that truck and other vehicular access to and from the portion of the Additional Property located west of Illinois 53 shall be permitted via the Temporary Connection to Millsdale Road until the Temporary Connection is closed upon the construction and opening

of the portions of the Closed Loop Truck Network necessary to provide access to the portion of the Additional Property lying east of Illinois 53 (including the Railroad Bridge and 53 Bridge), and thereafter truck access for the portion of the Additional Property lying west of Illinois 53 will exclusively consist of utilizing the Closed Loop Truck Network and nothing else.

iii. To prohibit truck access to and from the Closed Loop Truck Network other than via the single access point on Millsdale Road at the location depicted on **Exhibit "D"**, truck barriers within the Closed Loop Truck Network (and any roads and drives connecting to the Closed Loop Truck Network) shall at all times be maintained and cannot be eliminated unless by unanimous written consent of the PARTIES (excepting only, however, during limited temporary periods of time following the occurrence of an emergency event caused by a force majeure event or another unforeseen emergency casualty event, which in either case, causes the 53 Bridge and/or the Railroad Bridge to be inaccessible, as reasonably determined in good faith by the CITY). The exact configuration of the Closed Loop Truck Network within the portion of the Additional Property lying east of Illinois 53 may be modified from time to time (and portions of the Closed Loop Truck Network may be constructed incrementally as development of the Additional Property progresses) in accordance with required approvals by governing jurisdictions over any roads or drives constructed within the Closed Loop Truck Network, provided that at all times (other than in an emergency event, as set forth above) the sole truck access point to the Additional Property shall be the Closed Loop Truck Network via Millsdale Road at the location depicted on **Exhibit "D"** and that truck barriers are installed and maintained to ensure compliance with these restrictions (subject to Section XII(I) of this MOU as amended by this First Amendment).

iv. The Closed Loop Truck Network shall not be expanded or modified to allow truck access from any property beyond the Additional Property (together with any Future Property) and no additional truck access points to the Closed Loop Truck Network shall be created without the unanimous written consent of the PARTIES.

I. If an emergency event caused by a force majeure event or another unforeseen emergency casualty event, which in either event, causes the 53 Bridge and/or the Railroad Bridge to be inaccessible as reasonably determined in good faith by the CITY then the CITY may temporarily authorize for a short term basis, truck access to and from the Additional Property via an alternative route that is mutually agreed upon by the PARTIES in writing, and during any such temporary periods, truck barriers must be maintained at all times to prohibit truck access to and from the Closed Loop Truck Network and the Additional Property other than via such temporary alternative route.

J. The PARTIES hereby agree that Section XII of the MOU as amended by the First Amendment shall not be eliminated, cancelled, amended, modified, supplemented, and no assignment of the rights and obligations in Section XII shall be made without the unanimous written consent of the PARTIES."

4. **Amendment to MOU ARTICLE XVII (MISCELLANEOUS), Section G (Notices).** ARTICLE XVII of the MOU is hereby amended by replacing Section XVII(G) in its entirety as set forth below:

"G. Notices. Any notice, consent, or approval given hereunder shall be sent to the representatives identified herein (1) by e-mail and by deposit in the United States mail, certified mail first class delivery return receipt requested, or (2) by personal delivery. The representatives and/or addresses set forth herein may be changed at any time by any PARTY by written notice to other PARTIES.

For the DEPARTMENT :

Office of Chief Counsel
Illinois Department of Transportation
2300 South Dirksen Parkway
Springfield, Illinois 62764
[email]

For HRE:

General Counsel
1808 Swift Drive
Oak Brook, Illinois 60523
[redacted]

For the CITY:

City Manager
150 W. Jefferson Street
Joliet, Illinois 60432
[redacted]

With a copy to:

Corporation Counsel
150 W. Jefferson Street
Joliet, Illinois 60432
[redacted]

For the COUNTY:

Chief of Staff for the Will County Board
302 N. Chicago Street
Joliet, Illinois 60432
[email]

With a copy to:

Office of the Will County State's Attorney
57 N. Ottawa Street
Joliet, Illinois 60433
[email]"

5. **Non-Waiver.** The failure of any PARTY or PARTIES to the MOU, including this First Amendment, to insist upon strict and prompt performance of the terms, covenants, agreements and

conditions contained in the MOU, as amended by the First Amendment, shall not constitute or be construed as a waiver or relinquishment of such PARTY's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

6. **Entire Agreement.** The MOU as amended by this First Amendment, contains all the representations and the entire agreement between the PARTIES with respect to the subject matter hereof. Except as otherwise specified in the MOU as amended by this First Amendment, any prior correspondence, memoranda, agreements, warranties or representations are superseded by the MOU, First Amendment and Exhibits. The MOU, as amended by this First Amendment shall inure to the benefit of the PARTIES and be binding upon the PARTIES, and no third party that is not a PARTY to this MOU as amended by this First Amendment shall have any rights or benefits under this MOU as amended by this First Amendment.

7. **Due Authority.** Each PARTY hereby represents and warrants that: (a) the person(s) executing the First Amendment on its behalf have been properly authorized to do so by all necessary corporate action; (b) it has full power and authority to execute and deliver this First Amendment and to perform all of its obligations imposed pursuant to the MOU, as amended by this First Amendment; and (c) this First Amendment constitutes a legal, valid and binding obligation of the PARTY enforceable in accordance with its terms.

8. **Recitals and Exhibits True.** The PARTIES each hereby approve the recitations set forth in the Recitals of this First Amendment and Exhibits attached hereto and agree that said recitations and Exhibits are true and correct in all respects and form a part of this First Amendment to the same extent as all other provisions.

9. **Counterparts.** This First Amendment may 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. Each PARTY may rely upon facsimile or electronic mail counterparts of this First Amendment signed by the other PARTY with the same effect as if such PARTY had received an original counterpart signed by such other PARTY.

[Remainder of page intentionally left blank. Signatures follow below.]

IN WITNESS THEREOF, the ILLINOIS DEPARTMENT OF TRANSPORTATION, the COUNTY OF WILL, the CITY OF JOLIET, and HOUBOLT ROAD EXTENSION JV, LLC have caused this instrument to be duly executed on the day and year first written above.

THE CITY OF JOLIET

By: _____ Attest: _____

_____ _____

(Please Print Name) (Please Print Name)

Date: _____

THE COUNTY OF WILL

By: _____ Attest: _____

_____ _____

(Please Print Name) (Please Print Name)

Date: _____

HOUBOLT ROAD EXTENSION JV, LLC

By: _____ Attest: _____

_____ _____

(Please Print Name) (Please Print Name)

Date: _____

STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION

By: _____ Attest: _____
_____, Secretary _____
(Please Print Name)

Date: _____

By: _____ Attest: _____
_____, Chief Fiscal Officer _____
Director of Finance and Administration (Please Print Name)

Date: _____

By: _____ Attest: _____
_____, Director, _____
Office of Program Development (Please Print Name)

Date: _____

By: _____ Attest: _____
_____, Chief Counsel _____
(Please Print Name)

Date: _____

Exhibit "B"
CNT Intermodal Center
(Areas Depicted in Green)

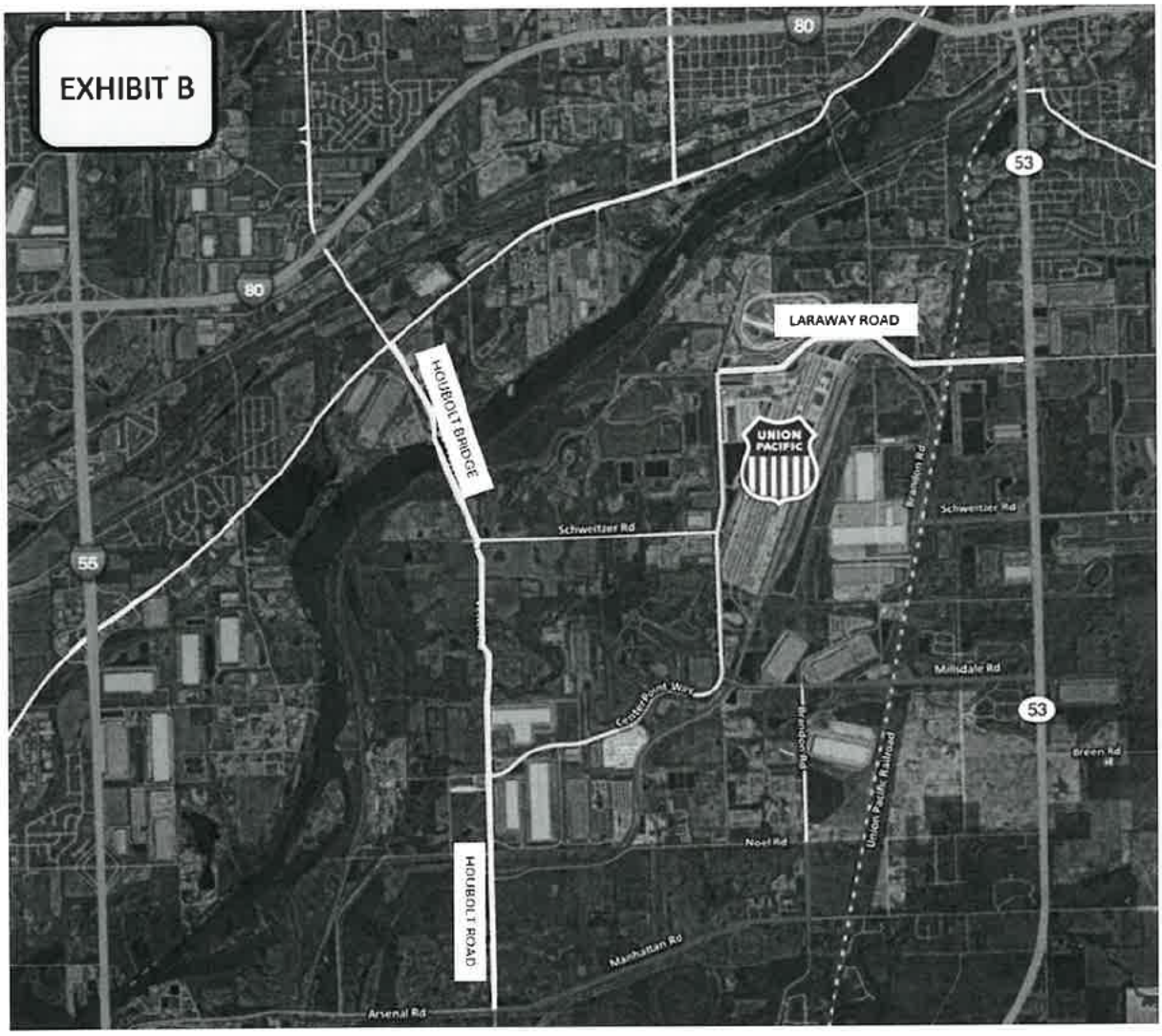


Exhibit "C"
Additional Property

(Areas depicted in Orange, and Future Property, when included in the Additional Property in accordance with this MOU, as amended by this First Amendment)

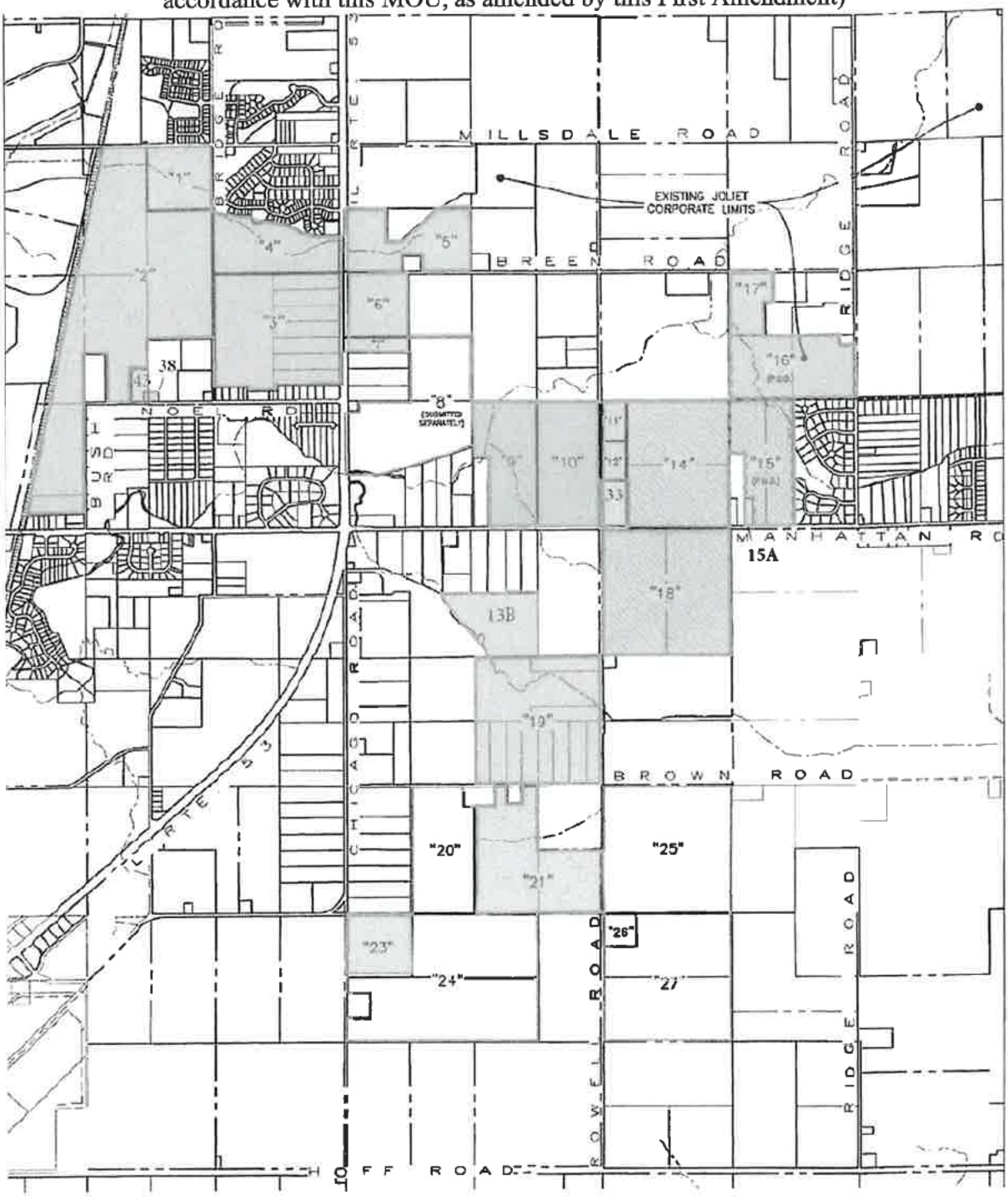


Exhibit "D"

Initial Configuration of the Closed Loop Truck Network

(Road, drives, and truck barriers depicted in Red)

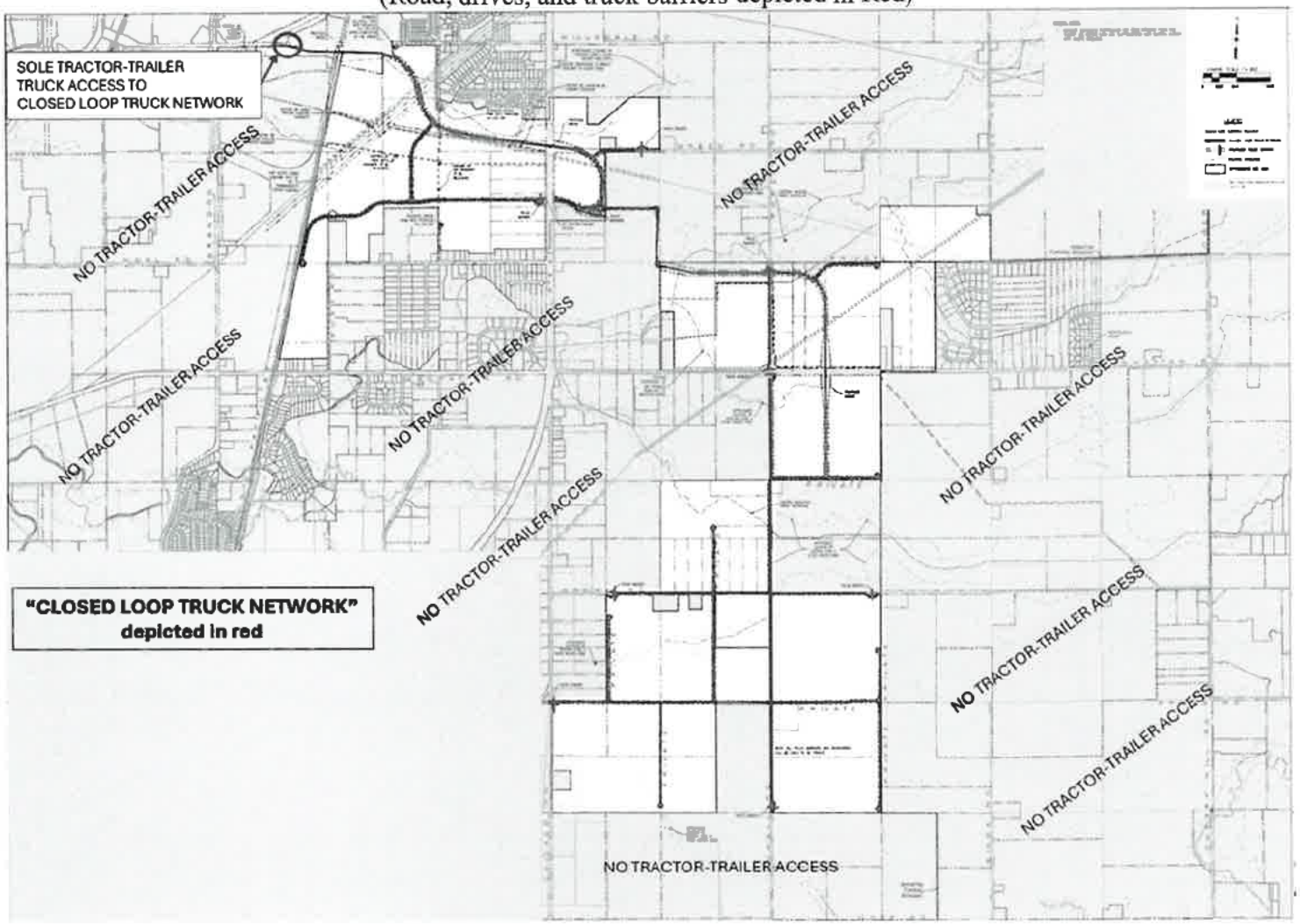


Exhibit "E"

Depiction of the Temporary Connection

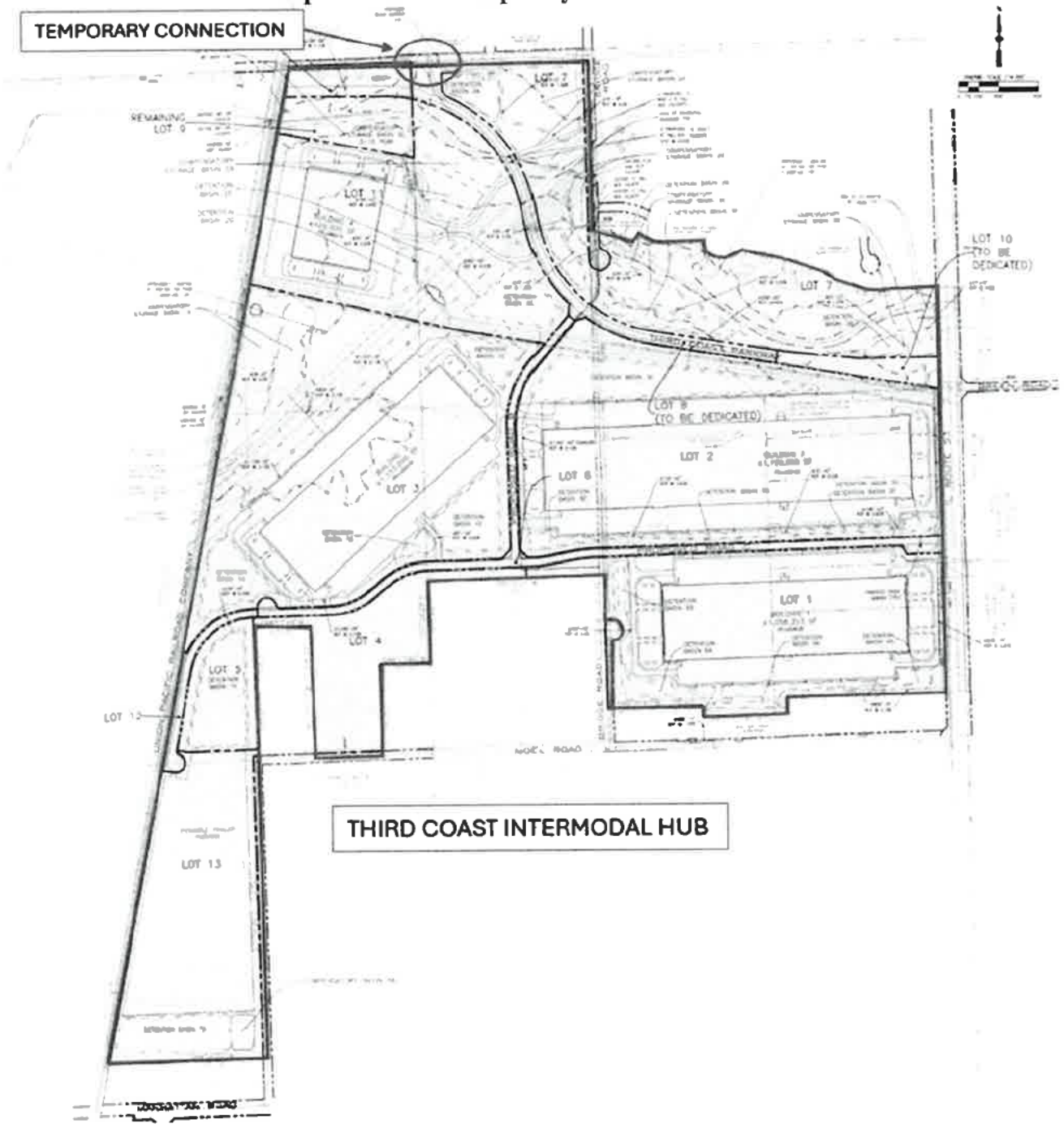


EXHIBIT "K"

Design of Cul-De-Sac

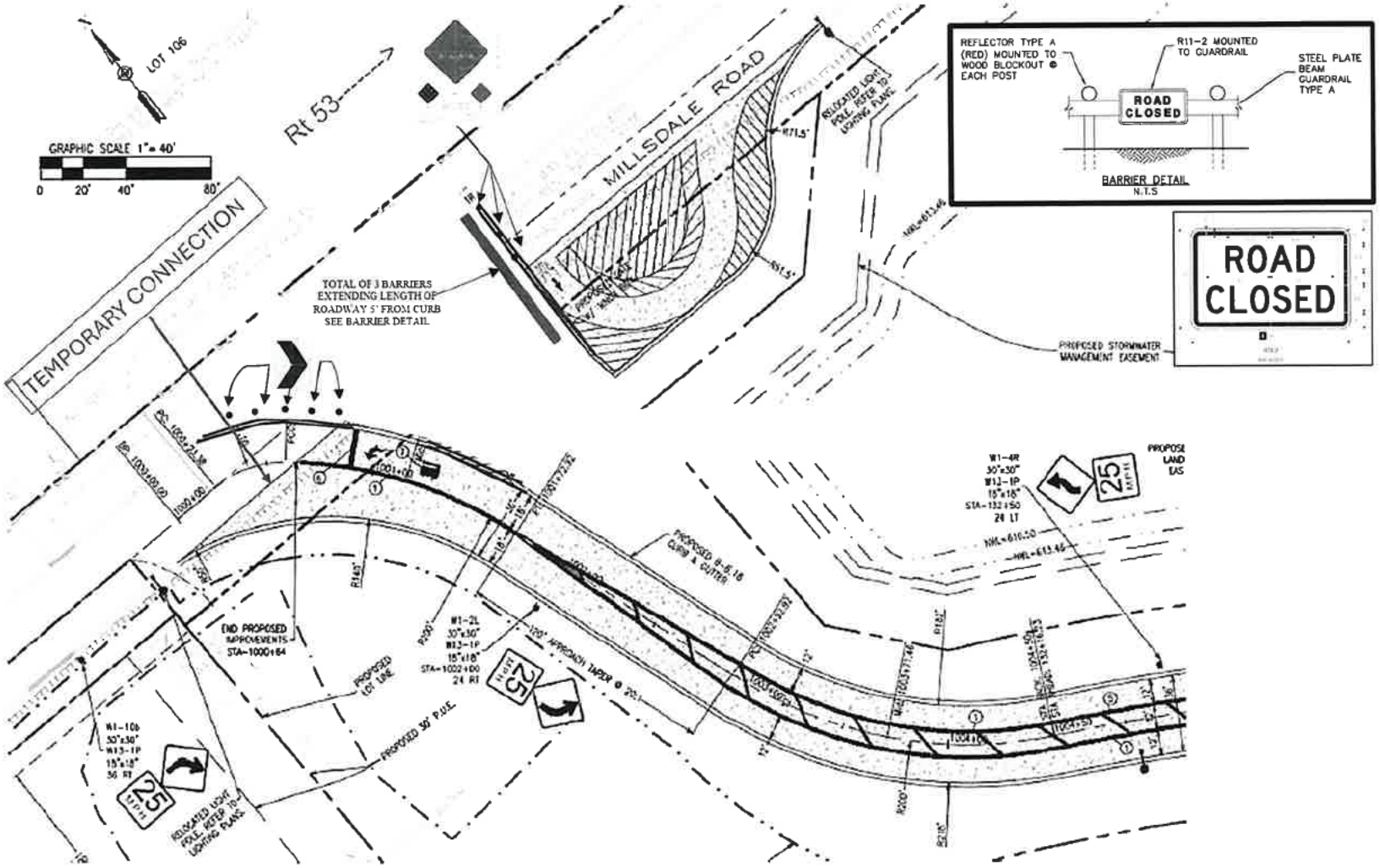


EXHIBIT "L"

Form of Temporary Construction Easement

TEMPORARY CONSTRUCTION EASEMENT AGREEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT AGREEMENT (the "**Agreement**") is made as of this ___ day of _____, 20___ (the "**Effective Date**"), by and between **CENTERPOINT**_____, whose mailing address is c/o CenterPoint Properties Trust, 1808 Swift Drive, Oak Brook, Illinois 60523 ("**Grantor**") and _____, a(n) _____, having its principal place of business at _____ ("**Grantee**").

RECITALS

A. Grantee desires to obtain a temporary construction easement on property owned by Grantor in the location depicted on and legally described on Exhibit A attached hereto and made a part hereof (the "**Easement Area**") on the terms and conditions expressly set forth herein.

B. Grantor is willing to grant Grantee a non-exclusive temporary construction easement (the "**Temporary Construction Easement**") on the terms and conditions set forth herein.

C. Grantor and Grantee are hereafter sometimes referred to collectively as the "**Parties**" and individually as a "**Party**."

NOW, THEREFORE, in consideration of the mutual agreements and covenants herein contained, the Parties hereto agree as follows:

1. **Incorporation of Recitals**. The Recitals set forth above are incorporated herein by this reference and made a part hereof.

2. **Grant of Temporary Construction Easement**. Grantor does hereby grant and convey to Grantee, and its agents, employees and contractors, a non-exclusive and Temporary Construction Easement on, over and across the Easement Area for the purpose of _____ (the "**Construction Activities**") within the Easement Area.

3. **Requirements for Use of Easement Area**. All Construction Activities shall be performed by Grantee, at its sole cost and expense, (i) in compliance with all applicable Laws (as hereinafter defined); (ii) using only union contractors and subcontractors; (iii) in coordination with Grantor and in such a manner that will not cause any unreasonable interference with the use of Grantor's land adjacent to the Easement Area; (iv) in compliance with the reasonable safety requirements of Grantor; and (v) shall not commence unless insurance required of Grantee and Grantee's contractors is provided in accordance with Section 9 hereof. Grantee, at its sole cost and expense, shall be responsible for obtaining all permits, authorizations and approvals necessary to perform and complete the Construction Activities.

4. **Term of Temporary Construction Easement**. This Temporary Construction Easement shall commence on the Effective Date and shall automatically terminate and expire without any further action of Grantor or Grantee on the earlier of: (i) Grantee's completion of the Construction Activities within the Easement Area, or (ii) _____, 20__ (the "**Expiration Date**").

5. **Restoration**. Grantee shall, at Grantee's sole cost and expense, restore the Easement Area to substantially the condition existing on the date hereof on or before the Expiration Date, including, without limitation, removal of all construction equipment and materials, filling the same with *[structural clay fill?]*, leveling to the grade existing prior to the Construction Activities, *[seeding/erosion control?]* and shall perform all such restoration work in accordance with all applicable Laws. Grantee shall provide written notice to Grantor upon substantial completion of the restoration work (the "**Completion Notice**") and, if requested in writing by Grantor within thirty (30) days of the date of Grantee's Completion Notice, the Parties shall arrange for a mutual inspection of the Easement Area to confirm that the required restoration has been successfully completed.

6. **Liens**. Grantee shall not permit or suffer any lien to be imposed upon or to accrue against Grantor or the Easement Area in favor of Grantee or its agents. Grantee shall indemnify, defend and hold harmless Grantor from and against any liens and encumbrances arising out of any labor or services performed or materials furnished by or at the direction of Grantee, and, in the event that any such lien shall arise or accrue against Grantor or the Easement Area, Grantee shall promptly cause such lien to be released of record by payment thereof or posting a bond with Grantor in a form and amount which is reasonably satisfactory to Grantor.

7. **Reservation**. Except as expressly granted in this Agreement, the Grantor shall retain all rights to the Easement Area, including the right to use the Easement Area for purposes not inconsistent with this Agreement, and as permitted by law.

8. **Indemnification**. Grantee assumes sole and entire responsibility for any and all loss of life, injury to persons or damage to property to the extent that the same are sustained as a result of the activities, operations or use of the Easement Area by Grantee, its agents, employees and contractors (including any parties acting by, through or under them, collectively, the "**Grantee Group**"), except to the extent the same are caused by the negligence or willful misconduct of the Grantor or its employees or contractors. Grantee, for itself and for those claiming through Grantee, hereby releases the Grantor, and its members, officers, directors, partners, employees, agents, mortgagees, licensees, contractors, guests and invitees (and their respective officers, directors, partners, employees, agents, mortgagees, licensees, contractors, guests and invitees, subsidiaries, affiliates, successors and assigns) (collectively, the "**Indemnitees**") from any and all liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses (including, without limitation, reasonable and actual attorneys' fees and litigation costs incurred by the Indemnitees in connection therewith) and for damage, destruction or theft of property, that may arise from operations on, or the use of, the Easement Area (including, without limitation, any such liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses to the extent that such result from the Construction Activities) by the Grantee Group, except to the extent the same are attributable to the negligence or willful misconduct of the Grantor, its employees or contractors. Grantee hereby agrees to indemnify, defend and hold harmless the Indemnitees from and against any and all liability, loss, claims, demands, liens,

damages, penalty, fines, interest, costs and expenses (including, without limitation, reasonable and actual attorneys' fees and litigation costs incurred by the Indemnitees in connection therewith), for any and all loss of life, injury to persons or damage to property and for all lien claims filed against the Grantor's adjacent property to the extent such results from the activities, operations or use of the Easement Area (including, without limitation, any such loss, injury or damage that may arise as a result of the Construction Activities) by the Grantee Group, except to the extent the same are attributable to the negligence or willful misconduct of the Grantor, its employees or contractors. The provisions of this section shall survive the expiration of this Agreement.

9. **Insurance**. Grantee, at its sole cost, shall maintain, and shall cause any general contractor working within the Easement Area to maintain statutory workers' compensation insurance in accordance with the workers' compensation laws of the State of Illinois for such time as it may have employees, commercial general liability insurance in an amount of at least $5,000,000 per occurrence and $10,000,000 in the aggregate, insuring against any injury or death to any persons, or any loss or damage to any portion of Grantor's property. Grantee and any general contractor working within the Easement Area shall maintain auto liability insurance if any autos are used in conjunction with this Purpose with a combined single limit of no less than $1,000,000. Commercial general liability and auto liability insurance shall include Grantor, as an additional insured with respect to operations performed by or on behalf of the respective named insured. Grantee shall also cause its insurers to waive all rights of subrogation against Grantor on the commercial general liability, workers' compensation and auto liability insurance. The insurance carried by Grantee shall provide that any coverage to additional insureds shall be primary, without right of contribution or offset, in cases when any policy issued to an additional insured provides duplicate coverage. Such insurance shall be evidenced by an endorsement naming Grantor as an additional insured or by a blanket additional insured endorsement. Waiver of subrogation shall be evidenced by an endorsement naming Grantor or by a blanket endorsement. Grantee shall provide Grantor with copies of endorsements issued by each of the insurance companies issuing any of the policies required pursuant to this section, and said certificates and endorsements shall provide that the insurance issued thereunder shall not be canceled or non-renewed until after thirty (30) days' written notice to the additional insureds thereunder. Evidence of insurance coverage shall be furnished prior to coming upon the Easement Area and thereafter not fewer than fifteen (15) days prior to the expiration date of any required policy. Grantee may satisfy its insurance obligations hereunder by carrying such insurance under a so-called blanket policy or policies of insurance and may meet the limits of insurance required hereunder through a combination of primary and excess or umbrella insurance policies. All insurance policies required by this section shall be issued by good and reputable companies having a Best's Rating of A-/VII or better in the Best's Key Rating Insurance Guide. A certificate evidencing the foregoing insurance of Grantee and its contractors shall be deposited with Grantor prior to Grantee's use of the Temporary Construction Easement.

10. **Exceptions**. The Easement Area granted herein shall be subject to all covenants, easements and restrictions of record, building and zoning ordinances, resolutions and regulations, and to all questions of survey and rights of any parties which would be revealed by a physical inspection of the Easement Area.

11. **Compliance with Laws**. Grantee shall comply with and cause the Grantee Group to comply with all applicable laws, statutes, ordinances, codes, rules, regulations, permits and approvals

(collectively, the "**Laws**") to which Grantee's use of the Temporary Construction Easement and the obligations of Grantee under this Agreement are subject.

12. **Invalidity.** If any provision of this Agreement shall be held invalid, the validity of the remainder hereof shall not be affected thereby.

13. **Counterparts.** This Agreement may be executed in multiple counterparts (each of which is to be deemed original for all purposes), but all of which together constitute one and the same instrument.

14. **Modification; Waiver.** This Agreement shall not be modified, extended or terminated other than as set forth in this Agreement, except by an instrument duly signed by both Parties. Waiver of a breach of any provision hereof under any circumstances will not constitute a waiver of any subsequent breach of such provision, or of a breach of any other provision of this Agreement.

15. **Notices**. Unless otherwise provided herein, all notices, requests, demands and other communications required or permitted under this Agreement shall be in writing and shall be served on the Parties at the following addresses:

If to Grantee: _____
_____
_____
Attention: _____
E-mail: _____

If to Grantor: _____
c/o CenterPoint Properties Trust
1808 Swift Drive
Oak Brook, Illinois 60523-1501
Attention: _____
E-Mail: _____

Any such notices shall be either (i) sent by overnight delivery using a nationally recognized courier, in which case notice shall be deemed delivered one (1) business day after deposit, with such courier, (ii) by personal hand delivery, in which case notice shall be deemed delivered at the time of the personal hand delivery, or (iii) by email, provided that such copy of the notice is simultaneously delivered via overnight delivery, in which case the notice shall be deemed delivered on the date of transmission. Any Party may change its address by giving notice in compliance with this Agreement. Notice of such a change shall be effective only upon receipt.

16. **Governing Law, Jurisdiction and Venue**. This Agreement shall be governed by, and construed in accordance with, the laws of the State of Illinois, and the Parties hereto (i) agree that any action or proceeding that is brought to enforce or interpret this Agreement or that concerns or is in any way related to this Agreement shall only be commenced in the courts of the State of Illinois and (ii) consent to venue and personal jurisdiction in the courts specified in the foregoing subpart (i) of this Section.

17. **Waiver of Trial by Jury**. To the extent permitted by law, each Party hereby waives, irrevocably and unconditionally, trial by jury in any action brought on, under or by virtue of or relating in any way to this Agreement, or any claims, defenses, rights of set-off or other actions pertaining hereto.

18. **Attorneys' Fees**. If any action is brought because of any breach of, or interpretation of, or that concerns or is in any way related to any of the provisions of this Agreement, the Party prevailing in such action shall be entitled to recover from the other Party all attorneys' fees and court costs incurred in connection with such action, and the amount of such fees and costs shall be fixed by the court and made a part of any judgment rendered.

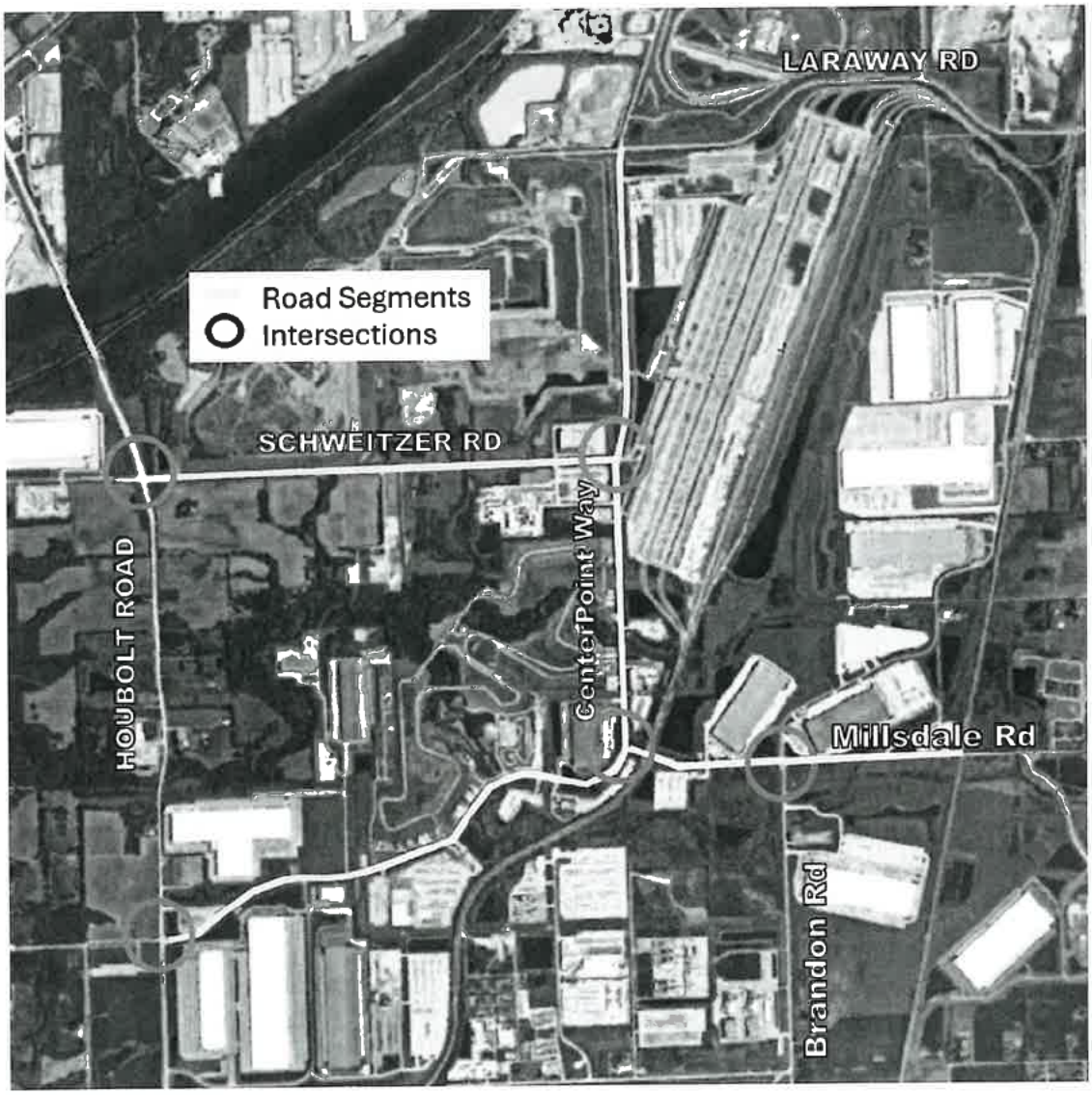
19. **Not a Public Dedication**. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Easement Area or any other portion of the Grantor's land to the general public or for the general public or for any public purposes whatsoever, it being the intention of the Parties that this Agreement shall be strictly limited to and for the purposes herein expressed.

[SIGNATURES ON FOLLOWING PAGES]

EXHIBIT "M"

Roadway Segments and Intersection Movements on CenterPoint Way, Millsdale Road, and Schweitzer Road required to operate at a LOS "D" or better during peak hours; provided, however, (A) all intersection movements from southbound CenterPoint Way to eastbound Millsdale Road (i.e., left turns from southbound CenterPoint Way to eastbound Millsdale Road) and (B) all intersection movements from westbound Millsdale Road to northbound CenterPoint Way (i.e., right turns from westbound Millsdale Road to northbound CenterPoint Way) can operate at a LOS of "E" or better so long as, in the case of each of subclauses (A) and (B) above, the volume over capacity ratio (V/C) does not exceed 1.0 and queues are contained within the storage area.

Note: Applicable roadway segments and intersections included are depicted yellow and blue. Moreover, for clarity, the intersection of CenterPoint Way and Laraway Road is expressly excluded from this Exhibit "M".

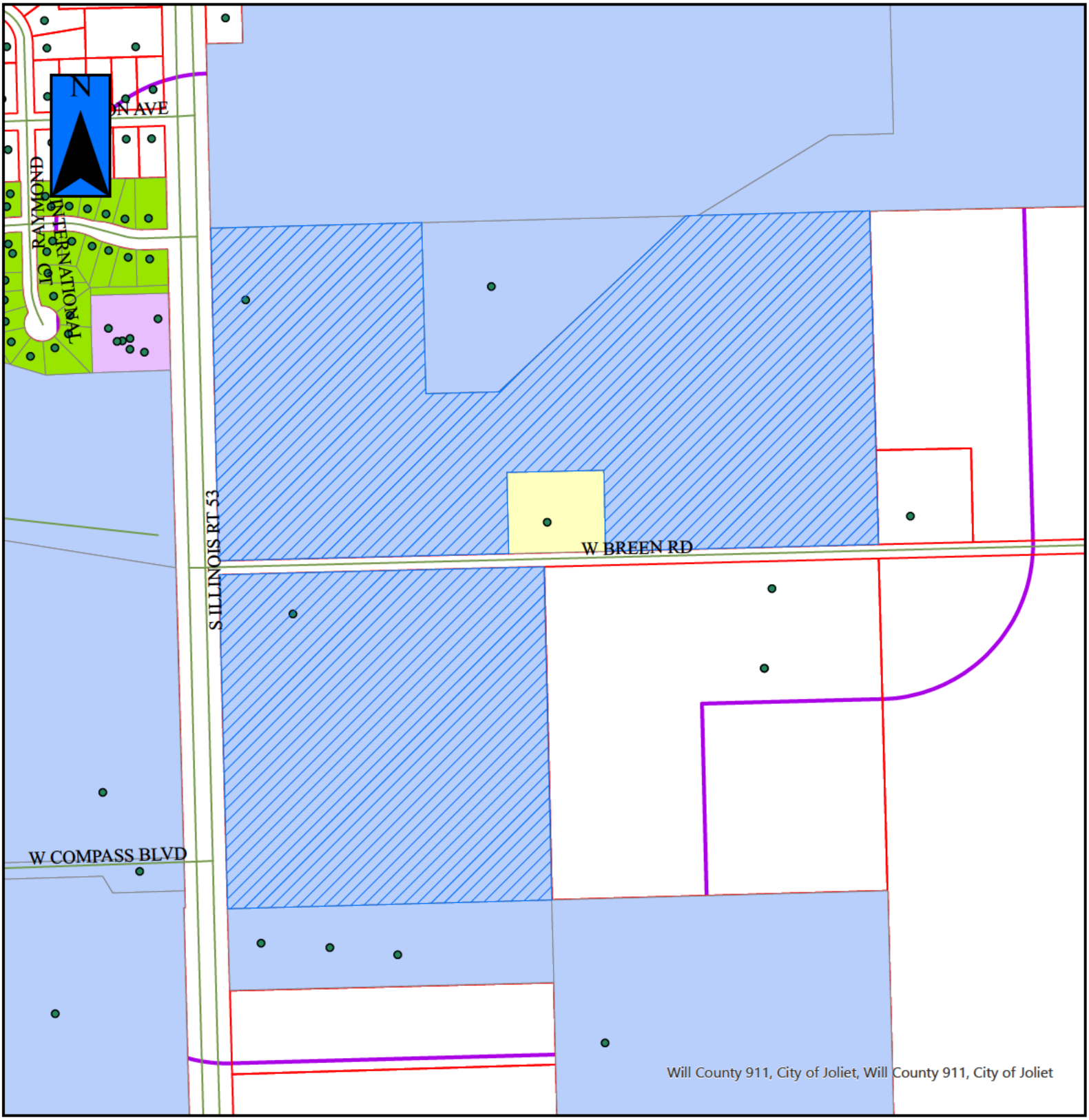



Oval Engineering
Third Coast Pkwy
Third Coast Pkwy
S Chicago St
W Breen Rd
W Breen Rd
W Breen Rd
W Breen Rd
Compass Blvd
Truck Turnaround
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TONS


© 2024 Google
© 2024 Google





V-2-26

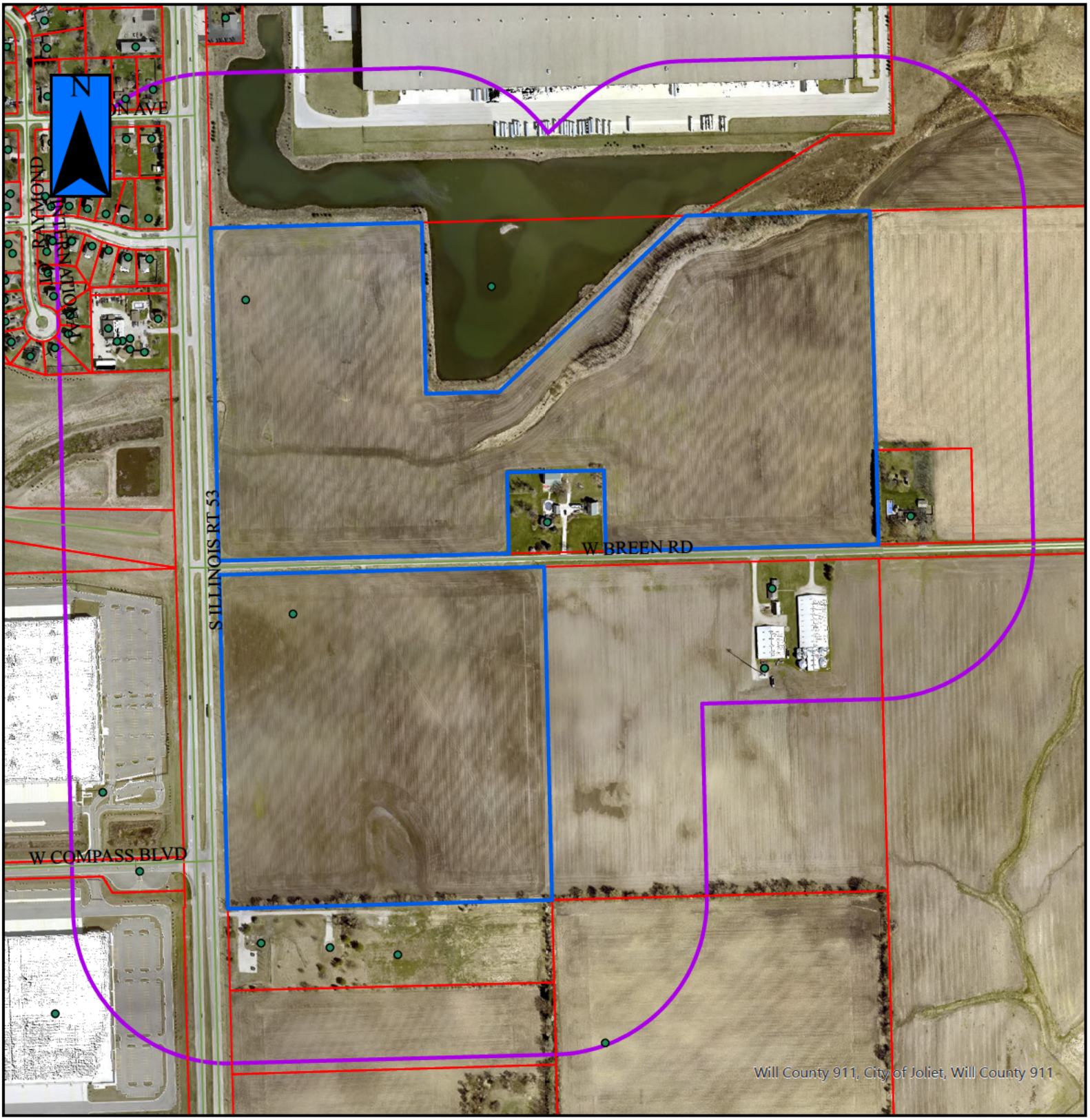
JOLIET PLANNING DIVISION

= Property in Question

= 600' Public Notification Boundary

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



V-2-26a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, April 16, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
Scott R. Hammac
John Kella
Wendell Martin
Debbie Radakovich
Michael F. Turk

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

CALL TO ORDER

ROLL CALL

Present Jason Cox, Jeff Crompton, John Kella, Wendell Martin, Debbie Radakovich, Michael F. Turk and Scott R. Hammac

Absent Mike Eulitz

APPROVAL OF MINUTES

TMP-9655

Attachments: Plan Commission Meeting Minutes 04-08-26

A motion was made by Wendell Martin, seconded by Debbie Radakovich, to approve: Plan Commission Meeting Minutes 4-8-26. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

TMP-9656

Attachments: P-2-26_V-1-26_Staff Report Packet.pdf

Planner Raymond Heitner read the staff report into the record. Mr. Jim Testin, Cullinan Properties Development Manager, appeared on behalf of the petitions. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-2-26: Preliminary Plat of Rock Run Crossings Drive Phase 2 Subdivision. (South of Olympic Boulevard and West of Gateway Boulevard) (PIN #s Part of 05-06-22-305-001-0000 and Part of 05-06-27-100-011-0000) (COUNCIL DISTRICT #5)

V-1-26: Vacation of Approximately 1.7 Acres of Quartz Drive. (Quartz Drive, West of Gateway Boulevard) (PIN #s Part of 05-06-22-305-001-0000 and Part of 05-06-27-100-011-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9657

Attachments: P-3-26_Shale Road Subdivision Staff Report Packet.pdf

Mr. Heitner read the staff report into the record. Mr. Testin appeared again on behalf of the petition. No public comments were made in favor of or in opposition to the petition.

A motion was made by Wendell Martin, seconded by Debbie Radakovich, to approve: P-3-26: Preliminary Plat of Shale Road Subdivision. (1301 Shale Road) (PIN #s 05-06-22-304-001-0000 and 05-06-22-304-004-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9658

Attachments: P-4-26 Lifestyle Center Subdivision Staff Report Packet.pdf

Mr. Heitner read the staff report into the record. Mr. Testin appeared again on behalf of the petition. A resident came forward to inquire how the development will affect residents, specifically with taxes. Mr. Heitner and Mr. Testin responded.

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to approve: P-4-26: Preliminary Plat of Rock Run Crossings Lifestyle Center Subdivision. (East of Rock Run Crossings Drive, West of Gateway Boulevard, and North of Olympic Boulevard) (PIN # Part of 05-06-22-302-002-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9659

Attachments: V-2-26 Staff Report Packet

Mr. Heitner read the staff report into the record. Mr. Nathaniel Washburn appeared on behalf of the petition and answered questions from the Commission. Public comments were made voicing concerns regarding the proposed vacation and related construction. Mr. Washburn responded to the public comments.

A motion was made by Jeff Crompton, seconded by Jason Cox, to approve: V-2-26: Vacation of 76,289 Square Feet of Breen Road, East of Route 53 and Plat of Easement for a Future Public Utility Easement. (Breen Road East of Route 53) (PIN #s 10-11-10-300-001-0000 and 10-11-10-100-010-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9660

Attachments: PUD-4-26 (580 Caton Farm final) Staff Report Packet.pdf

Mr. Heitner read the staff report into the record. Mr. Washburn appeared again on behalf of the petition and provided additional information regarding the proposed development.

A motion was made by Wendell Martin, seconded by Michael F. Turk, to approve: PUD-4-26: Final Planned Unit Development of 580 Caton Farm. (580 Caton Farm Road) (PIN #s 00-06-36-100-012-0000 and 00-06-36-100-013-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

TMP-9759

A motion was made by Jeff Crompton, seconded by Debbie Radakovich, to elect Jason Cox as the new Chair of the Plan Commission. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

TMP-9760

A motion was made by Jeff Crompton, seconded by Jason Cox, to elect Debbie Radakovich as the new Vice Chair of the Plan Commission. The motion carried by the following vote:

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

TMP-9661

Planning Director Jayne Bernhard provided a status update on the City of Joliet Comprehensive Plan, informing the Commission that the plan is currently in Phase 4 of the project schedule, and the consultants are preparing the draft plan. A final community workshop is tentatively scheduled for September.

TMP-9662

Ms. Bernhard provided a status update on the I-80 Des Plaines River Bridge Community Plan, highlighting that city staff continues to work with the consultant and IDOT. A final community meeting is tentatively scheduled for the fall of 2026.

TMP-9663

Ms. Bernhard provided a status update on the Downtown Joliet Equitable Transit Oriented Development (ETOD) Plan. A consultant is currently outlining options for zoning updates, and the Plan Commission is expected to review these options in the summer of 2026, continuing into the fall of 2026.

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Cox, Crompton, Kella, Martin, Radakovich, Turk and Hammac

Absent: Eulitz

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: 275-26

File ID: 275-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/06/2026

Department: Planning and Zoning **Final Action:**

Title: Ordinance and Resolution Associated with the Vacation of a Portion of Breen Road

Ordinance Approving a Vacation of 76,289 Square Feet of Breen Road, East of Route 53 (V-2-26)

Resolution Accepting the Dedication of a Public Utility Easement along Breen Road, East of Illinois Route 53

Internal Notes: We are still waiting on the appraisal amount for the roadway vacation.

I amended the language in Sections 1, 3, 4, and 5 of the Vacation Ordinance and added Section 2. Staff agreed to the added language in Section 2, which was brought up at the applicant's request. Section 1 requires appraisal payment.

Agenda Date: 05/19/2026

Attachments: Ordinance - V-2-26_Breen Road Vacation.docx, Plat of Vacation Breen Road.pdf, Resolution Easement Dedication_Breen Road_Public Utility.doc, Plat of Easement Breen Road.pdf, Traffic Plan.jpg, V-2-26 Staff Report Packet_Redacted_04.14.pdf, Plan Commission Minutes_04.16.2026.pdf

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2026	Dustin Anderson	Approve	5/11/2026
1	2	5/15/2026	Todd Lenzie	Approve	5/19/2026
1	3	5/15/2026	Beth Beatty	Approve	5/19/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 276-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance Approving a Plat of Vacation for a 3.788-Acre Drainage and City Utility Easement Along the Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road

BACKGROUND:
The subject Plat of Vacation covers approximately 3.788 acres of land that was previously vacated as public roadway in 2022 to allow construction of the first phase of the East Gate Logistics industrial development. During the time of the vacation, the property owner, petitioner, and developer, TCIH Land Holdings, LLC, did not record the mylar plat for the underlying vacation of a Public Utility and Drainage easement, thereby leaving the easement in place. The petitioner is now interested in recording the subject Plat of Vacation to remove the underlying easement. The land has since been developed with the extension of Third Coast Parkway and construction of two industrial warehouse buildings over and adjacent to the vacated former right-of-way.

Within the last month, the petitioner has obtained signatures from NICOR, AT&T, and ComEd for a companion Plat of Vacation for private utilities that will also be recorded by the petitioner. The City's Public Works and Public Utilities Departments are not opposed to the requested easement vacation.

CONCLUSION:
Approval of the subject Plat of Vacation will formally remove the existing Public Utility and Drainage easement where the right-of-way was vacated in 2022.

RECOMMENDATION:
Staff recommends the Mayor and City Council approve the Ordinance approving a Plat of Vacation for Drainage and City Utilities Along the Fromer Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road.

ORDINANCE NO. _____

ORDINANCE APPROVING A PLAT OF VACATION FOR A 3.788-ACRE DRAINGE AND CITY UTILITY EASEMENT (Along the Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road)

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 easement identified and described in Exhibit "A".

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, AS FOLLOWS:

SECTION 1: That the easement described in Exhibit "A" are 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 _____, 2026

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: East of 10-11-09-300-007-0000 and West of 10-11-09-200-028-0000 and 10-11-09-400-028-0000
ADDRESS: Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road
PLAN COMMISSION APPROVED: NA
EASEMENT RESERVED: No
PLAT ATTACHED: Yes
CED DOC. NO.: V-4-26

PREPARED BY: Ray Heitner, 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 SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 33.00 FEET TO A POINT LYING 33 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,359.81 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 84.94 FEET TO A POINT LYING 33 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 56 DEGREES 05 MINUTES 40 SECONDS EAST 81.01 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,652.54 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 81.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 36.29 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 64 DEGREES 57 MINUTES 45 SECONDS WEST 35.99 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 354.17 FEET TO THE POINT OF BEGINNING, CONTAINING 164,990 SQUARE FEET OR 3.788 ACRES, MORE OR LESS.

PIN: East of 10-11-09-300-007-0000 and West of 10-11-09-200-028-0000 and 10-11-09-400-028-0000

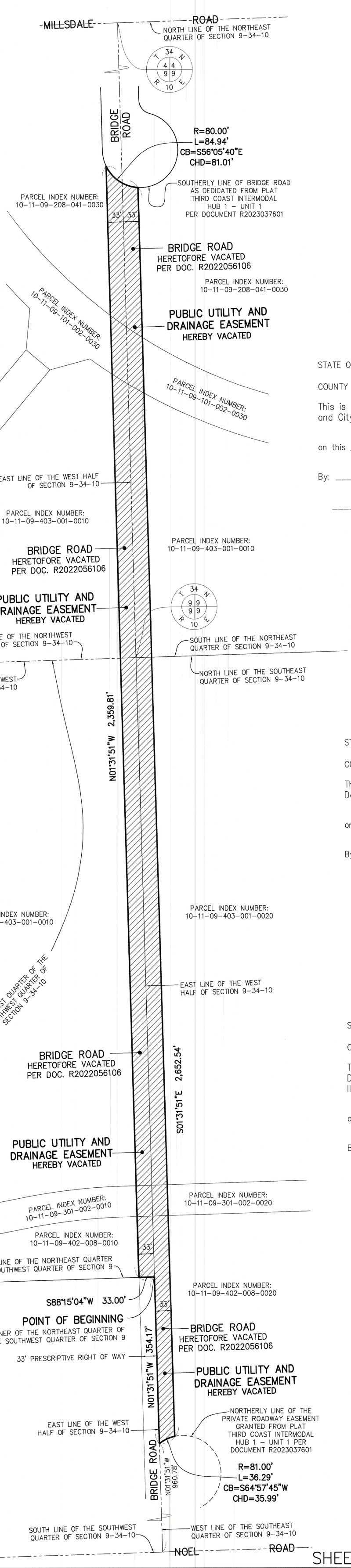
PLAT OF VACATION

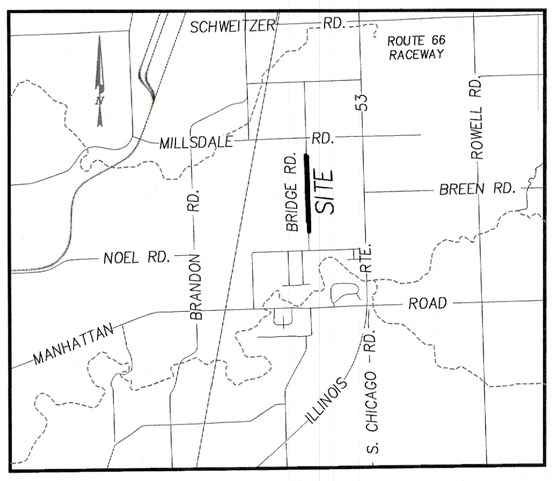
(FOR DRAINAGE & CITY UTILITIES)

OF

THAT PART OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 33.00 FEET TO A POINT LYING 33 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,359.81 FEET TO A POINT ON A NON–TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 80.00 FEET, SAID POINT BEING ON THE SOUTHERLY LINE OF BRIDGE ROAD AS DEDICATED FROM PLAT THIRD COAST INTERMODAL HUB 1 – UNIT 1 PER DOCUMENT R2023037601 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AND ALONG SAID SOUTHERLY LINE OF BRIDGE ROAD, AN ARC DISTANCE OF 84.94 FEET TO A POINT LYING 33 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 56 DEGREES 05 MINUTES 40 SECONDS EAST 81.01 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,652.54 FEET TO A POINT ON A NON–TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 81.00 FEET, SAID POINT BEING ON THE NORTHERLY LINE OF THE PRIVATE ROADWAY EASEMENT AS GRANTED FROM THE AFORESAID PLAT THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, AND ALONG THE NORTHERLY LINE OF SAID PRIVATE ROADWAY EASEMENT, AN ARC DISTANCE OF 36.29 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 64 DEGREES 57 MINUTES 45 SECONDS WEST 35.99 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 354.17 FEET TO THE **POINT OF BEGINNING**, CONTAINING 164,990 SQUARE FEET OR 3.788 ACRES, MORE OR LESS.





VICINITY MAP – NOT TO SCALE

N

0 50' 100' 200'

Scale 1" = 100'

BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE (NAD 83)
BROUGHT UP TO GROUND COORDINATES

THE CROSSHATCHED AREA, PREVIOUSLY RESERVED FOR A PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT R2022–042019, IS HEREBY VACATED.

CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Mayor and City Council of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____ Attest: _____

_____ _____

Mayor
(PLEASE SIGN & PRINT)

City Clerk
(PLEASE SIGN & PRINT)

CERTIFICATE OF CITY PUBLIC WORKS

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Works of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____

Director
(PLEASE SIGN & PRINT)

CERTIFICATE OF CITY PUBLIC UTILITIES

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

This is to certify that the attached plat was approved by the Department of Public Utilities of the City of Joliet, Will County, Illinois,

on this _____ day of _____, 2026.

By: _____

_____

Director
(PLEASE SIGN & PRINT)

ABBREVIATIONS

CB	DENOTES CHORD BEARING
CHD	DENOTES CHORD DISTANCE
E	DENOTES EAST
L	DENOTES ARC LENGTH
N	DENOTES NORTH
R	DENOTES RADIUS
S	DENOTES SOUTH
W	DENOTES WEST

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–003535, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF VACATION OF PUBLIC UTILITIES AND DRAINAGE AS DESCRIBED AND DEPICTED HEREON.

DATED THIS 7th DAY OF MAY IN THE YEAR 2026.

TIMOTHY G WOLFE 35–003535 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS DOWNERS GROVE

Timothy G. Wolfe
Illinois Professional Land Surveyor No. 35–003535
Jacob & Hefner Associates
My License Expires November 30, 2026

REVISED 05/07/2026 – PER CITY REVIEW
REVISED 04/27/2026 – PER CITY REVIEW

Survey No.:	F345h		
Ordered By.:	Northpoint Development		
Description:	Plat of Vacation		
Date Prepared:	March 15, 2022		
Scale:	1" = 100'	Field Work:	N/A
		Prepared By:	LB/CED

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

H:\F\F345\F345h\S\Dwg\Vacation\F345h Vacation Drainage.dwg

PLAT OF VACATION

(FOR DRAINAGE & CITY UTILITIES)

OF

THAT PART OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 33.00 FEET TO A POINT LYING 33 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,359.81 FEET TO A POINT ON A NON–TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 80.00 FEET, SAID POINT BEING ON THE SOUTHERLY LINE OF BRIDGE ROAD AS DEDICATED FROM PLAT THIRD COAST INTERMODAL HUB 1 – UNIT 1 PER DOCUMENT R2023037601 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AND ALONG SAID SOUTHERLY LINE OF BRIDGE ROAD, AN ARC DISTANCE OF 84.94 FEET TO A POINT LYING 33 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 56 DEGREES 05 MINUTES 40 SECONDS EAST 81.01 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,652.54 FEET TO A POINT ON A NON–TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 81.00 FEET, SAID POINT BEING ON THE NORTHERLY LINE OF THE PRIVATE ROADWAY EASEMENT AS GRANTED FROM THE AFORESAID PLAT THIRD COAST INTERMODAL HUB 1 – UNIT 1; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT, AND ALONG THE NORTHERLY LINE OF SAID PRIVATE ROADWAY EASEMENT, AN ARC DISTANCE OF 36.29 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 64 DEGREES 57 MINUTES 45 SECONDS WEST 35.99 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 354.17 FEET TO THE **POINT OF BEGINNING**, CONTAINING 164,990 SQUARE FEET OR 3.788 ACRES, MORE OR LESS.

OWNERS CERTIFICATE
(AS TO P.I.N. 10–11–09–301–002–0010 AND
P.I.N. 10–11–09–301–002–0020 AND
P.I.N. 10–11–09–101–002–0030 AND
P.I.N. 10–11–09–208–041–0030)

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE RECORD TITLE TO THE UNDERLYING PARCEL NUMBERS NOTED ABOVE, AND IS ACCEPTING THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID TCIH LAND HOLDINGS, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS _____ DAY OF _____, 2026.

TCIH LAND HOLDINGS, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE – LOGISTICS PARK CHICAGO, LLC,
a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC
a Missouri limited liability company, Manager

By: _____
Nathaniel Hagedorn, Manager

NOTARY CERTIFICATE
(AS TO P.I.N. 10–11–09–301–002–0010 AND
P.I.N. 10–11–09–301–002–0020 AND
P.I.N. 10–11–09–101–002–0030 AND
P.I.N. 10–11–09–208–041–0030)

STATE OF _____)
) SS
COUNTY OF _____)

I, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT NATHANIEL HAGEDORN, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCIH LAND HOLDINGS, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

OWNERS CERTIFICATE
(AS TO P.I.N. 10–11–09–402–008–0010 AND
P.I.N. 10–11–09–402–008–0020)

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT TCIH BUILDING 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE RECORD TITLE TO THE UNDERLYING PARCEL NUMBERS NOTED ABOVE, AND IS ACCEPTING THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID TCIH BUILDING 1, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS _____ DAY OF _____, 2026.

TCIH BUILDING 1, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

TCIH BUILDING 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE – LOGISTICS PARK CHICAGO, LLC,
a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC
a Missouri limited liability company, Manager

By: _____
Nathaniel Hagedorn, Manager

NOTARY CERTIFICATE
(AS TO P.I.N. 10–11–09–402–008–0010 AND
P.I.N. 10–11–09–402–008–0020)

STATE OF _____)
) SS
COUNTY OF _____)

I, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT NATHANIEL HAGEDORN, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCIH BUILDING 1, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

OWNERS CERTIFICATE
(AS TO P.I.N. 10–11–09–403–001–0010 AND
P.I.N. 10–11–09–403–001–0020)

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT TCIH BUILDING 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE RECORD TITLE TO THE UNDERLYING PARCEL NUMBERS NOTED ABOVE, AND IS ACCEPTING THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID TCIH BUILDING 2, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS _____ DAY OF _____, 2026.

TCIH BUILDING 2, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

TCIH BUILDING 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE – LOGISTICS PARK CHICAGO, LLC,
a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC
a Missouri limited liability company, Manager

By: _____
Nathaniel Hagedorn, Manager

NOTARY CERTIFICATE
(AS TO P.I.N. 10–11–09–403–001–0010 AND
P.I.N. 10–11–09–403–001–0020)

STATE OF _____)
) SS
COUNTY OF _____)

I, _____

A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT NATHANIEL HAGEDORN, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCIH BUILDING 2, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

REVISED 05/07/2026 – PER CITY REVIEW
REVISED 04/27/2026 – PER CITY REVIEW

Survey No.:	F345h		
Ordered By.:	Northpoint Development		
Description:	Plat of Vacation		
Date Prepared:	March 15, 2022		
Scale:	1" = Scale'	Field Work:	N/A
		Prepared By:	LB/CRD/TGW

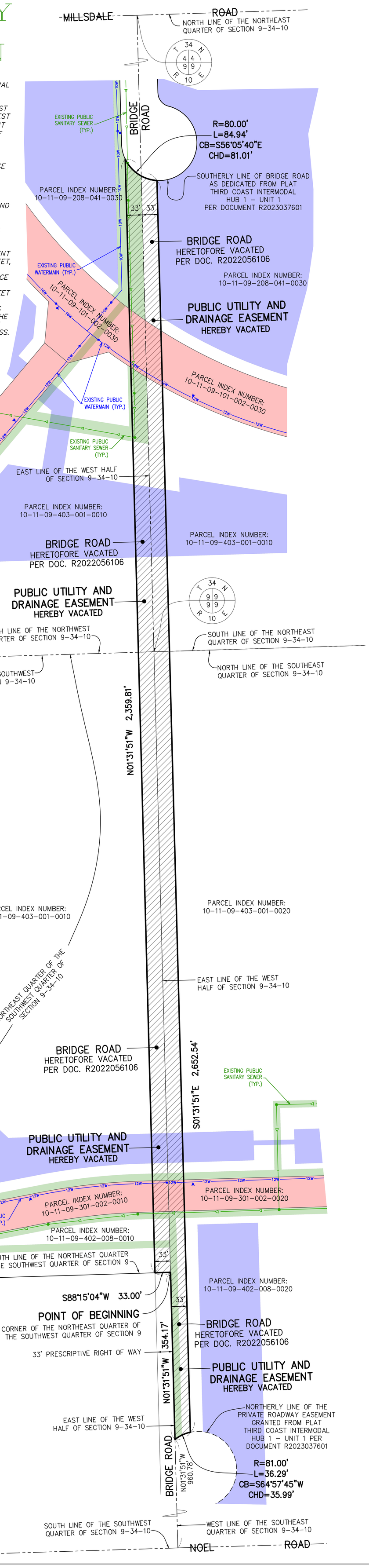
N:\F\F345\F345h\Dwg\Vacation\F345h Vacation Drainage.dwg

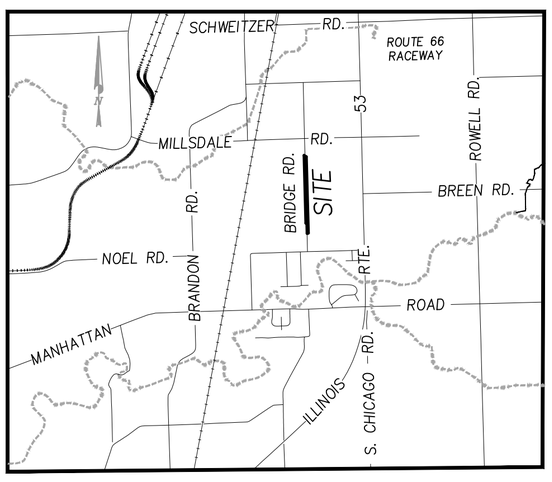


EASEMENT OVERLAY
OF
PLAT OF VACATION
OF

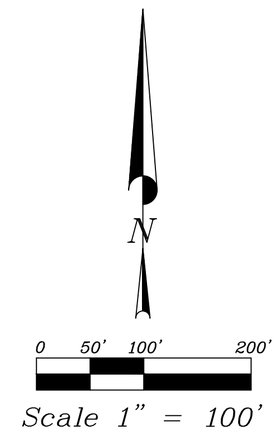
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VICINITY MAP – NOT TO SCALE



BASIS OF BEARINGS

ILLINOIS STATE PLANE EAST ZONE (NAD 83) BROUGHT UP TO GROUND COORDINATES

THE CROSSHATCHED AREA, PREVIOUSLY RESERVED FOR A PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOCUMENT R2022–042019, IS HEREBY VACATED.

ABBREVIATIONS	
CB	*DENOTES CHORD BEARING*
CHD	*DENOTES CHORD DISTANCE*
E	*DENOTES EAST*
L	*DENOTES ARC LENGTH*
N	*DENOTES NORTH*
R	*DENOTES RADIUS*
S	*DENOTES SOUTH*
W	*DENOTES WEST*

OVERLAY 05/07/2026
REVISED 05/07/2026 – PER CITY REVIEW
REVISED 04/27/2026 – PER CITY REVIEW

Survey No.:	*F 3 4 5 h*		
Ordered By.:	*Northpoint Development*		
Description:	*Plat of Vacation*		
Date Prepared:	*March 15th, 2022*		
Scale:	*1" = 100'*	*Field Work:*	*N/A*
		Prepared By:	*LB/CED*

LEGEND

- EXISTING PUBLIC UTILITY EASEMENT PER DOC. R2023–037601 TO REMAIN
- EXISTING TEMPORARY ROADWAY EASEMENT OR PRIVATE ROADWAY EASEMENT PER DOC. R2023–037601 TO REMAIN
- EXISTING STORMWATER MANAGEMENT EASEMENT PER DOC. R2023–037601 TO REMAIN

JACOB & HEFNER ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/27

H:\F\F345\F345h\E\DWG\FINAL\EXHIBITS\REGIONAL\ROADS\F345H–DRAINAGE VACATION OVERLAY.DWG

DATE FILED: _____

PETITION FOR VACATION OF PUBLIC EASEMENT

PETITIONER'S NAME: (i.) TCIH Building 2, LLC and (ii) TCIH Land Holdings, LLC (f/k/a East Gate - Logistics Park Chicago, LLC)

PROPERTY INTEREST OF PETITIONER: Industrial Development

ADDRESS: 3315 N. Oak Trafficway

CITY, STATE, ZIP: Kansas City, MO 64116

PHONE: [redacted] EMAIL: [redacted]

PLAT OF VACATION ATTACHED: Yes X No ___

TYPE OF REQUEST: Public Utility Easement X Detention Easement ___

Other _____

COMMON ADDRESS: Bridge Road South of Millsdale and North of Noel Road

PROPERTY INDEX NUMBER: East of 10-11-09-300-007/West of 10-11-09-200-028 & 10-11-09-400-028

LEGAL DESCRIPTION OF PROPERTY (attached preferred): _____

SEE ATTACHED

EASEMENT SIZE: Width _____ Depth _____ Area Approx. 3.788 Acres

USES OF SURROUNDING PROPERTIES:

North: Vacant Agriculture / Residential

South: Residential

East: Vacant Agriculture

West: Vacant Agriculture

PROPOSED USE AFTER VACATION: Industrial Development

REASON FOR REQUEST: Developer controlled entities own one or both sides of the road and the vacation will allow for the development of the property.

STATE OF Missouri) SS
COUNTY OF Clay)

I, [redacted], depose and say that the foregoing statements are true and correct to the best of my knowledge and belief.

Date: 4/29/24

[redacted]

Manager of North Point Development, LLC, Manager of East Gate – Logistics Park Chicago, LLC, Sole Member of TCIH Building 2, LLC

Petitioner's Signature for TCIH Building 2, LLC

Subscribed and sworn to before me
this 29th day of April, 2024

Notary Signature: [redacted]

(Seal) [redacted]

STATE OF Missouri) SS
COUNTY OF Clay)

I, [redacted], depose and say that the foregoing statements are true and correct to the best of my knowledge and belief.

Date: 4/29/26

[redacted]

Manager of NorthPoint Development, LLC, Manager of East Gate – Logistics Park Chicago, LLC, Sole Member of TCIH Land Holdings, LLC

Petitioner's Signature for TCIH Land Holdings, LLC

Subscribed and sworn to before me
this 29th day of April, 20 26

Notary Signature [redacted]

(Seal)

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:

Vacant Property West of US Route 53, Joliet, Illinois

PIN(s): SEE ATTACHED

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

(i.) TCIH Building 2, LLC; sole member is East Gate-Logistics Park Chicago, LLC [redacted]

(ii) TCIH Land Holdings, LLC; sole member is East Gate-Logistics Park Chicago, LLC [redacted]

E-MAIL [redacted] **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 [redacted]_____

DATE: 4/29/26_____

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

[redacted]_____

Manager of East Gate – Logistics Park Chicago, LLC, Sole Member of TCIH Building 2, LLC

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: [redacted]_____

DATE: 9/24/26

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

[redacted]_____

Manager of East Gate – Logistics Park Chicago, LLC, Sole Member of TCIH Land Holdings, LLC

Bridge Road - Vacation Area

THAT PART OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 33.00 FEET TO A POINT LYING 33 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,359.81 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 84.94 FEET TO A POINT LYING 33 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 56 DEGREES 05 MINUTES 40 SECONDS EAST 81.01 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,652.54 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 81.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 36.29 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 64 DEGREES 57 MINUTES 45 SECONDS WEST 35.99 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 354.17 FEET TO THE **POINT OF BEGINNING**, CONTAINING 164,990 SQUARE FEET OR 3.788 ACRES, MORE OR LESS.

R2022042019
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
05/27/2022 11:18:54 AM
REC FEE: 41.00
IL RENTAL HSNG:
PAGES: 5
MKE

STATE OF ILLINOIS)
COUNTY OF WILL) SS
CITY OF JOLIET)

I, Christa M. Desiderio, Clerk of the City of Joliet and keeper of the papers, entries, records and Ordinances, do hereby certify that the attached is a true copy of Ordinance No. 18354 as adopted by the City Council of said City of Joliet at a meeting held on May 17, 2022.

In testimony whereof, I have hereunto set my hand and affixed the corporate seal of the said City of Joliet this 26th day of May 2022.

Christa M Desiderio
City Clerk

PROVIDED BY PROPERTY INSIGHT BY WILL COUNTY RECORDER

1 of 5

ORDINANCE NO. 18354

AN ORDINANCE APPROVING THE VACATION OF RIGHT-OF-WAY OF PUBLIC STREETS
(Portion of Bridge Road)

WHEREAS, the Mayor and City Council hereby determine that the public interest will be subserved by the vacation of the public right of way described herein and public notice and hearing concerning the proposed vacation has been given and held in accordance with law.

WHEREAS, this Ordinance is adopted pursuant to Section 11-91-1 of the Illinois Municipal Code (65 ILCS 5/11-91-1 et seq.) and pursuant to the home rule powers of the City of Joliet;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, AS FOLLOWS:

SECTION 1: The public right of way described in Exhibit "A" is hereby vacated, subject to the reservation of a public utility and drainage easement in, under, over and along the real property described in Exhibit "B". Title to the vacated right of way shall vest solely in the owners of record of the real property described in Exhibit "C", and their successors and assigns.

SECTION 2: The City of Joliet makes no warranties or any other representations concerning the real property vacated by this ordinance, including, but not limited to, matters of title, habitability, suitability, environmental hazard, zoning or market value.

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 portion of this Ordinance.

PROVIDED TO PROPERTY INSIGHT BY WILL COUNTY RECORDER.

SECTION 4: Upon passage of this Ordinance by the City of Joliet, this Ordinance shall be subject to review and approval by the Illinois Commerce Commission. The Ordinance shall be in effect upon approval from the Illinois Commerce Commission and approval according to law and upon its filing with the Recorder of Deeds.

PASSED this 17th day of May, 2022

Robert O'Dekirk — Christa M Henderson

MAYOR **CITY CLERK**

VOTING YES: Councilman Clement, Councilwoman Gavin, Councilmen Hug, Morris, Mudron, Councilwomen Quillman, and Reardon.

VOTING NO: Councilman Guerrero.

NOT VOTING: Mayor O'Dekirk.

PIN(s) of Property Receiving Title to Vacated Right of Way: 10-11-09-300-007; 10-11-09-200-028 and 10-11-09-400-028
VALUATION: N/A
EASEMENT RESERVED: NO
DATE OF PLAN COMMISSION APPROVAL: April 21, 2022
PLAT ATTACHED: YES
TRANSFEREES: East Gate – Logistics Park Chicago, LLC, 3010 N. Highland Parkway, Suite 440, Downers Grove, IL 60515

PREPARED BY: Corporation Counsel, City of Joliet, 150 W. Jefferson Street, Joliet, Illinois 60432
MAIL TO: City Clerk, City of Joliet, 150 W. Jefferson Street, Joliet, Illinois 60432

PROVIDED TO PROPERTY INSIGHT, BY WILL COUNTY RECORDER.

EXHIBIT "A"

Bridge Road - Vacation Area

THAT PART OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST (BASIS OF BEARINGS - ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 33.00 FEET TO A POINT LYING 33 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,359.81 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 84.94 FEET TO A POINT LYING 33 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 56 DEGREES 05 MINUTES 40 SECONDS EAST 81.01 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,652.54 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 81.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 36.29 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 64 DEGREES 57 MINUTES 45 SECONDS WEST 35.99 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 354.17 FEET TO THE **POINT OF BEGINNING,** CONTAINING 164,990 SQUARE FEET OR 3.788 ACRES, MORE OR LESS.

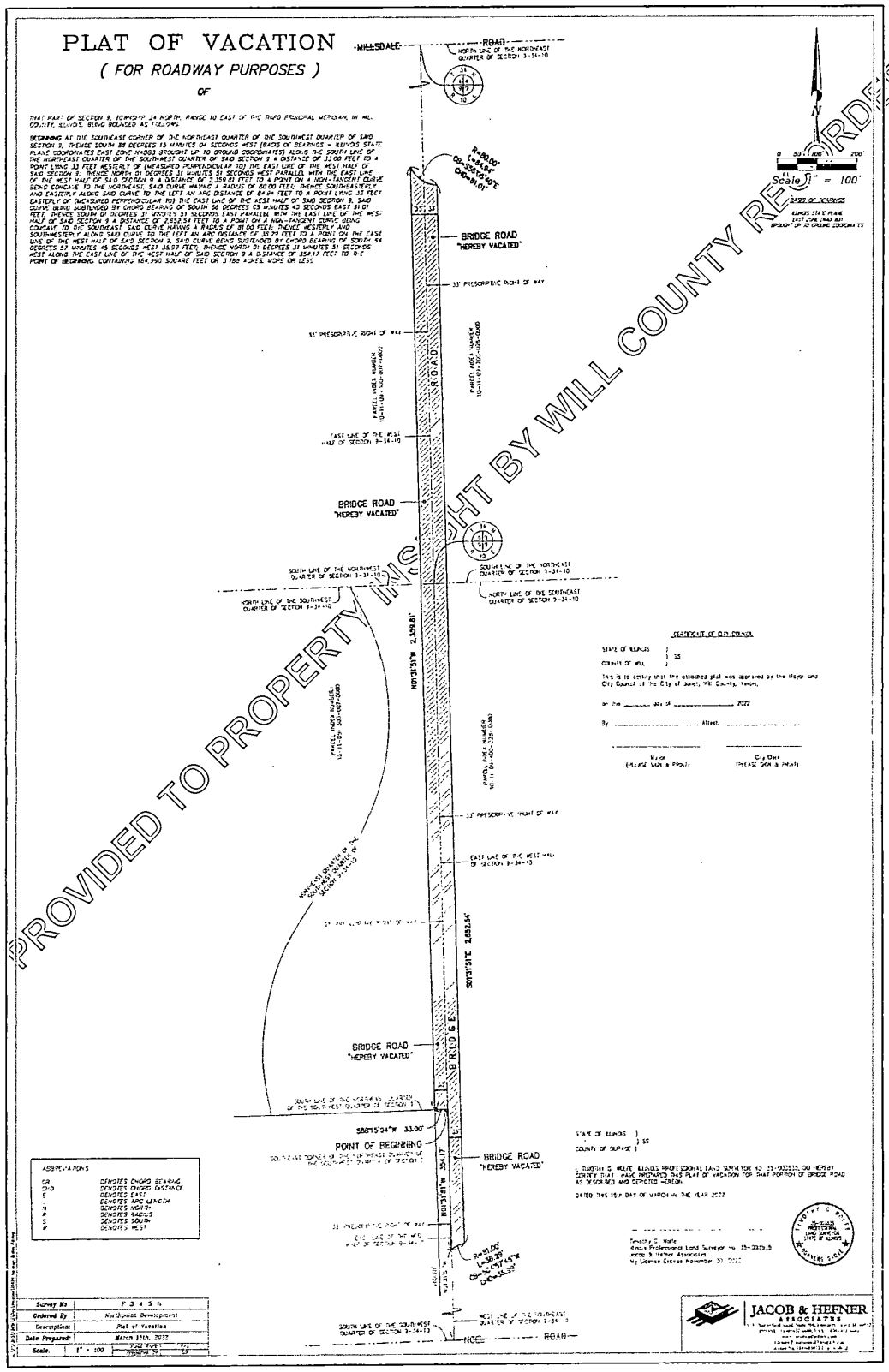
PROPERTY OF WILL COUNTY RECORDER.

EXHIBIT "B"

N/A

EXHIBIT "C"

East Gate – Logistics Park Chicago, LLC, 3010 N. Highland Parkway, Suite 440, Downers Grove, IL 60515


PLAT OF VACATION
(FOR ROADWAY PURPOSES)
OF
BRIDGE ROAD
"HEREBY VACATED"
POINT OF BEGINNING
33' PRESCRIPTIVE RIGHT OF WAY
EAST LINE OF THE WEST HALF OF SECTION 9-34-10
NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9-34-10
SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 9-34-10
SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 9-34-10
NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9-34-10
CERTIFICATE OF CITY COUNCIL
STATE OF ILLINOIS)
) SS
COUNTY OF WILL)
Mayor
(PLEASE SIGN & PRINT)
City Clerk
(PLEASE SIGN & PRINT)
ASSEVERATIONS
Survey No.
Ordered By
Description:
Date Prepared:
Scale:
Northpoint Development
Plat of Vacation
March 15th, 2022
1" = 100'
JACOB & HEFNER
ASSOCIATES
PROVIDED TO PROPERTY INSIGHT BY WILL COUNTY RECORDER.

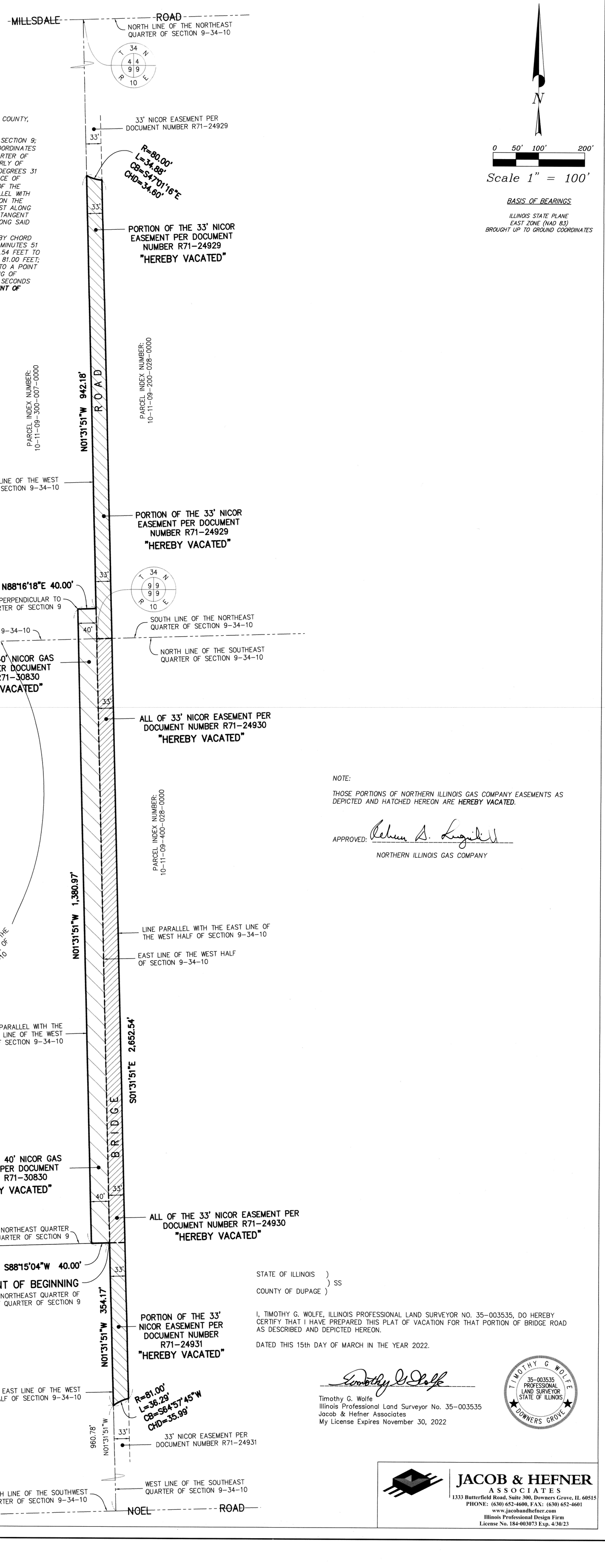
PLAT OF VACATION

FOR NORTHERN ILLINOIS GAS COMPANY (NICOR)

OF

THAT PART OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 40.00 FEET TO A POINT LYING 40 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 1,380.97 FEET TO A POINT LYING 66 FEET NORTHERLY OF (MEASURED PERPENDICULAR TO) THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, A DISTANCE OF 40.00 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 942.18 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 80.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 34.88 FEET TO A POINT LYING 33 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 74 DEGREES 01 MINUTES 16 SECONDS EAST 34.60 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,652.54 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 81.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 36.29 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 64 DEGREES 57 MINUTES 45 SECONDS WEST 35.99 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 354.17 FEET TO THE **POINT OF BEGINNING**, CONTAINING 143,088 SQUARE FEET OR 3.285 ACRES, MORE OR LESS.



BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE (NAD 83)
BROUGHT UP TO GROUND COORDINATES

NOTE:

THOSE PORTIONS OF NORTHERN ILLINOIS GAS COMPANY EASEMENTS AS DEPICTED AND HATCHED HEREON ARE **HEREBY VACATED.**

APPROVED: _____

NORTHERN ILLINOIS GAS COMPANY

ABBREVIATIONS	
CB	DENOTES CHORD BEARING
CHD	DENOTES CHORD DISTANCE
E	DENOTES EAST
L	DENOTES ARC LENGTH
N	DENOTES NORTH
R	DENOTES RADIUS
S	DENOTES SOUTH
W	DENOTES WEST

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF VACATION FOR THAT PORTION OF BRIDGE ROAD AS DESCRIBED AND DEPICTED HEREON.

DATED THIS 15th DAY OF MARCH IN THE YEAR 2022.

_____

Timothy G. Wolfe
Illinois Professional Land Surveyor No. 35-003535
Jacob & Hefner Associates
My License Expires November 30, 2022

TIMOTHY G. WOLFE
35-003535
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

Survey No.:	F 3 4 5 h		
Ordered By.:	Northpoint Development		
Description:	Plat of Vacation		
Date Prepared:	March 15th, 2022		
Scale:	1" = 100'	Field Work:	N/A
		Prepared By:	LB

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

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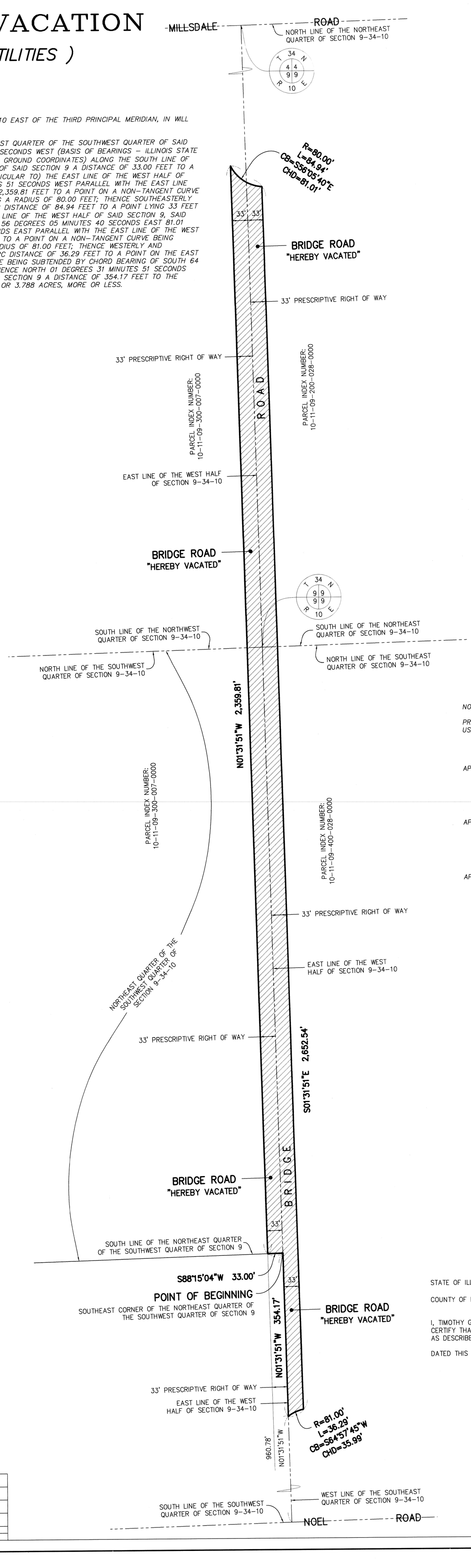
PLAT OF VACATION

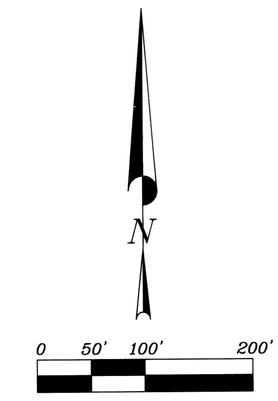
(FOR UTILITIES)

OF

THAT PART OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 33.00 FEET TO A POINT LYING 33 FEET WESTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,359.81 FEET TO A POINT ON A NON–TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 80.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 84.94 FEET TO A POINT LYING 33 FEET EASTERLY OF (MEASURED PERPENDICULAR TO) THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 56 DEGREES 05 MINUTES 40 SECONDS EAST 81.01 FEET; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST PARALLEL WITH THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 2,652.54 FEET TO A POINT ON A NON–TANGENT CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 81.00 FEET; THENCE WESTERLY AND SOUTHWESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 36.29 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 64 DEGREES 57 MINUTES 45 SECONDS WEST 35.99 FEET; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 9 A DISTANCE OF 354.17 FEET TO THE **POINT OF BEGINNING**, CONTAINING 164,990 SQUARE FEET OR 3.788 ACRES, MORE OR LESS.





BASIS OF BEARINGS

ILLINOIS STATE PLANE
EAST ZONE (NAD 83)
BROUGHT UP TO GROUND COORDINATES

NOTE:

PRESCRIPTIVE EASEMENT FOR PUBLIC UTILITIES ARISING OUT OF THE PUBLIC USE OF BRIDGE ROAD AND AS HATCHED HEREON IS **HEREBY VACATED.**

APPROVED: _____
NICOR GAS

APPROVED: _____
A.T.&T. (ILLINOIS BELL TELEPHONE COMPANY)

APPROVED: _____
COMMONWEALTH EDISON COMPANY

ABBREVIATIONS

CB	DENOTES CHORD BEARING
CHD	DENOTES CHORD DISTANCE
E	DENOTES EAST
L	DENOTES ARC LENGTH
N	DENOTES NORTH
R	DENOTES RADIUS
S	DENOTES SOUTH
W	DENOTES WEST

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, TIMOTHY G. WOLFE, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35–003535, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT OF VACATION FOR THAT PORTION OF BRIDGE ROAD AS DESCRIBED AND DEPICTED HEREON.

DATED THIS 15th DAY OF MARCH IN THE YEAR 2022.

_____
Timothy G. Wolfe
Illinois Professional Land Surveyor No. 35–003535
Jacob & Hefner Associates
My License Expires November 30, 2022

TIMOTHY G WOLFE
35–003535
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
DOWNERS GROVE

Survey No.:	F 3 4 5 h		
Ordered By.:	Northpoint Development		
Description:	Plat of Vacation		
Date Prepared:	March 15th, 2022		
Scale:	1" = 100'	Field Work:	N/A
		Prepared By:	LB

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/23

H:\F\F345\F345h\S\Dwg\Vacation\345H Vacation Utilities.dwg

RECORDING PLAT OF SUBDIVISION

THIRD COAST INTERMODAL HUB 1—UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

R2023037601
KAREN A. STUKEL
WILL COUNTY RECORDER
RECORDED ON
07/26/2023 12:34:38 PM
REC FEE: 99.00
IL RENTAL HSNG: 18.00
PAGES: 12
JAO

PARCEL INDEX NUMBERS

ALL OF 10-11-09-400-018
ALL OF 10-11-09-400-019
ALL OF 10-11-09-400-020
ALL OF 10-11-09-400-021
ALL OF 10-11-09-400-022
ALL OF 10-11-09-400-023
ALL OF 10-11-09-400-024
ALL OF 10-11-09-400-028
ALL OF 10-11-09-200-028
PART OF 10-11-09-300-007-0010
PART OF 10-11-09-300-007-0020
ALL OF 10-11-09-300-014-0010
ALL OF 10-11-09-300-014-0020
PART OF 10-11-08-400-008-0010
ALL OF 10-11-08-400-008-0020
PART OF 10-11-09-100-002-0010
PART OF 10-11-09-100-002-0020
PART OF 10-11-09-100-003-0010
PART OF 10-11-09-100-003-0020



Vicinity Map – Not to Scale

LINE	BEARING	DISTANCE	REC. BEARING	REC. DIST.
L1	N88°12'49"E	140.00'	(N88°12'49"E)	(140.00')
L2	S72°33'03"E	314.79'	(S72°33'03"E)	(314.79')
L3	N27°09'58"E	85.34'	(N27°09'38"E)	(85.34')
L4	S62°50'02"E	116.10'	(N62°50'22"W)	(116.10')
L5	S81°39'37"E	90.16'	(N81°39'57"W)	(90.16')
L6	N88°12'49"E	150.56'	(S88°12'29"W)	(150.56')
L7	S01°47'11"E	37.16'	(S01°47'31"E)	(37.16')
L8	S30°00'57"E	64.85'	(S30°01'17"E)	(64.85')
L9	S50°15'49"E	55.79'	(S50°16'09"E)	(55.79')
L10	S86°19'52"E	90.66'	(S86°20'12"E)	(90.66')
L11	N64°48'28"E	142.09'	(N64°48'08"E)	(142.09')
L12	S70°45'18"E	102.36'	(S70°45'38"E)	(102.36')
L13	S79°52'42"E	210.00'	(S79°53'02"E)	(210.00')
L14	S79°59'40"E	73.09'	(S80°00'00"E)	(73.09')
L15	S70°11'45"E	255.88'	(S70°12'05"E)	(255.88')
L16	S55°00'52"E	117.70'	(S55°01'12"E)	(117.70')
L17	S75°47'04"E	158.02'	(S75°47'24"E)	(158.02')
L18	S73°25'15"E	140.00'	(S73°25'35"E)	(140.00')
L19	N87°02'17"E	181.14'	(N87°01'57"E)	(181.14')
L20	N88°16'18"E	300.74'		

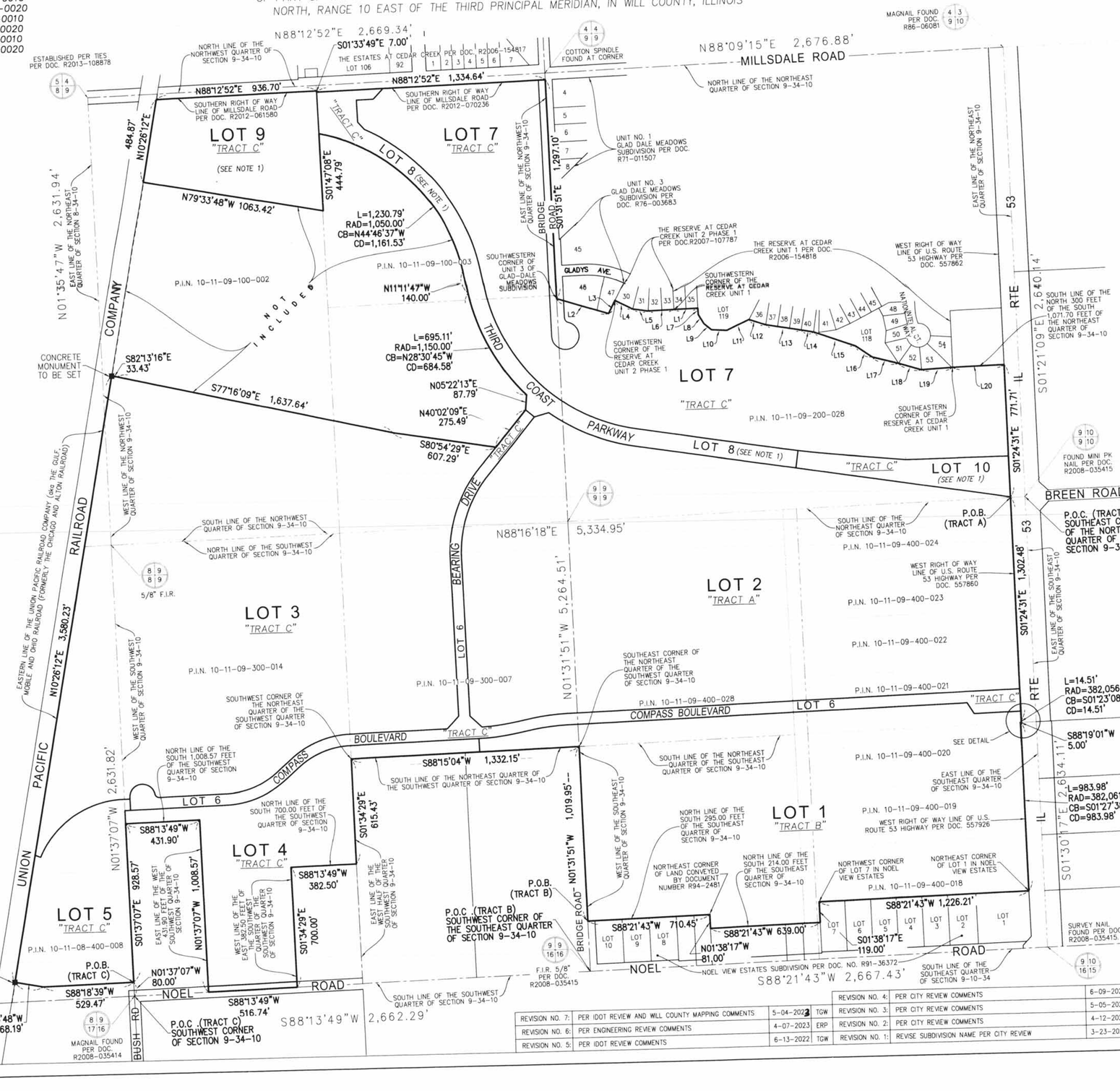
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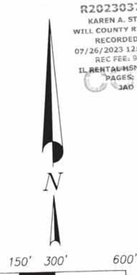
LOT 1	3,013,025 SQ. FT.	69.170 AC.
LOT 2	4,526,873 SQ. FT.	103.923 AC.
LOT 3	4,694,072 SQ. FT.	107.761 AC.
LOT 4	893,733 SQ. FT.	20.517 AC.
LOT 5	584,030 SQ. FT.	13.407 AC.
LOT 6	513,162 SQ. FT.	11.781 AC.
LOT 7	2,605,322 SQ. FT.	59.810 AC.
LOT 8	430,035 SQ. FT.	9.872 AC.
LOT 9	585,183 SQ. FT.	13.434 AC.
LOT 10	187,197 SQ. FT.	4.297 AC.
BRIDGE ROAD ROW	84,410 SQ. FT.	1.938 AC.
NOEL ROAD ROW	17,053 SQ. FT.	0.391 AC.
TOTAL:	18,134,094 SQ. FT.	416.302 AC.

IDOT ACCESS NOTES:

1) There shall be NO direct vehicular access to IDOT IL Route 53 from Lot 1.
2) There shall be NO direct vehicular access to IDOT IL Route 53 from Lot 2.
*3) There shall be at most one (1) Controlled with barriers (**No Trucks allowed to IL 53 from this access**) Direct Vehicular access point to IL Route 53 from Lot 6 as depicted hereon.*
4) There shall be NO direct vehicular access to IDOT IL Route 53 from Lot 7.
5) There shall be NO direct vehicular access to IDOT IL Route 53 from Lot 10.
6) All other accesses shall be via internal circulation.
7) For any vehicular access to State Right-of-Way shall be made by appropriate application to the Illinois Department of Transportation (the "Department"), which shall in all instances meet all standards.

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BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD 83 (1201)

NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

ABBREVIATIONS

XXX.XX'	MEASURED DIMENSION
(XXX.XX')	RECORD DIMENSION
CHD	CHORD BEARING
CHL	CHORD LENGTH
DOC.	DOCUMENT
F.I.P.	FOUND IRON PIPE
F.I.P.C	FOUND IRON PIPE WITH CAP
F.I.R.	FOUND IRON ROD
F.I.R.C.	FOUND IRON ROD WITH CAP
L	ARC LENGTH
NO.	NUMBER
P.I.N.	PARCEL INDEX NUMBER
R.	RADIUS
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
■	CONCRETE MONUMENT TO BE SET

NOTE 1: LOT 8 AND LOT 9 AND LOT 10, OR PORTIONS OF THESE THREE LOTS, SHALL BE DEDICATED TO THE CITY OF JOLIET FOR PUBLIC RIGHT OF WAY AT A FUTURE DATE, TO BE DETERMINED. THAT DEDICATED ROADWAY IS INTENDED TO BE NAMED THIRD COAST PARKWAY. CURRENTLY, THESE THREE LOTS ARE NOT BEING SHOWN OR PRESENTED AS DEDICATED RIGHT OF WAY TO THE CITY OF JOLIET, BUT LOT 8 IS BEING PRESENTED AND GRANTED AS A TEMPORARY ROADWAY EASEMENT.

REVISION NO. 7:	PER IDOT REVIEW AND WILL COUNTY MAPPING COMMENTS	5-04-2023	TGW	REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP
REVISION NO. 6:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP
REVISION NO. 5:	PER IDOT REVIEW COMMENTS	6-13-2022	TGW	REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP
				REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP

Survey No.:	F345h
Ordered By.:	NorthPoint Development
Description:	Recording Plat of Subdivision
Date Prepared:	March 15, 2022
Scale:	1" = 300'
Prepared By:	ERP

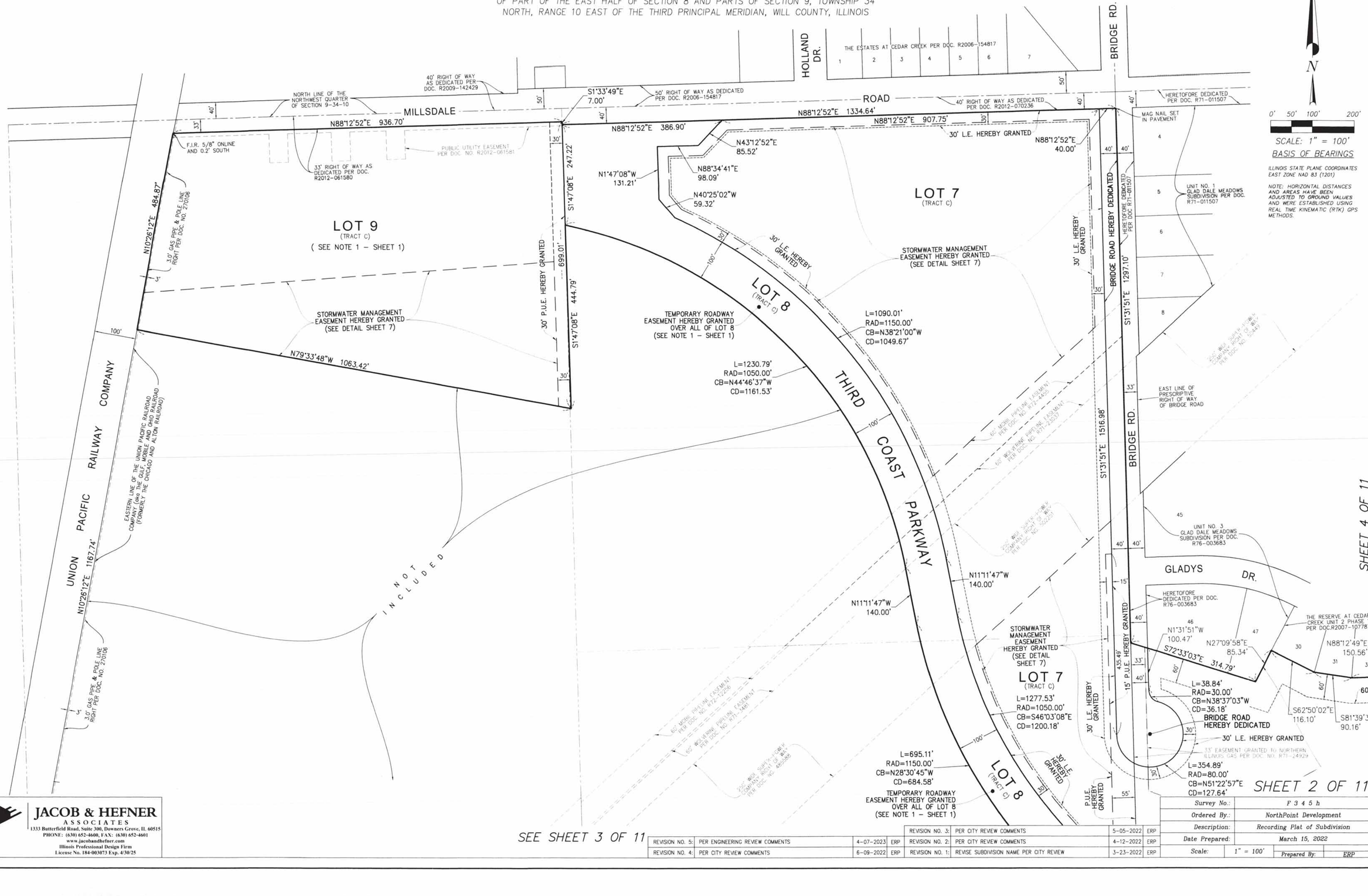
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SHEET 1 OF 11

RECORDING PLAT OF SUBDIVISION

THIRD COAST INTERMODAL HUB 1—UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PARTS OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS



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REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP
REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP	REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP
				REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP

Survey No.:	F 3 4 5 h
Ordered By.:	NorthPoint Development
Description:	Recording Plat of Subdivision
Date Prepared:	March 15, 2022
Scale:	1" = 100'
Prepared By:	ERP

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RECORDING PLAT OF SUBDIVISION

THIRD COAST INTERMODAL HUB 1—UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PARTS OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

SEE SHEET 2 OF 11

N

0' 50' 100' 200'

SCALE: 1" = 100'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD 83 (1201)

NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

S82°13'16"E 33.43'

NOT INCLUDED

60 FOOT WIDE PIPELINE EASEMENT PER DOCUMENT 618568

30 FOOT WIDE AT&T COMMUNICATIONS EASEMENT PER DOC. R2022-084146

S77°16'09"E 1637.64'

NOT INCLUDED

L=695.11'
RAD=1150.00'
CB=N28°30'45"W
CD=684.58'

TEMPORARY ROADWAY EASEMENT HEREBY GRANTED OVER ALL OF LOT 8 (SEE NOTE 1 – SHEET 1)

LOT 8 (TRACT C)

30' L.E. HEREBY GRANTED

P.U.E. HEREBY GRANTED

LOT 7 (TRACT C)

33' EASEMENT GRANTED TO NORTHERN ILLINOIS GAS AS PER DOC. NO. R71-24929

15' P.U.E. HEREBY GRANTED

N5°22'13"E 87.79'

S49°57'51"E 66.00'

N74°42'06"E 87.79'

S80°54'29"E 607.29'

60 FOOT WIDE PIPELINE EASEMENT PER DOCUMENT 618568

LOT 6 (TRACT C)

N40°02'09"E 275.49'

N40°02'09"E 424.33'

30 FOOT WIDE AT&T COMMUNICATIONS EASEMENT PER DOC. R2022-084146

30' L.E. HEREBY GRANTED

20.0' P.U.E. HEREBY GRANTED

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

39.76'

38.44'

N40°02'09"E 148.84'

L=581.68'
RAD=798.00'
CB=S19°09'14"W
CD=568.89'

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

LOT 2 (TRACT A)

L=533.57'
RAD=732.00'
CB=N19°09'14"E
CD=521.84'

BEARING DRIVE

30' L.E. HEREBY GRANTED

30' L.E. HEREBY GRANTED

40' WIDE EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY BY DOC. NO. R71-30830

30' TELEPHONE EASEMENT PER DOC. R90-032243

33' WIDE EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY BY DOC. NO. R71-24929

SEE SHEET 4 OF 11

UNION PACIFIC RAILWAY COMPANY

30' EASEMENT GRANTED TO AT&T PER DOCUMENT NUMBER R89-60065

30 FOOT WIDE AT&T COMMUNICATIONS EASEMENT PER DOC. R2022-084146

100'

3.0' GAS PIPE & POLE LINE RIGHT PER DOC. NO. 270106

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

60' MOBIL PIPELINE EASEMENT PER DOC. NO. R72-12208

60' EASEMENT GRANTED TO MOBILPIPE PIPELINE COMPANY PER DOC. NO. R71-9180 & R71-9181

25.0' WIDE SUPER-POWER COMPANY EASEMENT PER DOC. NO. 624164 ASSIGNED BY DOC. NO. R97-51297 TO COMMONWEALTH EDISON COMPANY

30' EASEMENT GRANTED TO AT&T PER DOCUMENT NUMBER R70-14093 & ADDITIONAL LINE PER DOCUMENT NUMBER R89-60065

30' EASEMENT GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY BY DOC. NO. R69-17747 AND MORTGAGEE'S CONSENT TO EASEMENT BY DOC. NO. R69-206 56 AND ADDITIONAL LINE RIGHTS BY DOC. NO. R88-55240

LOT 3 (TRACT C)

EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY (AKA THE CHICAGO, ALTON AND MISSOURI RIVER RAILROAD (FORMERLY THE CHICAGO AND ALTON RAILROAD)

2,827.07'

N1°43'42"W 98.90'

PRIVATE ROADWAY EASEMENT HEREBY GRANTED OVER ALL OF LOT 6

N1°43'42"W 915.20'

N1°43'42"W 918.17'

15' P.U.E. HEREBY GRANTED

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

15' P.U.E. HEREBY GRANTED

N47°25'03"E 822.84'

LOT 6 (TRACT C)

LOT 2 (TRACT A)

N2°25'00"E 17.68'

N47°25'03"E 73.79'

S87°35'00"E 17.68'

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

30' L.E. HEREBY GRANTED

30' L.E. HEREBY GRANTED

40' WIDE EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY BY DOC. NO. R71-30830

33' WIDE EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY BY DOC. NO. R71-24930

SEE SHEET 5 OF 11

SHEET 3 OF 11

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REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP
REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP	REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP
				REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP

Survey No.:	F 3 4 5 h
Ordered By:	NorthPoint Development
Description:	Recording Plat of Subdivision
Date Prepared:	March 15, 2022
Scale:	1" = 100'
Prepared By:	ERP

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RECORDING PLAT OF SUBDIVISION

THIRD COAST INTERMODAL HUB 1—UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PARTS OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

N

0' 50' 100' 200'

SCALE: 1" = 100'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD 83 (1201)

NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

SEE SHEET 3 OF 11

SEE SHEET 6 OF 11

SHEET 4 OF 11

GLADYS DR.

UNIT NO. 3 GLAD DALE MEADOWS SUBDIVISION PER DOC. R76-003683

HERETOFORE DEDICATED PER DOC. R76-003683

THE RESERVE AT CEDAR CREEK UNIT 2 PHASE 1 PER DOC.R2007-107787

THE RESERVE AT CEDAR CREEK UNIT 1 PER DOC. R2006-154818

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

LOT 7 (TRACT C)
L=1277.53'
RAD=1050.00'
CB=S46°03'08"E
CD=1200.18'

LOT 8 (TRACT C)

LOT 6 (TRACT C)

LOT 2 (TRACT A)

LOT 10 (TRACT C) (SEE NOTE 1 – SHEET 1)

THIRD COAST PARKWAY

BRIDGE ROAD HEREBY DEDICATED

30' L.E. HEREBY GRANTED

60' L.E. HEREBY GRANTED

15' P.U.E. HEREBY GRANTED

25' P.U.E. HEREBY GRANTED

TEMPORARY ROADWAY EASEMENT HEREBY GRANTED OVER ALL OF LOT 8 (SEE NOTE 1 – SHEET 1)

PERMANENT CONSERVATION EASEMENT PER DOC. R2007-06654

30 FOOT WIDE AT&T COMMUNICATIONS EASEMENT PER DOC. R2022-084146

60 FOOT WIDE PIPELINE EASEMENT PER DOCUMENT 618568

33' EASEMENT GRANTED TO NORTHERN ILLINOIS GAS PER DOC. NO. R71-24929

40' WIDE EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY BY DOC. NO. R71-30830

30' TELEPHONE EASEMENT PER DOC. R90-032243

INTERNATIONAL WAY CT.

BREEN RD.

ROUTE 53 ILLINOIS

WEST RIGHT OF WAY LINE OF ILLINOIS ROUTE 53

CENTERLINE ALIGNMENT FOR ROUTE 53

I.D.O.T. RIGHT OF WAY PER DOC. NO. 557865

I.D.O.T. RIGHT OF WAY PER DOC. NO. 557862

HERETOFORE DEDICATED FOR I.D.O.T. ROW AS DOC. NO. 1942-557860

P.O.B. (TRACT A)

P.O.C. (TRACT A)

SEE DETAIL 1

DETAIL 1
SCALE: 1" = 20'

P.O.B. (TRACT A) NW CORNER OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 PER DOC. RECORDED 7-27-1942 AS DOC. 557860 (F.I.R. 5/8" 0.6' W AND ON LINE)

P.O.C. (TRACT A) S.E. CORNER OF THE N.E. 1/4 OF SECTION 9-34-10

NORTHEAST CORNER OF LOT 2 (TRACT A)

SOUTHEAST CORNER OF LOT 2 (TRACT A)

S01°24'31"E 2.91'

S88°16'18"W 84.01'

S01°24'31"E 1,120.03

S01°24'31"E 1,122.95'

S01°24'31"E 1302.48' EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9-34-10

S01°24'31"E 771.71' EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9-34-10

S01°24'31"E 528.80'

240.00'

656.69'

REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP
REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP	REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP
				REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP

Survey No.:	F345h
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RECORDING PLAT OF SUBDIVISION

THIRD COAST INTERMODAL HUB 1—UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PARTS OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

SEE SHEET 3 OF 11

SEE SHEET 3 OF 11

N

0' 50' 100' 200'

SCALE: 1" = 100'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD 83 (1201)

NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY (AKA THE GULF, MOBILE AND OHIO RAILROAD (FORMERLY THE CHICAGO AND ALTON RAILROAD)

2,827.07'

3,580.23'

N10°26'12"E

UNION PACIFIC RAILWAY COMPANY

3.0' GAS PIPE & POLE LINE RIGHT PER DOC. NO. 270106

753.16'

N66°30'16"W 35.08'

LOT 5 (TRACT C)

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

60' L.E. HEREBY GRANTED

S1°37'07"E 928.57'

1005.57'

WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 9-34-10

100'

S88°18'39"W 529.47'

N79°33'48"W 168.19'

POINT OF BEGINNING

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 8-34-10

8 | 9 / 17 | 16

MAGNAIL FOUND PER DOC. R2008-035414

BUSH RD.

N1°37'07"W 80.00'

NOEL RD.

POINT OF COMMENCEMENT SOUTHWEST CORNER OF SECTION 9-34-10

F.I.R. 5/8" IS ON LINE

MAG NAIL SET IN PAVEMENT

33'

60' L.E. HEREBY GRANTED

N88°13'49"E 516.77'

NOEL ROAD HEREBY DEDICATED

S88°13'49"W 516.74'

SOUTH LINE OF PRESCRIPTIVE RIGHT OF WAY OF NOEL ROAD

F.I.R. 5/8" (BENT) IS 0.1' WEST

NORTH LINE OF PRESCRIPTIVE RIGHT OF WAY OF NOEL ROAD

MAG NAIL SET IN PAVEMENT

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 9-34-10

LOT 4 (TRACT C)

EAST LINE OF THE WEST 431.90 FEET OF THE SOUTHWEST QUARTER OF SECTION 9-34-10

N1°37'07"W 1008.57'

975.57'

60' L.E. HEREBY GRANTED

667.00'

S1°34'29"E 700.00'

WEST LINE OF THE EAST 382.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9-34-10

F.I.R. 5/8" IS 0.2' SOUTH AND ON LINE

60' L.E. HEREBY GRANTED

S88°13'49"W 382.50'

NORTH LINE OF THE SOUTH 700.00 FEET OF THE SOUTHWEST QUARTER OF SECTION 9-34-10

F.I.R. 5/8" IS 0.1' SOUTH AND ON LINE EXTENDED

EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9-34-10

60' L.E. HEREBY GRANTED

S1°34'29"E 615.43'

F.I.R. 5/8" IS 0.2' SOUTH AND ON LINE

F.I.R. 5/8" IS 0.1' EAST AND ON LINE

L=619.15' RAD=548.00' CB=S55°51'47"W CD=586.74'

L=218.47' RAD=74.00' CB=S82°48'32"W CD=147.34'

S88°13'49"W 43.28'

30' L.E. HEREBY GRANTED

L=37.30' RAD=27.00' CB=N52°11'28"W CD=34.41'

15' P.U.E. HEREBY GRANTED

L=335.45' RAD=482.00' CB=S68°17'34"W CD=328.72'

S48°21'18"W 105.00'

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

L.E. HEREBY GRANTED

33.32'

S1°46'11"E 74.00'

N88°13'49"E 558.70'

370.11'

S88°13'49"W 385.50'

PRIVATE ROADWAY EASEMENT HEREBY GRANTED OVER ALL OF LOT 6

LOT 6 (TRACT C)

N48°21'18"E 105.00'

L=381.38' RAD=548.00' CB=N68°17'34"E CD=373.73'

L=335.62' RAD=482.00' CB=N68°18'11"E CD=328.89'

30' L.E. HEREBY GRANTED

15' P.U.E. HEREBY GRANTED

S1°37'07"E 77.00'

N88°13'49"E 592.01'

77' L.E. HEREBY GRANTED

S88°13'49"W 431.90'

F.I.R. 5/8" AT CORNER

F.I.R. 5/8" IS 0.2' SOUTH AND ON LINE

L=381.58' RAD=548.00' CB=S68°18'11"W CD=373.92'

15' P.U.E. HEREBY GRANTED

N47°25'03"E 880.40'

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

30' L.E. HEREBY GRANTED

LOT 3 (TRACT C)

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

30' L.E. HEREBY GRANTED

15' P.U.E. HEREBY GRANTED

S43°15'41"W 98.81'

PRIVATE ROADWAY EASEMENT HEREBY GRANTED OVER ALL OF LOT 6

LOT 3 (TRACT C)

30' L.E. HEREBY GRANTED

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

L=174.75' RAD=1217.00' CB=S83°05'52"W CD=174.60'

L=207.97' RAD=1283.00' CB=N83°37'41"E CD=207.74'

N78°59'03"E 120.00'

LOT 2 (TRACT A)

S46°52'36"E 94.50'

S88°15'04"W 569.22'

N88°15'04"E 750.00'

15' P.U.E. HEREBY GRANTED

120.00'

N78°59'03"E

L=19 CB=N CD=

BOULEVARD

COMPASS

LOT 1 (TRACT B)

15' P.U.E. HEREBY GRANTED

581.82'

N1°44'56"W 77.00'

LANDSCAPE EASEMENT HEREBY GRANTED

L=207.51' RAD=1283.00' CB=N83°37'04"E CD=207.28'

15' P.U.E. HEREBY GRANTED

750.33'

S88°15'04"W 1332.15'

77' LANDSCAPE EASEMENT HEREBY GRANTED

NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9-34-10

SEE SHEET 6 OF 11

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REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP
REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP	REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP
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Survey No.:	F 3 4 5 h		
Ordered By.:	NorthPoint Development		
Description:	Recording Plat of Subdivision		
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RECORDING PLAT OF SUBDIVISION

THIRD COAST INTERMODAL HUB 1-UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PARTS OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

SEE SHEET 4 OF 11

SEE SHEET 4 OF 11

SEE SHEET 5 OF 11

LOT 2 (TRACT A)

LOT 6 (TRACT C)

LOT 1 (TRACT B)

COMPASS BOULEVARD

NOEL ROAD

BRIDGE ROAD

ILLINOIS ROUTE 53

40' WIDE EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY BY DOC. NO. R71-30830

33' WIDE EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY BY DOC. NO. R71-24930

33' WIDE EASEMENT GRANTED TO NORTHERN ILLINOIS GAS COMPANY BY DOC. NO. R71-24931

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED (SEE DETAIL SHEET 7)

L=207.97'
RAD=1283.00'
CB=N83°37'41"E
CD=207.74'

L=197.27' RAD=1217.00'
CB=N83°37'41"E
CD=197.06'

30' L.E. HEREBY GRANTED

15' P.U.E. HEREBY GRANTED

N88°16'18"E 2643.32'

N88°16'18"E 2331.13'

PRIVATE ROADWAY EASEMENT HEREBY GRANTED OVER ALL OF LOT 6

S31°43'42"E 75.06'

N88°16'18"E 273.93'

S1°24'31"E 1122.95'

S1°24'31"E 51.45'

L=14.51'
RAD=382,056.00'
CB=S01°23'08"E
CD=14.51'

S88°19'01"W 5.00'

F.I.R. 5/8" (BENT)

F.I.R. 1/2" 0.1' E. & 0.5' S.

DEDICATION OF R.O.W. FOR PUBLIC PURPOSES PER DOC. NO'S 557865 & 570782

HERETOFORE DEDICATED FOR I.D.O.T. ROW AS 1942-557860

30' TELEPHONE EASEMENT PER DOC. R90-032242

581.82'

F.I.R. 5/8" (BENT) IS 0.2' WEST AND ON LINE EXTENDED

LANDSCAPE EASEMENT HEREBY GRANTED

WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 9-34-10

60' L.E. HEREBY GRANTED

15' P.U.E. HEREBY GRANTED

PRIVATE ROADWAY EASEMENT HEREBY GRANTED

L=296.92'
RAD=81.00'
CB=S22°51'33"E
CD=156.47'

L=27.75'
RAD=19.00'
CB=S40°18'41"W
CD=25.35'

N01°31'51"W 1,019.95'

665.78'

501.06'

P.O.B. (TRACT B) MAG NAIL SET IN PAVEMENT

P.O.C. (TRACT B) SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 9-34-10

N1°31'51"W 295.00'

S88°21'43"W 710.45'

F.I.R. 5/8" AT CORNER

F.I.R. 5/8" (BENT) 0.1' NORTH AND 0.2' WEST

NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 9-34-10

NORTHEAST CORNER OF LAND CONVEYED BY DOCUMENT NUMBER R94-2481

NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 9-34-10

N01°38'17"W 81.00'

425.00'

15.00'

S88°21'43"W 639.00'

10' STORM SEWER EASEMENT PER DOC. R2022-059103

F.I.R. 5/8" (BENT) 0.1' SOUTH AND 0.2' WEST

NORTHWEST CORNER OF LOT 7 IN NOEL VIEW ESTATES

S01°38'17"E 119.00'

S88°21'43"W 1,226.21'

F.I.R. 5/8" 0.4' SOUTH

NORTHEAST CORNER OF LOT 1 IN NOEL VIEW ESTATES

F.I.R. 5/8" 0.2' SOUTH AND 0.1' WEST

LOT 10 | LOT 9 | LOT 8 | LOT 7 | LOT 6 | LOT 5 | LOT 4 | LOT 3 | LOT 2 | LOT 1

NOEL VIEW ESTATES SUBDIVISION PER DOC. NO. R91-36372

UNSUBDIVIDED

SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 9-10-34

WEST RIGHT OF WAY LINE OF U.S. ROUTE 53 HIGHWAY PER DOC. 557926

HERETOFORE DEDICATED I.D.O.T. RIGHT OF WAY PER DOC. NO. 557926

EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 9-34-10

L=983.98' RAD=38206100'
CD=983.98' CB=S01°27'38"E

DEDICATION OF RIGHT OF WAY FOR PUBLIC PURPOSES PER DOC. NUMBER NOT FOUND

N

0' 50' 100' 200'

SCALE: 1" = 100'

BASIS OF BEARINGS

ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD 83 (1201)

NOTE: HORIZONTAL DISTANCES AND AREAS HAVE BEEN ADJUSTED TO GROUND VALUES AND WERE ESTABLISHED USING REAL TIME KINEMATIC (RTK) GPS METHODS.

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THIRD COAST INTERMODAL HUB 1 UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

N

0' 125' 250' 500'

SCALE: 1" = 250'

STORMWATER MANAGEMENT EASEMENT DETAIL

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED

LINE TABLE		
LINE NO.	LENGTH	BEARING
L1	83.38	S88°34'41"W
L2	85.61	S43°12'52"W
L3	97.29	S1°47'08"E
L4	45.02	S40°25'02"E
L5	5.38	N47°25'03"E
L6	54.62	S42°34'57"E
L7	59.67	S81°08'01"W
L8	63.31	N81°08'01"E
L9	34.23	N10°00'35"E
L10	55.80	S40°02'09"W
L11	45.00	N40°02'09"E
L12	37.19	N50°36'54"W
L13	62.51	S50°36'54"E
L14	127.13	N9°06'30"E
L15	152.95	S9°06'30"W
L16	72.90	S80°54'29"E
L17	177.41	N40°02'09"E
L18	36.78	N40°02'09"E
L19	51.67	S88°16'18"W
L20	57.77	S88°16'18"W
L21	7.85	N11°37'26"E
L22	58.69	S60°21'33"E
L23	153.01	S22°56'42"E
L24	153.01	N22°56'42"W
L25	35.03	N88°13'49"E
L26	48.28	N47°25'03"E
L27	35.59	S79°33'48"E
L28	33.66	S32°16'41"E
L29	65.25	N88°15'04"E
L30	80.83	N1°44'56"W
L31	55.12	N42°34'57"W
L32	55.03	S67°50'04"E
L33	55.12	S42°34'57"E
L34	55.03	N67°50'04"E
L35	80.83	S1°44'56"E
L36	31.63	N15°26'57"W
L37	120.00	S78°59'03"W

LINE TABLE		
LINE NO.	LENGTH	BEARING
L38	21.25	S1°43'42"E
L39	31.75	S1°43'42"E
L40	245.01	S88°16'18"W
L41	86.33	N88°31'42"E
L42	86.33	S88°31'42"W
L43	21.64	N1°43'42"W
L44	41.36	N1°43'42"W
L45	54.85	N46°43'42"W
L46	14.16	N46°43'42"W
L47	21.03	N46°43'42"W
L48	28.28	S46°38'17"E
L49	35.36	N43°21'43"E
L50	30.00	S1°38'17"E
L51	21.21	S43°16'18"W
L52	47.00	S1°43'42"E
L53	14.14	S43°16'18"W
L54	73.65	S43°16'18"W
L55	85.09	S88°21'43"W
L56	56.78	N43°16'18"E
L57	44.99	S88°16'18"W
L58	55.00	S88°16'18"W
L59	237.11	S88°16'18"W
L60	63.83	S88°16'18"W
L61	36.77	S1°43'42"E
L62	26.23	S1°43'42"E
L63	63.83	N88°16'18"E
L64	98.23	N1°43'42"W
L65	36.77	N1°43'42"W
L66	35.56	S43°16'18"W
L67	46.49	S1°43'42"E
L68	73.30	S1°24'31"E
L69	183.56	N83°03'08"W
L70	127.41	N81°07'28"W
L71	44.16	S61°03'12"E
L72	15.00	S88°12'52"W
L73	79.66	S1°31'51"E
L74	259.78	N1°43'42"W

CURVE TABLE				
CURVE NO.	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	905.82'	1175.00'	N43°08'46"W	883.55
C2	368.37'	860.00'	S27°45'54"W	365.56
C3	186.75'	692.00'	N32°18'17"E	186.18
C4	199.32'	590.00'	S56°53'29"W	198.37
C5	426.83'	437.00'	S38°25'05"W	410.07
C6	106.23'	437.00'	S74°40'28"W	105.97
C7	213.05'	590.00'	S77°53'08"W	211.90
C8	176.00'	89.00'	S77°20'23"W	148.69
C9	236.60'	585.00'	S76°39'53"W	234.99
C10	38.65'	122.50'	N10°47'16"W	38.49
C11	38.65'	122.50'	N33°32'37"W	38.49
C12	58.25'	177.50'	N33°10'52"W	57.99
C13	58.25'	177.50'	N11°09'01"W	57.99
C14	183.75'	1180.00'	S83°26'44"W	183.57
C15	213.97'	1320.00'	S83°37'41"W	213.73
C16	230.38'	81.00'	N1°31'51"W	160.21
C17	107.11'	382060.99'	S1°23'41"E	107.11
C18	434.31'	1025.00'	S68°46'10"E	431.06
C19	622.11'	1025.00'	N32°59'46"W	612.61

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RECORDING PLAT OF SUBDIVISION

THIRD COAST

INTERMODAL HUB 1-UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

PUBLIC UTILITY EASEMENT PROVISIONS (P.U.E.)

Easements are hereby reserved for and granted to the City of Joliet and their successors and assigns and to those public utility companies operating under franchise from the City including but not limited to Commonwealth Edison Company, Ameritech, Continental Cable, Northern Illinois Gas Company, and their successors and assigns over and through all the areas marked or shown as "**Public Utility Easements**"(**P.U.E.**) for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate various utility transmission and distribution systems, community antenna television systems, including but not limited to municipal sanitary sewer systems, water main systems, and storm drain systems, together with any and all necessary manholes, catch basins, connections, appliances and other structures and appurtenances as may be deemed necessary over, upon, along, under and through said easements, together with the right of access across the property for the necessary personnel and equipment to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants on the easements that interfere with the operation of the sewer or other utilities, facilities, or drainage within said easements. No permanent buildings or structures shall be placed on said easements, but same may be used for fencing, curb & gutter, pavement, gardens, shrubs, landscaping, pedestrian or bicycle paths, and other purposes that do not then or later interfere with the aforesaid uses or rights. Where an easement is used both for municipal and other utilities, the other utility installation shall be subject to the ordinances of the City of Joliet.

Easements are hereby reserved and granted to the City of Joliet and other governmental authorities having jurisdiction of the land subdivided hereby, over the entire Public Utility Easement area for ingress, egress, and the performance of municipal and other governmental services, including water, storm and sanitary sewer service and maintenance.

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to;

Commonwealth Edison Company
and
Ameritech Telephone Company, Grantees

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dotted lines on the plat and marked "Public Utility Easement", together with the right to install required service connections over or under the same, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the same for all such purposes. Excepting the landscaping, path, and other aforementioned improvements, additional obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Public Utility Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

NORTHERN ILLINOIS GAS COMPANY EASEMENT

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS **COMPANY, an Illinois corporation, doing business as NICOR GAS COMPANY, its** successors and assigns (hereinafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Utility Easement", "Public Utility Easement", "P.U.E.", "Public Utility & Drainage Easement", "P.U. & D.E.", "Common Area or Areas" (or similar designations), streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time. The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

STORMWATER MANAGEMENT EASEMENT PROVISIONS (S.M.E.)

Owner and Developer shall have full responsibility for the maintenance of the storm water management detention/retention facilities within the subdivision until such time as said storm water management detention/retention facilities are conveyed to the Owner's Association.

Upon conveyance, the owner's association shall have perpetual duty and obligations to perform or have performed all maintenance of the storm water management detention/retention areas so that they function as hydraulically and hydrologically planned in accordance with all applicable statutes, ordinances, rules and regulations.

The Owner's Association, its agents or contractors, shall not destroy or modify the grades without the prior written approval of the City Engineer of the City of Joliet.

Perpetual public storm water and drainage easements are hereby granted to City of Joliet, its agents, successors and assigns, over, on, across and under all of the areas marked "**Stormwater Management Easement**" or (**S.M.E.**) on the plat for the right, privilege and authority for the purposes of:

1. Surveying, constructing, reconstructing, repairing, inspecting maintaining, and operating all storm water management facilities, structures, and grades on the detention/retention site.

2. Including the right of access to perform the work specified in paragraph 1 together with the right of access for necessary persons and equipment to do any of the required work.

3. Trimming, or removing trees, shrubs or other plants on the easement that interfere with the operations of the storm water functions.

4. No permanent buildings or structures shall be constructed on the easement, but said easement may be used for other purposes that do not now or later conflict with the aforesaid uses or rights or in any way affect or impede the storage or free flow of storm water on and over the parcel.

5. If the Owner or Owner's Association fails to maintain the storm water detention/retention facilities as required, and such failure continues for 30 days after written demand by the City, the City of Joliet, its agents or contractors, will have the right, but not the obligation, to enter the property to perform maintenance, repair, construction or reconstruction necessary to maintain storm water storage or flow on the parcel. The individual owners of the lots created by the final plat of subdivision, from time to time shall be jointly liable, in a percentage based on utilization of the detention/retention facilities, for all costs incurred by the City in performing such work, and any responsible attorney's fees connected with the collection of such costs. The City's actual cost to perform any necessary work, as determined by the City, and the attorney's fees may be recovered from the responsible owners by all remedies available to the city at law or in equity.

The provisions of the covenants and declarations relating to storm water obligations shall not be amended, modified, or abrogated without the prior written approval of the City. All of the above stated obligations shall also be clearly referenced in covenants, conditions and restrictions recorded against these parcels, and in any deeds or title documentation required for the conveyance of the individual lots or units.

LANDSCAPE EASEMENT PROVISIONS (L.E.)

FOR ALL THE AREAS ON THE PLAT MARKED OR SHOWN AS "**LANDSCAPE EASEMENT**" OR "**L.E.**", THE OWNERS OF LOTS CONTAINING LANDSCAPE SETBACK **EASEMENT MUST MAINTAIN THE LANDSCAPING AND ARE PROHIBITED FROM PLACING** BUILDINGS ON SAID EASEMENT.

TEMPORARY ROADWAY EASEMENT PROVISIONS

OWNER HEREBY GRANTS A NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF THE CITY OF JOLIET, EACH LOT OWNER WITHIN THE SUBDIVISION, AND ALL TENANTS AND INVITEES OF SUCH LOT OWNERS, FOR VEHICULAR ACCESS ON AND OVER THOSE PORTIONS OF LOT 8 ON WHICH THIS EASEMENT IS DEPICTED AND A ROADWAY IS CONSTRUCTED UNTIL SUCH TIME AS THE ROADWAY IS DEDICATED TO THE CITY OF JOLIET.
SUBJECT TO PROPERTY OWNER APPROVAL, ONCE APPROVED, PUBLIC AND/OR MUNICIPAL UTILITIES INSTALLED WITHIN A "TEMPORARY ROADWAY EASEMENT" ARE AFFORDED THE SAME RIGHTS AND RESPONSIBILITIES AS THOSE WITHIN A "PUBLIC UTILITY EASEMENT". "TEMPORARY ROADWAY EASEMENTS" ARE EXPECTED TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY IN THE FUTURE.

PRIVATE ROADWAY EASEMENT PROVISIONS

OWNER HEREBY GRANTS A NONEXCLUSIVE EASEMENT FOR THE BENEFIT OF THE CITY OF JOLIET, EACH LOT OWNER WITHIN THE SUBDIVISION, AND ALL TENANTS AND INVITEES OF SUCH LOT OWNERS, FOR VEHICULAR ACCESS ON AND OVER THE EASEMENT AREAS ON WHICH A ROADWAY IS CONSTRUCTED. OWNER MAY CLOSE ACCESS TO SUCH EASEMENT TO AND FROM ROUTE ILLINOIS 53 AT ITS DISCRETION (WITHOUT THE NEED FOR CONSENT BY THE CITY OF JOLIET) PROVIDED ALTERNATIVE ACCESS IS AVAILABLE TO GRANTEES.

SUBJECT TO PROPERTY OWNER APPROVAL, ONCE APPROVED, PUBLIC AND/OR MUNICIPAL UTILITIES INSTALLED WITHIN A "PRIVATE ROADWAY EASEMENT" ARE AFFORDED THE SAME RIGHTS AND RESPONSIBILITIES AS THOSE WITHIN A "PUBLIC UTILITY EASEMENT". "PRIVATE ROADWAY EASEMENTS" MAY BE DEDICATED AS PUBLIC RIGHT-OF-WAY IN THE FUTURE.

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OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

"TRACT A" LEGAL DESCRIPTION

(TCIH BUILDING 2, LLC)

THAT PART OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 16 MINUTES 18 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 84.01 FEET TO THE NORTHWESTERN CORNER OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING THE **POINT OF BEGINNING** OF THIS LEGAL DESCRIPTION; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 1,120.03 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 18 SECONDS WEST 2,643.32 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1,283.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 207.97 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 83 DEGREES 37 MINUTES 41 SECONDS WEST 207.74 FEET; THENCE SOUTH 78 DEGREES 59 MINUTES 03 SECONDS WEST 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,217.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 174.75 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 83 DEGREES 05 MINUTES 52 SECONDS WEST 174.60 FEET; THENCE NORTH 46 DEGREES 52 MINUTES 56 SECONDS WEST 94.50 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 42 SECONDS WEST 918.17 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 732.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 533.57 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 19 DEGREES 09 MINUTES 14 SECONDS EAST 521.84 FEET; THENCE NORTH 40 DEGREES 02 MINUTES 09 SECONDS EAST 424.33 FEET; THENCE NORTH 74 DEGREES 42 MINUTES 06 SECONDS EAST 87.79 FEET TO A POINT ON A NON TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 538.07 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 67 DEGREES 30 MINUTES 14 SECONDS EAST 533.18 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 29 SECONDS EAST 2,215.13 FEET TO A POINT ON THE WESTERN LINE OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 89, AS DOCUMENT 557862 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 2.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4,526,873 SQUARE FEET OR 103.923 ACRES, MORE OR LESS.

"TRACT B" LEGAL DESCRIPTION

(TCIH BUILDING 1, LLC)

THAT PART OF THE SOUTH HALF OF SECTION 9, TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83) BROUGHT UP TO GROUND COORDINATES) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 295.00 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,019.95 FEET TO THE NORTHWESTERN CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 581.82 FEET; THENCE NORTH 01 DEGREES 44 MINUTES 56 SECONDS WEST 77.00 FEET TO THE POINT OF CURVATURE OF A NON–TANGENT CURVE BEING CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,283.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 207.51 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 04 SECONDS EAST 207.28 FEET; THENCE NORTH 78 DEGREES 59 MINUTES 03 SECONDS EAST 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1,217.00 FEET; THENCE EASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 197.27 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 41 SECONDS EAST 197.06 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST 2,331.13 FEET; THENCE SOUTH 31 DEGREES 43 MINUTES 42 SECONDS EAST 75.06 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST 273.93 FEET TO A POINT ON THE WESTERN LINE OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 51.45 FEET TO A POINT ON A NON–TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,056.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 14.51 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SAID POINT BEING THE SOUTHWESTERN CORNER OF SAID DEDICATION OF RIGHT OF WAY PER DOCUMENT 557860, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 01 DEGREES 23 MINUTES 08 SECONDS EAST 14.51 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 5.00 FEET TO THE NORTHWESTERN CORNER OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 399, AS DOCUMENT 557926 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING ON A NON–TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,061.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE AND ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 983.98 FEET TO THE NORTHEASTERN CORNER OF LOT 1 IN NOEL VIEW ESTATES SUBDIVISION RECORDED AS DOCUMENT NUMBER R91–036372 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID CURVE BEING SUBTENDED BY A CHORD BEARING SOUTH 01 DEGREES 27 MINUTES 38 SECONDS EAST 983.98 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTHERN LINE OF SAID NOEL VIEW ESTATES SUBDIVISION 1,226.21 FEET TO THE NORTHWESTERN CORNER OF LOT 7 IN SAID NOEL VIEW ESTATES SUBDIVISION; THENCE SOUTH 01 DEGREES 38 MINUTES 17 SECONDS EAST ALONG THE WESTERN LINE OF SAID LOT 7 IN NOEL VIEW ESTATES SUBDIVISION 119.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST PARALLEL WITH AND 214.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 639.00 FEET TO A POINT ON THE EASTERN LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R94–002481 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 38 MINUTES 17 SECONDS WEST ALONG THE EASTERN LINE OF SAID DOCUMENT NUMBER R94–002481 A DISTANCE OF 81.00 FEET TO THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST PARALLEL WITH AND 295.00 FEET NORTH OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 710.45 FEET TO THE **POINT OF BEGINNING**, CONTAINING 3,013,025 SQUARE FEET OR 69.170 ACRES, MORE OR LESS.

"TRACT C" LEGAL DESCRIPTION

(TCIH LAND HOLDINGS, LLC)

THAT PART OF THE EAST HALF OF SECTION 8 AND THAT PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 37 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 88 DEGREES 18 MINUTES 39 SECONDS WEST 529.47 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 168.19 FEET TO THE EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY (aka THE GULF, MOBILE AND OHIO RAILROAD) (FORMERLY THE CHICAGO AND ALTON RAILROAD); THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 3,580.23 FEET; THENCE SOUTH 82 DEGREES 13 MINUTES 16 SECONDS EAST 33.43 FEET; THENCE SOUTH 77 DEGREES 16 MINUTES 09 SECONDS EAST 1,637.64 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 29 SECONDS EAST 607.29 FEET; THENCE NORTH 40 DEGREES 02 MINUTES 09 SECONDS EAST 275.49 FEET; THENCE NORTH 05 DEGREES 22 MINUTES 13 SECONDS EAST 87.79 FEET TO A POINT ON A NON–TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 695.11 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 28 DEGREES 30 MINUTES 45 SECONDS WEST 684.58 FEET; THENCE NORTH 11 DEGREES 11 MINUTES 47 SECONDS WEST 140.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 1,230.79 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 44 DEGREES 46 MINUTES 37 SECONDS WEST 1,161.53 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 08 SECONDS EAST 444.79 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 1,063.42 FEET TO THE AFORESAID EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 484.87 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE DEDICATION AREA RECORDED IN DOCUMENT NUMBER R2012–061580 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD 936.70 FEET TO THE SOUTHEASTERN CORNER OF SAID DEDICATION AREA; THENCE SOUTH 01 DEGREES 33 MINUTES 49 SECONDS EAST 7.00 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE DEDICATION AREA RECORDED IN DOCUMENT NUMBER R2012–070236 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING 40 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD 1,334.64 FEET TO THE SOUTHEASTERN CORNER OF SAID DEDICATION AREA, SAID POINT ALSO LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,297.10 FEET TO THE SOUTHWESTERN CORNER OF UNIT NO. 3, GLAD–DALE MEADOWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1976, AS DOCUMENT NUMBER R76–03683 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHWESTERN AND SOUTHEASTERN LINES OF SAID UNIT NO. 3 PLAT); 1) THENCE SOUTH 72 DEGREES 33 MINUTES 03 SECONDS EAST 314.79 FEET; 2) THENCE NORTH 27 DEGREES 09 MINUTES 58 SECONDS EAST 85.34 FEET TO THE SOUTHWESTERN CORNER OF THE RESERVE AT CEDAR CREEK UNIT 2 PHASE 1 SUBDIVISION (HEREINAFTER REFERRED TO AS "UNIT 2") ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2007 AS DOCUMENT NUMBER R2007–107787 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHERN LINE OF SAID "UNIT 2"PLAT); 1) THENCE SOUTH 62 DEGREES 50 MINUTES 02 SECONDS EAST 116.10 FEET; 2) THENCE SOUTH 81 DEGREES 39 MINUTES 37 SECONDS EAST 90.16 FEET; 3) THENCE NORTH 88 DEGREES 12 MINUTES 49 SECONDS EAST 150.56 FEET TO THE SOUTHEASTERN CORNER OF SAID "UNIT 2"PLAT, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF THE RESERVE AT CEDAR CREEK UNIT 1 SUBDIVISION (HEREINAFTER REFERRED TO AS "UNIT 1") ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2006, AS DOCUMENT NUMBER R2006–154818 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE SOUTHERN LINE OF SAID "UNIT 1"PLAT); 1) THENCE NORTH 88 DEGREES 12 MINUTES 49 SECONDS EAST 140.00 FEET; 2) THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST 37.16 FEET; 3) THENCE SOUTH 30 DEGREES 00 MINUTES 57 SECONDS EAST 64.85 FEET; 4) THENCE SOUTH 50 DEGREES 15 MINUTES 49 SECONDS EAST 55.79 FEET; 5) THENCE SOUTH 86 DEGREES 19 MINUTES 52 SECONDS EAST 90.66 FEET; 6) THENCE NORTH 64 DEGREES 48 MINUTES 28 SECONDS EAST 142.09 FEET; 7) THENCE SOUTH 70 DEGREES 45 MINUTES 18 SECONDS EAST 102.36 FEET; 8) THENCE SOUTH 79 DEGREES 52 MINUTES 42 SECONDS EAST 210.00 FEET; 9) THENCE SOUTH 79 DEGREES 59 MINUTES 40 SECONDS EAST 73.09 FEET; 10) THENCE SOUTH 70 DEGREES 11 MINUTES 45 SECONDS EAST 255.88 FEET; 11) THENCE SOUTH 55 DEGREES 00 MINUTES 52 SECONDS EAST 117.70 FEET; 12) THENCE SOUTH 75 DEGREES 47 MINUTES 04 SECONDS EAST 158.02 FEET; 13) THENCE SOUTH 73 DEGREES 25 MINUTES 15 SECONDS EAST 140.00 FEET; 14) THENCE NORTH 87 DEGREES 02 MINUTES 17 SECONDS EAST 181.14 FEET TO THE SOUTHEASTERN CORNER OF SAID "UNIT 1"PLAT; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTH 1,071.70 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 300.74 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 89, AS DOCUMENT 557862 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 771.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 1,302.48 FEET TO A POINT ON A NON–TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,056.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 14.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 01 DEGREES 23 MINUTES 08 SECONDS EAST 14.51 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 399, AS DOCUMENT 557926 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING ON A NON–TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,061.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 983.98 FEET TO THE NORTHEASTERN CORNER OF LOT 1 IN NOEL VIEW ESTATES SUBDIVISION (HEREINAFTER REFERRED TO AS "NOEL"), ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1991, AS DOCUMENT NUMBER R91–36372 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 01 DEGREES 27 MINUTES 38 SECONDS EAST 983.98 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTHERN LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SAID "NOEL"PLAT 1,226.21 FEET TO THE NORTHWESTERN CORNER OF LOT 7 IN SAID "NOEL"PLAT; THENCE SOUTH 01 DEGREES 38 MINUTES 17 SECONDS EAST ALONG THE WESTERN LINE OF LOT 7 IN SAID "NOEL"PLAT 119.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 639.00 FEET TO THE EAST LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R94–2481 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 38 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID DOCUMENT NUMBER R94–2481 A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND ALONG THE NORTHERN LINES OF LOT 8 AND 9 AND 10 OF SAID "NOEL"PLAT A DISTANCE OF 710.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,019.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,332.15 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 615.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 382.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 382.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE EAST 382.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 700.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 516.74 FEET TO A POINT ON THE EAST LINE OF THE WEST 431.90 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 37 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF THE WEST 431.90 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,008.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1,008.57 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 1,008.57 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 431.90 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 928.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING 18,134,094 SQUARE FEET OR 416.302 ACRES, MORE OR LESS,

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 16 MINUTES 18 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 84.01 FEET TO THE NORTHWESTERN CORNER OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING THE **POINT OF BEGINNING** OF THIS LEGAL DESCRIPTION; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 1,120.03 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 18 SECONDS WEST 2,643.32 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 1,283.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 207.97 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 83 DEGREES 37 MINUTES 41 SECONDS WEST 207.74 FEET; THENCE SOUTH 78 DEGREES 59 MINUTES 03 SECONDS WEST 120.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTH, SAID CURVE HAVING A RADIUS OF 1,217.00 FEET; THENCE WESTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 174.75 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 83 DEGREES 05 MINUTES 52 SECONDS WEST 174.60 FEET; THENCE NORTH 46 DEGREES 52 MINUTES 56 SECONDS WEST 94.50 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 42 SECONDS WEST 918.17 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHEAST, SAID CURVE HAVING A RADIUS OF 732.00 FEET; THENCE NORTHERLY AND NORTHEASTERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 533.57 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 19 DEGREES 09 MINUTES 14 SECONDS EAST 521.84 FEET; THENCE NORTH 40 DEGREES 02 MINUTES 09 SECONDS EAST 424.33 FEET; THENCE NORTH 74 DEGREES 42 MINUTES 06 SECONDS EAST 87.79 FEET TO A POINT ON A NON TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET; THENCE SOUTHEASTERLY AND EASTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 538.07 FEET TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 67 DEGREES 30 MINUTES 14 SECONDS EAST 533.18 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 29 SECONDS EAST 2,215.13 FEET TO A POINT ON THE WESTERN LINE OF THE AREA DEDICATED FOR RIGHT OF WAY FOR ILLINOIS ROUTE 53 TO THE PEOPLE OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF A PUBLIC HIGHWAY ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 89, AS DOCUMENT 557862 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 2.91 FEET TO THE **POINT OF BEGINNING**, CONTAINING 4,526,873 SQUARE FEET OR 103.923 ACRES, MORE OR LESS,

AND ALSO EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE (NAD83) BROUGHT UP TO GROUND COORDINATES) ALONG THE WEST LINE OF THE S

PARCEL INDEX NUMBERS

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PART OF 10-11-09-300-007-0010
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ALL OF 10-11-09-300-014-0010
ALL OF 10-11-09-300-014-0020
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PART OF 10-11-09-100-002-0020
PART OF 10-11-09-100-003-0010
PART OF 10-11-09-100-003-0020

RECORDING PLAT OF SUBDIVISION

THIRD COAST
INTERMODAL HUB 1-UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

OWNERS CERTIFICATE (TRACT C)

STATE OF Missouri)
) SS
COUNTY OF Clay)

THIS IS TO CERTIFY THAT TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID TCIH LAND HOLDINGS, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED BY THIS PLAT, WHICH IS KNOWN AS "THIRD COAST INTERMODAL HUB 1 – UNIT 1", IS LOCATED WITHIN THE BOUNDARY LIMITS OF THE ELWOOD COMMUNITY CONSOLIDATED ELEMENTARY SCHOOL DISTRICT NUMBER 203 AND JOLIET TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 204

DATED THIS 10th DAY OF May, 2023.

TCIH LAND HOLDINGS, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

TCIH LAND HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE – LOGISTICS PARK CHICAGO, LLC,
a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC
a Missouri limited liability company, Manager

By: _____
Nathaniel Hagedorn, Manager

NOTARY CERTIFICATE (TRACT C)

STATE OF Missouri)
) SS
COUNTY OF Clay)

I, Lisa Beasley
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT Nathaniel Hagedorn
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCIH LAND HOLDINGS, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS 10th DAY OF May, 2023.

_____
NOTARY PUBLIC

LISA L BEASLEY
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19497557
My Commission Expires Sep 10, 2023

OWNERS CERTIFICATE (TRACT A)

STATE OF Missouri)
) SS
COUNTY OF Clay)

THIS IS TO CERTIFY THAT TCIH BUILDING 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID TCIH BUILDING 2, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED BY THIS PLAT, WHICH IS KNOWN AS "THIRD COAST INTERMODAL HUB 1 – UNIT 1", IS LOCATED WITHIN THE BOUNDARY LIMITS OF THE ELWOOD COMMUNITY CONSOLIDATED ELEMENTARY SCHOOL DISTRICT NUMBER 203 AND JOLIET TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 204

DATED THIS 10th DAY OF May, 2023.

TCIH BUILDING 2, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

TCIH BUILDING 2, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE – LOGISTICS PARK CHICAGO, LLC,
a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC
a Missouri limited liability company, Manager

By: _____
Nathaniel Hagedorn, Manager

NOTARY CERTIFICATE (TRACT A)

STATE OF Missouri)
) SS
COUNTY OF Clay)

I, Lisa Beasley
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT Nathaniel Hagedorn
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCIH BUILDING 1, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS 10th DAY OF May, 2023.

_____
NOTARY PUBLIC

LISA L BEASLEY
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19497557
My Commission Expires Sep 10, 2023

OWNERS CERTIFICATE (TRACT B)

STATE OF Missouri)
) SS
COUNTY OF Clay)

THIS IS TO CERTIFY THAT TCIH BUILDING 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS THE HOLDER OF THE RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID TCIH BUILDING 1, LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED BY THIS PLAT, WHICH IS KNOWN AS "THIRD COAST INTERMODAL HUB 1 – UNIT 1", IS LOCATED WITHIN THE BOUNDARY LIMITS OF THE ELWOOD COMMUNITY CONSOLIDATED ELEMENTARY SCHOOL DISTRICT NUMBER 203 AND JOLIET TOWNSHIP HIGH SCHOOL DISTRICT NUMBER 204

DATED THIS 10th DAY OF May, 2023.

TCIH BUILDING 1, LLC
3315 N. OAK TRAFFICWAY
KANSAS CITY, MO 64116

TCIH BUILDING 1, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: EAST GATE – LOGISTICS PARK CHICAGO, LLC,
a Delaware limited liability company, Sole Member

By: NorthPoint Development, LLC
a Missouri limited liability company, Manager

By: _____
Nathaniel Hagedorn, Manager

NOTARY CERTIFICATE (TRACT B)

STATE OF Missouri)
) SS
COUNTY OF Clay)

I, Lisa Beasley
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO

HEREBY CERTIFY THAT Nathaniel Hagedorn
PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT, AS OFFICER OF TCIH BUILDING 2, LLC, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS 10th DAY OF May, 2023.

_____
NOTARY PUBLIC

LISA L BEASLEY
Notary Public - Notary Seal
Platte County - State of Missouri
Commission Number 19497557
My Commission Expires Sep 10, 2023

MORTGAGEE CERTIFICATE (TRACTS A, B AND C)

STATE OF Missouri)
) SS
COUNTY OF Jackson)

UMB BANK, N.A., A NATIONAL BANKING ASSOCIATION, AS MORTGAGEE UNDER MORTGAGES RECORDED AS DOCUMENT NUMBERS R2022089316, R2022081331 AND R2022081330, HEREBY CONSENTS TO THE RECORDING OF THE SUBDIVISION AS HEREIN SHOWN, IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF.

DATED AT Kansas City Missouri

THIS 18th DAY OF May, 2023.

ATTEST: _____

BY: _____

NOTARY CERTIFICATE (TRACTS A, B AND C)

STATE OF Missouri)
) SS
COUNTY OF Jackson)

I, Melvetta Walter
A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID,

DO HEREBY CERTIFY THAT Charles Gonzalez

AND _____

OF SAID BANK WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH Senior Vice PRESIDENT AND SECRETARY RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT OF SAID BANK AND SAID SECRETARY AS CUSTODIAN OF THE CORPORATE SEAL OF SAID BANK DID AFFIX SAID SEAL OF SAID BANK TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT OF SAID BANK; AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS 18th DAY OF May, 2023.

_____
NOTARY PUBLIC

[redacted]

MELVETTA WALTER
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Feb 8, 2025
Commission # 17769247

JACOB & HEFNER
ASSOCIATES
1333 Butterfield Road, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com
Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/25

PREPARED FOR:
NORTHPOINT DEVELOPMENT
3315 N. OAK TRAFFICWAY
KANSAS CITY MO, 64116

PREPARED BY:
JACOB & HEFNER ASSOCIATES
1333 BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, ILLINOIS 60515

PLAT PRESENTED BY:
_____
_____
_____

REVISION NO. 9:	PER WILL COUNTY MAPPING COMMENTS	5-04-2023	TGW				
REVISION NO. 8:	PER LENDERS COMMENTS	4-18-2023	TGW	REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP
REVISION NO. 7:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP
REVISION NO. 6:	EDITED OWNERS CERTIFICATE	6-16-2022	TGW	REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP
REVISION NO. 5:	PER IDOT REVIEW COMMENTS	6-13-2022	TGW	REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP

Survey No.:	F345h		
Ordered By.:	NorthPoint Development		
Description:	Recording Plat of Subdivision		
Date Prepared:	March 15, 2022		
Scale:	N/A	Prepared By:	ERP

H:\FY\345\F345H\SYDWG\SUBDIVISION\F345H_PLAT OF SUBDIVISION.DWG

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PART OF 10-11-09-100-003-0010
PART OF 10-11-09-100-003-0020

RECORDING PLAT OF SUBDIVISION

THIRD COAST

INTERMODAL HUB 1-UNIT 1

OF PART OF THE EAST HALF OF SECTION 8 AND PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

AS AUTHORIZED BY THE PLAT APPROVED BY ORDINANCE NO. 18357

ON May 17, 2023.

DATED THIS 9th DAY OF June, 2023.

Terry D'Arcy
MAYOR

Christa M. Desiderio
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE JOLIET CITY PLAN COMMISSION

April 21st, 2023

DATED THIS 25th DAY OF May, 2023.

PLAN COMMISSION CHAIRMAN

PLAN COMMISSION SECRETARY

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, Susan M Hutten

JOLIET CITY COLLECTOR, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES OR UNPAID SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.

DATED AT JOLIET, ILLINOIS

THIS 8th DAY OF June, 2023.

Susan M Hutten
CITY COLLECTOR

TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, Dale D Batalla

DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAPS:

11-09A-E, 11-09A-W, 11-08B-E, 11-09B-E, 11-09B-W, 11-09C-E, 11-09C-W, 11-09D-E, 11-09D-W, 11-08D-E

AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (P.I.N)

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ALL OF 10-11-09-400-020
ALL OF 10-11-09-400-021
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ALL OF 10-11-09-400-024
ALL OF 10-11-09-200-028
PART OF 10-11-09-300-007
PART OF 10-11-09-100-003
PART OF 10-11-09-100-002
ALL OF 10-11-09-300-014
PART OF 10-11-08-400-008
ALL OF 10-11-09-400-028

DATED THIS 13th DAY OF July, 2023.

DIRECTOR

WILL COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, Lauren Staley Ferry

COUNTY CLERK OF WILL COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS,

THIS 26th DAY OF July, 2023.

Lauren Staley Ferry
WILL COUNTY CLERK

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

THIS INSTRUMENT NO. R2023037601
WAS FILED FOR RECORD IN THE RECORDER'S OF WILL COUNTY, AFORESAID ON

THE 26th DAY OF July, 2023

AT 12:34 O'CLOCK P M.

Karen A Staley
WILL COUNTY RECORDER

I.D.O.T. CERTIFICATE

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant of Ch 2 of "An Act to revise the law in relation to plats," as amended. A plan that meets the requirements contained in the Department's "Policy on Permits for Access Driveways to State Highways" will, be required by the Department.

6/14/23
Jose Rios, P.E.
Region One Engineer

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, TIMOTHY G. WOLFE, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, AT THE REQUEST OF THE OWNERS THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE PURPOSES HEREON SET FORTH THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST HALF OF SECTION 8 AND THAT PART OF SECTION 9, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 37 MINUTES 07 SECONDS WEST (BASIS OF BEARINGS – ILLINOIS STATE PLANE COORDINATES EAST ZONE NAD83 BROUGHT UP TO GROUND COORDINATES) ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 80.00 FEET TO THE **POINT OF BEGINNING**; THENCE SOUTH 88 DEGREES 18 MINUTES 39 SECONDS WEST 529.47 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 168.19 FEET TO THE EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY (aka THE GULF, MOBILE AND OHIO RAILROAD) (FORMERLY THE CHICAGO AND ALTON RAILROAD); THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 3,580.23 FEET; THENCE SOUTH 82 DEGREES 13 MINUTES 16 SECONDS EAST 33.43 FEET; THENCE SOUTH 77 DEGREES 16 MINUTES 09 SECONDS EAST 1,637.64 FEET; THENCE SOUTH 80 DEGREES 54 MINUTES 29 SECONDS EAST 607.29 FEET; THENCE NORTH 40 DEGREES 02 MINUTES 09 SECONDS EAST 275.49 FEET; THENCE NORTH 05 DEGREES 22 MINUTES 13 SECONDS EAST 87.79 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE NORTHEAST, SAID CURVE HAVING A RADIUS OF 1,150.00 FEET; THENCE NORTHWESTERLY AND NORTHERLY ALONG SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 695.11 TO ITS POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF NORTH 28 DEGREES 30 MINUTES 45 SECONDS WEST 684.58 FEET; THENCE NORTH 11 DEGREES 11 MINUTES 47 SECONDS WEST 140.00 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1,050.00 FEET; THENCE NORTHERLY AND NORTHWESTERLY AND WESTERLY ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 1,230.79 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 44 DEGREES 46 MINUTES 37 SECONDS WEST 1,161.53 FEET; THENCE SOUTH 01 DEGREES 47 MINUTES 08 SECONDS EAST 444.79 FEET; THENCE NORTH 79 DEGREES 33 MINUTES 48 SECONDS WEST 1,063.42 FEET TO THE AFORESAID EASTERN LINE OF THE UNION PACIFIC RAILROAD COMPANY; THENCE NORTH 10 DEGREES 26 MINUTES 12 SECONDS EAST ALONG THE EASTERN LINE OF SAID RAILROAD 484.87 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE DEDICATION AREA RECORDED IN DOCUMENT NUMBER R2012-061580 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING 33 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD 936.70 FEET TO THE SOUTHEASTERN CORNER OF SAID DEDICATION AREA; THENCE SOUTH 01 DEGREES 33 MINUTES 49 SECONDS EAST 7.00 FEET TO THE SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD, SAID POINT BEING THE SOUTHWESTERN CORNER OF THE DEDICATION AREA RECORDED IN DOCUMENT NUMBER R2012-070236 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT LYING 40 FEET SOUTHERLY OF (MEASURED PERPENDICULAR TO) THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 88 DEGREES 12 MINUTES 52 SECONDS EAST ALONG THE SAID SOUTHERN RIGHT OF WAY LINE OF MILLSDALE ROAD 1,334.64 FEET TO THE SOUTHEASTERN CORNER OF SAID DEDICATION AREA, SAID POINT ALSO LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 31 MINUTES 51 SECONDS EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,297.10 FEET TO THE SOUTHWESTERN CORNER OF UNIT NO. 3, GLAD-DALE MEADOWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1976, AS DOCUMENT NUMBER R76-03683 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING TWO (2) COURSES ARE ALONG THE SOUTHWESTERN AND SOUTHEASTERN LINES OF SAID UNIT NO. 3 PLAT); 1) THENCE SOUTH 72 DEGREES 33 MINUTES 03 SECONDS EAST 314.79 FEET; 2) THENCE NORTH 27 DEGREES 09 MINUTES 58 SECONDS EAST 85.34 FEET TO THE SOUTHWESTERN CORNER OF THE RESERVE AT CEDAR CREEK UNIT 2 PHASE 1 SUBDIVISION (HEREINAFTER REFERRED TO AS "UNIT 2") ACCORDING TO THE PLAT THEREOF RECORDED JULY 17, 2007, AS DOCUMENT NUMBER R2007-107787 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING THREE (3) COURSES ARE ALONG THE SOUTHERN LINE OF SAID "UNIT 2" PLAT); 1) THENCE SOUTH 62 DEGREES 50 MINUTES 02 SECONDS EAST 116.10 FEET; 2) THENCE SOUTH 81 DEGREES 39 MINUTES 37 SECONDS EAST 90.16 FEET; 3) THENCE NORTH 88 DEGREES 12 MINUTES 49 SECONDS EAST 150.56 FEET TO THE SOUTHEASTERN CORNER OF SAID "UNIT 2" PLAT, SAID POINT ALSO BEING THE SOUTHWESTERN CORNER OF THE RESERVE AT CEDAR CREEK UNIT 1 SUBDIVISION (HEREINAFTER REFERRED TO AS "UNIT 1") ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 13, 2006, AS DOCUMENT NUMBER R2006-154818 IN THE OFFICE OF THE WILL COUNTY RECORDER (THE FOLLOWING FOURTEEN (14) COURSES ARE ALONG THE SOUTHERN LINE OF SAID "UNIT 1" PLAT); 1) THENCE NORTH 88 DEGREES 12 MINUTES 49 SECONDS EAST 140.00 FEET; 2) THENCE SOUTH 01 DEGREES 47 MINUTES 11 SECONDS EAST 37.16 FEET; 3) THENCE SOUTH 30 DEGREES 00 MINUTES 57 SECONDS EAST 64.85 FEET; 4) THENCE SOUTH 50 DEGREES 15 MINUTES 49 SECONDS EAST 55.79 FEET; 5) THENCE SOUTH 86 DEGREES 19 MINUTES 52 SECONDS EAST 90.66 FEET; 6) THENCE NORTH 64 DEGREES 48 MINUTES 28 SECONDS EAST 142.09 FEET; 7) THENCE SOUTH 70 DEGREES 45 MINUTES 18 SECONDS EAST 102.36 FEET; 8) THENCE SOUTH 79 DEGREES 52 MINUTES 42 SECONDS EAST 210.00 FEET; 9) THENCE SOUTH 79 DEGREES 59 MINUTES 40 SECONDS EAST 73.09 FEET; 10) THENCE SOUTH 70 DEGREES 11 MINUTES 45 SECONDS EAST 255.88 FEET; 11) THENCE SOUTH 55 DEGREES 00 MINUTES 52 SECONDS EAST 117.70 FEET; 12) THENCE SOUTH 75 DEGREES 47 MINUTES 04 SECONDS EAST 158.02 FEET; 13) THENCE SOUTH 73 DEGREES 25 MINUTES 15 SECONDS EAST 140.00 FEET; 14) THENCE NORTH 87 DEGREES 02 MINUTES 17 SECONDS EAST 181.14 FEET TO THE SOUTHEASTERN CORNER OF SAID "UNIT 1" PLAT; THENCE NORTH 88 DEGREES 16 MINUTES 18 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTH 300 FEET OF THE SOUTH 1,071.70 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 300.74 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 89, AS DOCUMENT 557862 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 771.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, SAID POINT ALSO BEING ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 83, AS DOCUMENT 557860 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE SOUTH 01 DEGREES 24 MINUTES 31 SECONDS EAST ALONG SAID WESTERN RIGHT OF WAY LINE 1,302.48 FEET TO A POINT ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,061.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE ALONG A CURVE TO THE LEFT AN ARC DISTANCE OF 14.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 01 DEGREES 23 MINUTES 08 SECONDS EAST 14.51 FEET; THENCE SOUTH 88 DEGREES 19 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERN RIGHT OF WAY LINE OF ILLINOIS ROUTE 53 ACCORDING TO THE DEDICATION OF RIGHT OF WAY DOCUMENT RECORDED JULY 27, 1942, IN BOOK 927, PAGE 399, AS DOCUMENT 557926 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID POINT BEING ON A NON-TANGENT CURVE BEING CONCAVE TO THE EAST, SAID CURVE HAVING A RADIUS OF 382,061.00 FEET; THENCE SOUTHERLY ALONG SAID WESTERN RIGHT OF WAY LINE ALONG SAID CURVE TO THE LEFT AN ARC DISTANCE OF 983.98 FEET TO THE NORTHEASTERN CORNER OF LOT 1 IN NOEL VIEW ESTATES SUBDIVISION (HEREINAFTER REFERRED TO AS "NOEL"), ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 1991, AS DOCUMENT NUMBER R91-36372 IN THE OFFICE OF THE WILL COUNTY RECORDER, SAID CURVE BEING SUBTENDED BY CHORD BEARING OF SOUTH 01 DEGREES 27 MINUTES 38 SECONDS EAST 983.98 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTHERN LINE OF LOTS 1, 2, 3, 4, 5, 6 AND 7 OF SAID "NOEL" PLAT 1,226.21 FEET TO THE NORTHWESTERN CORNER OF LOT 7 IN SAID "NOEL" PLAT; THENCE SOUTH 01 DEGREES 38 MINUTES 17 SECONDS EAST ALONG THE WESTERN LINE OF LOT 7 IN SAID "NOEL" PLAT 119.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 214.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 639.00 FEET TO THE EAST LINE OF THE LAND CONVEYED BY DOCUMENT NUMBER R94-2481 IN THE OFFICE OF THE WILL COUNTY RECORDER; THENCE NORTH 01 DEGREES 38 MINUTES 17 SECONDS WEST ALONG THE EAST LINE OF THE LAND CONVEYED BY SAID DOCUMENT NUMBER R94-2481 A DISTANCE OF 81.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 21 MINUTES 43 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 295.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 9 AND ALONG THE NORTHERN LINES OF LOT 8 AND 9 AND 10 OF SAID "NOEL" PLAT A DISTANCE OF 710.45 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 31 MINUTES 51 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,019.95 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 15 MINUTES 04 SECONDS WEST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,332.15 FEET TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 615.43 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 700.00 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 382.50 FEET TO A POINT ON THE WEST LINE OF THE EAST 382.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 34 MINUTES 29 SECONDS EAST ALONG THE WEST LINE OF THE EAST 382.50 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 700.00 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 516.74 FEET TO A POINT ON THE EAST LINE OF THE WEST 431.90 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 01 DEGREES 37 MINUTES 07 SECONDS WEST ALONG THE EAST LINE OF THE WEST 431.90 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 1,008.57 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 1,008.57 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 88 DEGREES 13 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE SOUTH 1,008.57 FEET OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 431.90 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 01 DEGREES 37 MINUTES 07 SECONDS EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 928.57 FEET TO THE **POINT OF BEGINNING**, CONTAINING 18,134,094 SQUARE FEET OR 416.302 ACRES, MORE OR LESS.

I DO FURTHER CERTIFY THAT:

1) THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND PLAT WHICH WAS PREPARED IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS
2) THE PROPERTY DESCRIBED AND SHOWN HEREON IS WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, ILLINOIS.
3) ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
4) ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.
5) IRON RODS WITH CAPS WILL BE SET AT ALL CORNERS EXCEPT WHERE OTHERWISE SHOWN.
6) ACCORDING TO A SCALED INTERPRETATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS FOR WILL COUNTY, ILLINOIS, HAVING MAP NUMBER 17197C0286G, LAST REVISED FEBRUARY 15, 2019, AND MAP NUMBER 17197C0280G, LAST REVISED FEBRUARY 15, 2019, PORTIONS OF THE PLATTED PROPERTY FALL WITHIN "ZONE A" (SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION) AND THE MAJORITY OF THE PROPERTY FALLS WITHIN "ZONE X" (AREAS OF MINIMAL FLOOD HAZARD).

GIVEN UNDER MY HAND AND SEAL THIS 4th DAY OF MAY IN THE YEAR 2023.

TIMOTHY G. WOLFE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003535
JACOB & HEFNER ASSOCIATES
MY LICENSE EXPIRES NOVEMBER 30, 2024

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Illinois Professional Design Firm
License No. 184-003073 Exp. 4/30/25

				REVISION NO. 4:	PER CITY REVIEW COMMENTS	6-09-2022	ERP
REVISION NO. 7:	PER WILL COUNTY MAPPING COMMENTS	5-04-2023	TGW	REVISION NO. 3:	PER CITY REVIEW COMMENTS	5-05-2022	ERP
REVISION NO. 6:	PER LENDERS COMMENTS	4-18-2023	TGW	REVISION NO. 2:	PER CITY REVIEW COMMENTS	4-12-2022	ERP
REVISION NO. 5:	PER ENGINEERING REVIEW COMMENTS	4-07-2023	ERP	REVISION NO. 1:	REVISE SUBDIVISION NAME PER CITY REVIEW	3-23-2022	ERP

Survey No.:	F345h		
Ordered By.:	NorthPoint Development		
Description:	Recording Plat of Subdivision		
Date Prepared:	March 15, 2022		
Scale:	N/A	Prepared By:	ERP

H:\CF345\F345H\SDWG\SUBDIVISION\F345H_PLAT OF SUBDIVISION.DWG

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 276-26

File ID: 276-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/07/2026

Department: Planning and Zoning **Final Action:**

Title: Ordinance Approving a Plat of Vacation for a 3.788-Acre Drainage and City Utility Easement Along the Former Bridge Road Right-of-Way South of Gladys Avenue and North of Noel Road

Internal Notes: Added an updated plat showing the adjacent street network and a new exhibit that shows existing easements that will remain in place. (RH 05/12 at 10:21)

Agenda Date: 05/19/2026

Attachments: Ordinance, Plat of Vacation for Drainage and City Utilities, Bridge Road Aerial Map.jpg, Bridge Rd Plat of Vacation Easement Overlay Exhibit.pdf, Petition for Vacation of Public Easement Signed_Redacted.pdf, R2022-042019 Ordinance 18354 Approving Vacation of Bridge Road.pdf, Plat of Vacation for Nicor, Plat of Vacation for Private Utilities, R2023-037601 Third Coast Intermodal Hub 1 Plat of Subdivision.pdf

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2026	Dustin Anderson	Approve	5/11/2026
1	2	5/15/2026	Todd Lenzie	Approve	5/19/2026
1	3	5/15/2026	Beth Beatty	Approve	5/19/2026

Memo

File #: 277-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:
Ordinances Associated with the Tenant Space at 81 N. Chicago Street

Ordinance Approving a Special Use Permit to Allow a Tattoo Studio, Located at 81 N. Chicago Street (ZBA 2026-13)

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Zoning District Use in the B-2 (Central Business) Zoning District, Located at 81 N. Chicago Street (ZBA 2026-14)

BACKGROUND:
The petitioner and business owner, Joseph Spillie, is requesting a Special Use Permit and Variation of Use to establish a tattoo studio at 81 N. Chicago Street.

The business would operate from an existing four-story multi-tenant building in downtown Joliet. The tenant space subject to these requests is located on the 3rd floor of the building and the space in question is approximately 870 square feet in area. The proposed studio will consist of a waiting area, a utility and janitorial room, and a private tattooing station. Restrooms are shared with other commercial tenants in the building. The studio would be by appointment only and would not have walk-in clients, which would allow the petitioner to control the number of people and maintain client privacy.

The Zoning Ordinance specifies that tattoo studios are only allowed in the B-3 (General Business) and Industrial zoning districts by Special Use Permit approval. The building in question is within the B -2 (Central Business) zoning district, which requires the Variation of Use request. At their meeting on April 16, 2026, the Zoning Board of Appeals approved a Variation request to allow the proposed tattoo studio to be within 1,000 feet of the Ottawa Street branch of the Joliet Public Library.

Staff found that the Variation of Use and Variation requests did not meet the criteria for hardship or practical purposes. Tattoo studios are allowed in the B-3 (general business) and Industrial zoning districts by Special Use Permit approval. However, staff did find that the proposed tattoo studio would not alter the essential character of the area with its small size, the location on the third floor of the building, and serving clients by-appointment only. The proposed use will also not impede the use and enjoyment of other tenant spaces due to these factors. The applicant will also apply for all necessary licensing from the City of Joliet and Will County

ZONING BOARD OF APPEALS PUBLIC HEARING:

The Zoning Board of Appeals held a public hearing on this matter on April 16, 2026. Joseph Spillie, petitioner, represented the petition. One member of the audience spoke in favor of the petition. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:
Bob Nachtrieb moved that the Zoning Board of Appeals recommend approval of the Special Use Permit and Variation of Use requests to allow a tattoo studio, located at 81 N. Chicago Street, subject to the following conditions:

1. That a business license shall be obtained prior to the use commencing.

2. Should the tattoo studio be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

Jesse Stiff seconded the motion, which passed with five (5) aye votes and no nay votes. Voting aye were: Bias, Hennessy, Nachtrieb, Radakovich, and Stiff. Voting nay were: none. Absent were: McGrath Schmig.

RECOMMENDATION OF THE ADMINISTRATION:

Staff concurs with the recommendation of the Zoning Board of Appeals and recommends that the Mayor and City Council adopt the following, subject to the same conditions approved by the Zoning Board of Appeals above:

1. Ordinance Approving a Special Use Permit to Allow a tattoo studio, Located at 81 N. Chicago Street.
2. Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Zoning District Use in the B-2 (Central Business) Zoning District, Located at 81 N. Chicago Street

ORDINANCE NO. ____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(81 N. Chicago Street)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AS FOLLOWS:

SECTION 1: A Special Use Permit from the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby granted to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The special use permit is granted subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this special use permit is granted remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically granted herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the special use permit to repeal.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this Special Use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the Special Use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

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 portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this _____ day of _____, 2026.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-09-443-010-0000
ADDRESS: 81 N. Chicago Street
ZBA APPROVED: Yes
PETITION #: 2026-13, 2026-14, and 2026-15
PREPARED BY: Francisco Jimenez, Planner, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

SPECIAL USE PERMIT FOR: 81 N. Chicago Street

1. LEGAL DESCRIPTIONS OF SUBJECT PROPERTIES:

LOTS 4,5,6 BLOCK 21 IN THE JOEL S MATHEWSONS SUB OF LOTS 7,8 IN THE OLD TOWN OF JOLIET, SD SUB BEING PART OF THE E ½ OF THE SE 1/4 OF SEC 9, T35N-R10E

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A tattoo studio within a B-2 (central business) zoning district.

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the business license shall be obtained prior to the use commencing;

2. Should the tattoo studio be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(81 N. Chicago Street)

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: A variation of use from the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby granted to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The variation of use is granted subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this variation of use is granted remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically granted herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the variation of use to repeal.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this variation of use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the variation of use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

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 portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this _____ day of _____, 2026.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-09-443-010-0000
ADDRESS: 81 N. Chicago Street
ZBA APPROVED: Yes
PETITION #: 2026-13, 2026-14, and 2026-15

PREPARED BY Francisco Jimenez, 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

VARIATION OF USE FOR: 81 N. Chicago Street

1. **LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

   LOTS 4,5,6 BLOCK 21 IN THE JOEL S MATHEWSONS SUB OF LOTS 7,8 IN THE OLD TOWN OF JOLIET, SD SUB BEING PART OF THE E ½ OF THE SE1/4 OF SEC 9, T35N-R10E

   PIN: 30-07-09-443-010-0000

2. **SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

   A Variation of Use to allow to allow a B-3 (general business) zoning district use in a B-2 (central business) zoning district.

3. **MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

   1. That a business license shall be obtained prior to the use commencing;

   2. Should the tattoo studio be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

STAFF REPORT

DATE: March 19, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-13, 2026-14, and 2026-15
Applicant: Joseph Spillie
Property Owner: Tyler & Gary Schumal
Location: 81 N. Chicago Street
Request: A Variation of Use to allow a B-3 (general business) zoning district use in a B-2 (central business) zoning district, Special Use Permit to allow a tattoo studio, and a Variation to allow a tattoo studio within 1,000 feet of a library

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Purpose

The applicant is requesting a Special Use Permit, a Variation of Use, and a Variation to open and operate a tattoo studio at 81 N. Chicago Street. Requested actions from the Zoning Board of Appeals include:

- A Variation of Use to allow a B-3 (general business) zoning district use in a B-2 (central business) zoning district.
- A Variation to allow a tattoo studio within 1,000 feet of a library.
- A Special Use Permit to allow a tattoo studio.

Site Specific Information

The subject property, 81 N. Chicago Street, is a four-story multi-tenant building in downtown Joliet. The tenant space subject to these requests is located on the 3rd floor of this building and is approximately 870 square feet. The proposed studio will consist of a waiting area, a utility and janitorial room, and a private tattoo station. Restrooms are shared with other commercial tenants within the building.

Surrounding Zoning, Land Use and Character

Properties in this vicinity are all zoned and located within the B-2 Central Business District.

Applicable Regulations

- Section 47-12.9 B-2 (Central Business) Zoning District - Prohibited Uses
- Section 47-13.2A B-3 (General Business) Zoning District - Special Uses
- Section 47-17.28 Variation of Use

- Section 47-5.2 (C) Criteria for issuance of a Special Use Permit (refer to attachment)
- Section 47-19.8 Findings of Facts Supporting a Variation (refer to attachment)

Section 47-17.28: Variation of Use*: A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

Discussion

The applicant seeks to establish a tattoo studio at 81 N. Chicago Street. The proposed studio would operate by appointment only and would not be a walk-in studio. The applicant states that the appointment only model would allow them to control the volume of people, maintain the privacy of clients, and would minimally impact the surrounding area. The Zoning Ordinance specifies that tattoo shops must be a minimum of 1,000 feet from any school, church, day care, park or playground, library, and other tattoo businesses. The proposed studio would be within 1,000 feet of the Ottawa Street branch of the Joliet Public Library; and, therefore, the applicant is also requesting a variation from this spacing requirement. The applicant will comply with all requirements set forth by the City of Joliet as well as the health requirements from Will County and the State of Illinois.

Requested Action

Staff does not find that the Variation of Use and Variation requests meet the criteria for hardship or practical difficulties. Tattoo studios are allowed in the B-3 (General Business) and Industrial zoning districts by Special Use Permit approval. However, staff does find that the proposed tattoo studio would not alter the essential character of the area. The proposed studio will be located on the 3rd floor of the building and will serve clients by-appointment only. The proposed studio is also small in size. Additionally, staff finds that the proposal meets the criteria for a Special Use Permit. The establishment of the studio would not be detrimental to the health or general welfare of the public. Additionally, the proposed use will not impede the use and enjoyment of tenant spaces in the building and surrounding property due to studio size and limited volume of clients. The applicant will also apply for all necessary licensing from the City of Joliet and Will County.

Conditions

If the Zoning Board desires to approve the Variation requests and Special Use permit to allow a tattoo studio, the following conditions should be included:

1. That a business license shall be obtained prior to the use commencing.
2. Should the tattoo studio use be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit and Variation of Use.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, April 16, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members
Ralph Bias
Ed Hennessy
Bob Nachtrieb
Debbie Radakovich
Jane McGrath Schmig
Jesse Stiff

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

CALL TO ORDER

ROLL CALL

Present Ralph Bias, Ed Hennessy, Bob Nachtrieb, Debbie Radakovich and Jesse Stiff

Absent Jane McGrath Schmig

APPROVAL OF MINUTES

TMP-9651

Attachments: Zoning Board of Appeals Meeting Minutes 02-19-26.pdf

A motion was made by Jesse Stiff, seconded by Bob Nachtrieb, to approve: Zoning Board of Appeals Meeting Minutes 2-19-26. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

CITIZENS TO BE HEARD ON AGENDA ITEMS

A public comment was made in favor of Petitioner Joseph Spillie, related to agenda items: PETITION 2026-13, PETITION 2026-14, and PETITION 2026-15.

Individuals came forward to comment on PETITION 2026-07, PETITION 2026-08, and PETITION 2026-09. Planning Director Jayne Bernhard informed the public and the Board these petitions were deferred and will be on the June Zoning Board of Appeals agenda.

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

ID-2245-20

Attachments: 16329 S. Boulevard PL Staff Report Packet

Ms. Bernhard read the staff report into the record. Mr. David Mikel with SES Branding appeared on behalf of the petition. Mr. Mikel made comments regarding the need for additional signage to attract and direct customers. No public comments were made in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-04: A series of Variations on signage, located at 16329 S. Boulevard Place. (COUNCIL DISTRICT #1). The motion carried by the following

vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9641

Attachments: 203 N Ottawa Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. MJ Sughayer, the property owner, appeared on behalf of the petition to answer questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-05: A Variation on signage to exceed the maximum total sign area in the B-2 (central business) district, located at 203 N. Ottawa Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Stiff

Nay: Radakovich

Absent: McGrath Schmig

TMP-9642

Attachments: ZBA 2026-06 (SEC Theodore St and Staghorn Dr) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Justin Harrison, representing the Fall Creek Homeowners Association, appeared on behalf of the petition and commented on the need for an illuminated sign. A resident came forward to inquire how the new sign would be paid and if HOA fees would increase. Mr. Harrison responded.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve: PETITION 2026-06: A Variation to allow an illuminated subdivision monument sign in the R-1A (single-family residential) zoning district, located at SEC Theodore Street and Staghorn Drive. (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9643

Attachments: Fairview Deferred.pdf

Ms. Bernhard explained again that PETITION 2026-07, PETITION 2026-08, and PETITION 2026-09 were deferred and will be on the June Zoning Board of

Appeals agenda.

TMP-9644

Attachments: ZBA 2026-10 2026-11 (749 Houbolt Rd) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Mike Pedersen and his attorney appeared on behalf of the petitions. In response to Mr. Bias' questions, Mr. Pedersen made comments regarding the services that Dive Right in Scuba, Inc. offers. A discussion was had about preserving the Galowich name on the building.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-10: A Variation of Use to allow an indoor and outdoor commercial recreation facility, a B-3 (general business) use, in the R-B (restricted business) district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)

PETITION 2026-11: A Variation to allow unlighted outdoor recreational facilities within 200 feet of a single-family residential zoning district, located at 749 Houbolt Road. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9645

Attachments: 1516 Edgerton Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Fernando Duran with Omega Sign & Lighting appeared on behalf of the petition, clarifying the proposed sign's shape and size. Ms. Bernhard paused the hearing to consult with Interim Corporation Counsel Todd Lenzie and Mr. Duran. It was determined the correct sign size was listed on the public notice, and the hearing continued.

A motion was made by Ralph Bias, seconded by Bob Nachtrieb, to approve: PETITION 2026-12: A Variation to increase maximum area of a ground sign for a non-residential use in the R-2 (single-family residential) zoning district, located at 1516 Edgerton Drive. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9646

Attachments: 81 N Chicago Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Joseph Spillie, owner of Ink Everything, appeared on behalf of the petitions. Mr. Spillie answered questions from the Board and provided additional information regarding his private tattoo business.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-13: A Special Use Permit to allow a tattoo studio, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-14: A Variation of Use to allow a tattoo studio, a B-3 (general business) use, in the B-2 (central business) district, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)

PETITION 2026-15: A Variation to allow a tattoo studio within 1,000 feet of a library, located at 81 N. Chicago Street. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9647

Attachments: ZBA 2026-16 2026-17 (2450 W Jefferson St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Josh Melder with Menard, Inc. appeared on behalf of the petitions. Mr. Melder made comments regarding the proposed self-storage facility. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve: PETITION 2026-16: A Special Use Permit to allow a self-storage facility, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)

PETITION 2026-17: A Variation from the Non-Residential Design Standards to allow engineered wood siding in the I-1 (light industrial) zoning district, located at 2450 W. Jefferson Street. (COUNCIL DISTRICT #5)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb and Stiff

Nay: Radakovich

Absent: McGrath Schmig

TMP-9648

Attachments: ZBA 2026-18 2026-19 (370 Ruby St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Israel Hernandez, the property owner, appeared on behalf of the petitions and answered questions

from the Board. No public comments were made in favor of or in opposition to the petitions.

A motion was made by Ralph Bias, seconded by Jesse Stiff, to approve: PETITION 2026-18: A Special Use Permit to allow an automotive repair facility, located at 370 Ruby Street. (COUNCIL DISTRICT #4)

PETITION 2026-19: A Variation from the spacing requirements for an automotive repair facility near a residential zoning district, located at 370 Ruby Street. (COUNCIL DISTRICT #4)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9649

Attachments: ZBA 2026-20 2026-21 (540 Bluff St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. Abraham Garcia, the property owner, appeared on behalf of the petitions. The Board made inquiries regarding the purchase of the property, permits, and zoning, and Mr. Garcia responded. In response to construction-related questions from the Board, Mr. Garcia's architect, Mr. Bob Gebel, appeared and commented.

A motion was made by Debbie Radakovich, seconded by Jesse Stiff, to deny both petitions: PETITION 2026-20: A Variation of Use to allow conversion of a single-unit residence into a two-unit residence, an R-3 (one- and two-family residential) use, in the R-2 (single-family residential) zoning district, located at 540 Bluff Street. (COUNCIL DISTRICT #4)

PETITION 2026-21: A Variation to reduce the front yard setback to allow a second story addition, located at 540 Bluff Street. (COUNCIL DISTRICT #4)
. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

TMP-9650

Attachments: ZBA 2026-22 (201 N William St) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Ms. Maria Garcia, the property owner, appeared on behalf of the petition to answer questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Jesse Stiff, seconded by Ralph Bias, to approve: PETITION 2026-22: A Variation of Use to allow the continuation of a three-unit

residence, an R-4 (multi-family residential) use, in the R-2 (single-family residential) zoning district, located at 201 N. William Street. (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

NEW BUSINESS

TMP-9761

A motion was made by Jesse Stiff, seconded by Debbie Radakovich, to elect Ralph Bias as the new Vice Chair of the Zoning Board of Appeals. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Bob Nachtrieb, seconded by Jesse Stiff, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Hennessy, Nachtrieb, Radakovich and Stiff

Absent: McGrath Schmig

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: 277-26

File ID: 277-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/07/2026

Department: **Final Action:**

Title: Ordinances Associated with the Tenant Space at 81 N. Chicago Street

Ordinance Approving a Special Use Permit to Allow a Tattoo Studio, Located at 81 N. Chicago Street (ZBA 2026-13)

Ordinance Approving a Variation of Use to Allow a B-3 (General Business) Zoning District Use in the B-2 (Central Business) Zoning District, Located at 81 N. Chicago Street (ZBA 2026-14)

Agenda Date: 05/19/2026

Attachments: Ordinance - Special Use Permit ZBA 81 N Chicago Street.doc, Ordinance - Variation of Use ZBA 81 N Chicago Street.docx, 81 N Chicago Staff Report.docx, Minutes.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2026	Dustin Anderson	Approve	5/11/2026
1	2	5/15/2026	Todd Lenzie	Approve	5/19/2026
1	3	5/15/2026	Beth Beatty	Approve	5/19/2026

Memo

File #: 278-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:
Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District)

BACKGROUND:
The 2022 Redevelopment Agreement for the Rock Run Collection development included the creation of a Business District to generate revenue to repay the bond used for the installation of the infrastructure at the site. This ordinance is the first step in the process and schedules the required public hearing on June 16, 2026. The City utilized the services of SB Friedman to conduct the eligibility study and prepare the business district plan.

The proposed business district consists of the commercial/retail areas of the Rock Run Collection development except for Hollywood Casino. The Hollywood Casino parcels do not meet the eligibility to be included in the District.

This item will be reviewed by the Finance Committee on May 19, 2026

CONCLUSION:
This item is to schedule the required public hearing on the creation of the Rock Run Collection Business District can be created.

RECOMMENDATION:
Based of the above, it is recommended that the Mayor and City Council adopt an Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District)

ORDINANCE NO. _____

AN ORDINANCE PROPOSING THE CREATION OF A BUSINESS DISTRICT IN THE CITY OF JOLIET, WILL AND KENDALL COUNTIES, ILLINOIS, AND FIXING THE DATE AND TIME FOR A PUBLIC HEARING IN CONNECTION WITH THE SAME (ROCK RUN COLLECTION BUSINESS DISTRICT)

WHEREAS, the City of Joliet, Will and Kendall Counties, Illinois (the "***City***") is a home rule unit of government under the Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise and perform any function pertaining to its governmental affairs; and

WHEREAS, Section 11-74.3-1(1) of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq*. (the "***Business District Law***") allows the City to determine that it is "essential to the economic and social welfare of the municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth"; and

WHEREAS, on January 5, 2021, the City Council of the City (the "***City Council***") established the Rock Run Crossings Redevelopment Project Area (the "***Redevelopment Area***"), encompassing properties on the northeast intersection of Interstate 55 and Interstate 80, to address blighted conditions within the Redevelopment Area; and

WHEREAS, in order to further address blighted conditions within the Redevelopment Area, the City Council is now considering the approval of a business district plan and the designation of a business district within a portion of the Redevelopment Area; and

WHEREAS, the City has retained SB Friedman Development Advisors, LLC to prepare a business district plan (the "***Proposed Business District Plan***", a copy of which is available for public inspection at the office of the City Clerk, 150 West Jefferson Street, Joliet, Illinois, Monday through Friday during normal business hours) for that portion of the Redevelopment Area legally described and depicted in **Exhibit A** attached hereto and made a part hereof (the "***Proposed Rock Run Collection Business District***"); and

WHEREAS, the City Council has determined that it is in the best interests of the City and its citizens to (a) propose the approval of the Proposed Business District Plan, (b) propose the approval of the designation of the Proposed Rock Run Collection Business District as a business district pursuant to the Business District Law, and (c) propose the approval of the imposition of a retailers' occupation tax, a service occupation tax and a hotel operators' occupation tax (collectively, the "***Proposed Business District Taxes***") in the Proposed Rock Run Collection

Business District, at a rate of not to exceed one percent (1%) pursuant to Sections 11-74.3-3(10) and (11) of the Business District Law; and

WHEREAS, pursuant to the Business District Law, the City is required to adopt this Ordinance proposing the approval of the Proposed Business District Plan, proposing the approval of the designation of the Proposed Rock Run Collection Business District as a business district, proposing the imposition of the Proposed Business District Taxes in such business district, and fixing the time and place for a public hearing on the Proposed Business District Plan, the Proposed Rock Run Collection Business District and the Proposed Business District Taxes; and

WHEREAS, the City Council has determined that it is necessary, expedient and in the best interests of the City and its citizens to fix a time and place for a public hearing on the proposals to approve the Proposed Business District Plan, designate the Proposed Rock Run Collection Business District as a business district, and impose the Proposed Business District Taxes in such business district.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Joliet, Will and Kendall Counties, Illinois, as follows:

SECTION 1: The preambles of this Ordinance are true, correct and complete and are hereby incorporated as though fully set forth herein.

SECTION 2: A public hearing shall be held at 6:30 p.m. on June 16, 2026, at City Hall, Council Chambers located at 150 West Jefferson Street, Joliet, Illinois (the "***Hearing***"), to consider whether to approve the Proposed Business District Plan, designate the Proposed Rock Run Collection Business District as a business district, and impose the Proposed Business District Taxes, all as set forth in the Business District Law.

SECTION 3: Notice of the Hearing shall be given by publication at least twice, not more than thirty (30) nor less than ten (10) days prior to the Hearing, in the *Joliet Herald News*, being a newspaper in general circulation in the City, in substantially the same form as in **Exhibit B** attached hereto and made a part hereof, with such changes being made to **Exhibit B** as are necessary to make the notice fully compliant with the Business District Law.

SECTION 4: All ordinances, orders and resolutions and parts thereof in conflict herewith shall be and the same are hereby repealed, and that this ordinance shall be in full force and effect forthwith upon its adoption and approval.

SECTION 5: This Ordinance shall be in full force and effect from and after its adoption and approval as provided by the Business District Law.

PASSED this 19th day of May, 2026.

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

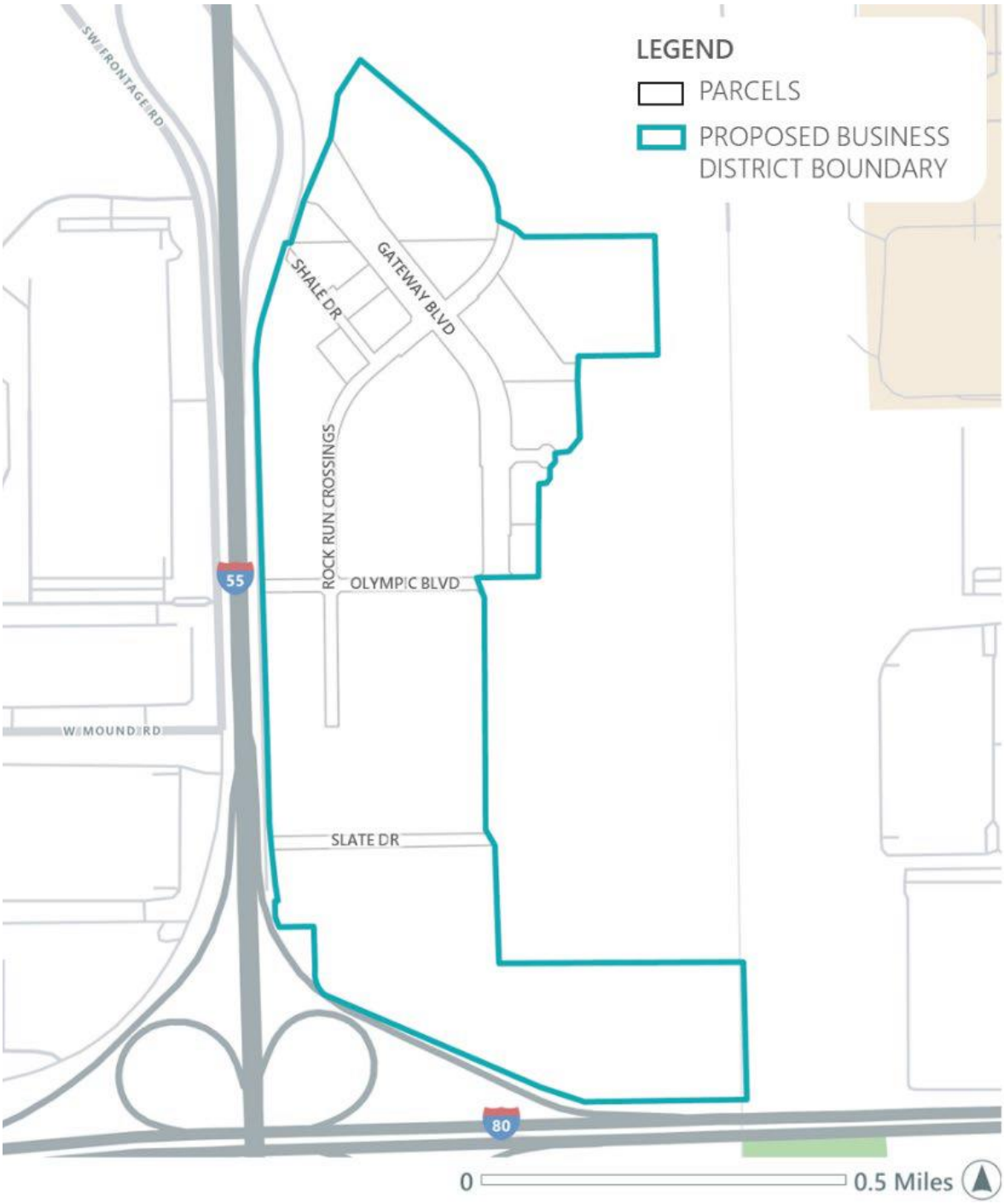
VOTING NO: _____

NOT VOTING: _____

EXHIBIT A

Map and Legal Description

Proposed Rock Run Collection Business District Boundary



Legal Description of Proposed Rock Run Collection Business District

LOCATED IN THE WEST HALF QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE ROUTE 80 AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF INTERSTATE ROUTE 80 TO THE EAST LINE OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66); THENCE NORTHERLY, WESTERLY AND NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66) TO THE SOUTHWESTERLY LINE OF GATEWAY BOULEVARD; THENCE NORTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS RECORDED APRIL 19, 2022 AS DOCUMENT R2022-031684; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINES OF SAID LOT 1 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO THE SOUTHWESTERLY LINE OF ROCK RUN CROSSINGS DRIVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF ROCK RUN CROSSINGS DRIVE TO THE NORTHWESTERLY EXTENSION OF A NORTHEASTERLY LINE OF LOT 2 IN ROCK RUN CROSSINGS MULTIFAMILY RECORDED APRIL 17, 2023 AS DOCUMENT R2023-017839; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY AND ITS NORTHWESTERLY EXTENSION TO THE NORTH LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG A SOUTH LINE OF SAID LOT 2 TO A CORNER OF SAID LOT 2; THENCE SOUTH ALONG AN EAST LINE OF SAID LOT 2 TO A CORNER THEREOF, SAID CORNER ALSO BEING AN EAST LINE OF RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION RECORDED NOVEMBER 11, 2024 AS DOCUMENT R2024-057917; THENCE SOUTHERLY, WESTERLY AND SOUTHWESTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF SAID RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION TO THE NORTH LINE OF OLYMPIC BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF OLYMPIC BOULEVARD AND ITS WESTERLY EXTENSION TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTH LINE OF QUARTZ BOULEVARD; THENCE EAST ALONG THE SOUTH LINE OF QUARTZ BOULEVARD TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER OF LOT 2 IN ROCK RUN CROSSINGS I.D.I. RESUBDIVISION NO. 1 RECORDED MARCH 8, 2023 AS DOCUMENT R2023-010784; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO A POINT

ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY INDEX NUMBERS (PINS):

05-06-22-101-002-0020
05-06-22-101-002-0010
05-06-22-302-002-0000
05-06-22-305-001-0000
05-06-22-304-004-0020
05-06-22-301-013-0000
05-06-22-304-003-0000
05-06-22-304-005-0000
05-06-22-304-002-0000
05-06-22-301-011-0000
05-06-22-304-001-0020
05-06-22-304-001-0010
05-06-22-301-010-0000
05-06-27-100-011-0000
05-06-22-301-012-0000
05-06-22-301-005-0000

EXHIBIT B

PUBLIC NOTICE
PURSUANT TO 65 ILCS 5/11-74.3-2(B)

Notice is hereby given that the City Council of the City of Joliet, Will and Kendall Counties, Illinois (the "City") will hold a public hearing on June 16, 2026 at 6:30 p.m., at City Hall, Council Chambers, 150 West Jefferson Street, Joliet, Illinois (the "Hearing"), to consider whether to designate the following described land (the "Proposed Rock Run Collection Business District") as a business district as set forth in the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq*. (the "Law"), whether to approve a business district plan for the Proposed Rock Run Collection Business District as set forth in the Law and whether to impose certain sales and hotel taxes in such business district:

LOCATED IN THE WEST HALF QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE ROUTE 80 AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF INTERSTATE ROUTE 80 TO THE EAST LINE OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66); THENCE NORTHERLY, WESTERLY AND NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66) TO THE SOUTHWESTERLY LINE OF GATEWAY BOULEVARD; THENCE NORTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS RECORDED APRIL 19, 2022 AS DOCUMENT R2022-031684; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINES OF SAID LOT 1 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO THE SOUTHWESTERLY LINE OF ROCK RUN CROSSINGS DRIVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF ROCK RUN CROSSINGS DRIVE TO THE NORTHWESTERLY EXTENSION OF A NORTHEASTERLY LINE OF LOT 2 IN ROCK RUN CROSSINGS MULTIFAMILY RECORDED APRIL 17, 2023 AS DOCUMENT R2023-017839; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY AND ITS NORTHWESTERLY EXTENSION TO THE NORTH LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF; THENCE WEST ALONG A SOUTH LINE OF SAID LOT 2 TO A CORNER OF SAID LOT 2; THENCE SOUTH ALONG AN EAST LINE OF SAID LOT 2 TO A CORNER THEREOF, SAID CORNER ALSO BEING AN EAST LINE OF RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION RECORDED NOVEMBER 11, 2024 AS DOCUMENT R2024-057917; THENCE SOUTHERLY, WESTERLY AND SOUTHWESTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF SAID

RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION TO THE NORTH LINE OF OLYMPIC BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF OLYMPIC BOULEVARD AND ITS WESTERLY EXTENSION TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTH LINE OF QUARTZ BOULEVARD; THENCE EAST ALONG THE SOUTH LINE OF QUARTZ BOULEVARD TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER OF LOT 2 IN ROCK RUN CROSSINGS I.D.I. RESUBDIVISION NO. 1 RECORDED MARCH 8, 2023 AS DOCUMENT R2023-010784; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY INDEX NUMBERS (PINS):

05-06-22-101-002-0020
05-06-22-101-002-0010
05-06-22-302-002-0000
05-06-22-305-001-0000
05-06-22-304-004-0020
05-06-22-301-013-0000
05-06-22-304-003-0000
05-06-22-304-005-0000
05-06-22-304-002-0000
05-06-22-301-011-0000
05-06-22-304-001-0020
05-06-22-304-001-0010
05-06-22-301-010-0000
05-06-27-100-011-0000
05-06-22-301-012-0000
05-06-22-301-005-0000

All interested persons will be given an opportunity to be heard at the Hearing.

The business district plan for the Proposed Rock Run Collection Business District under consideration at the Hearing provides, generally, that the City may provide or enter into an agreement with developers or business owners and tenants to provide certain public and private improvements in the Proposed Rock Run Collection Business District to enhance the immediate area and to serve the needs of development and the interests of the City and its residents. The City intends to develop the Proposed Rock Run Collection Business District to further contribute to the long-term economic health and vitality of the City. Proposed City projects in the Proposed Rock Run Collection Business District may include but shall not be limited to: improvement of public utilities including water mains, sewer related system

improvements and storm water retention; property acquisition by contract or eminent domain; environmental remediation and site preparation; rehabilitation of building exterior and interior components; improvement of roadways, alleyways and sidewalks; beautification and installation of identification markers, landscaping/streetscaping; and relocation and/or extension of utilities.

In connection with the proposed Rock Run Collection Business District, the City may impose a one percent (1%) retailers' occupation tax, a one percent (1%) service occupation tax and a one percent (1%) hotel operators' occupation tax, pursuant to the authority granted by 65 ILCS 5/11-74.3-3(10) and (11), for the planning, execution, and implementation of the business district plan and to pay for business district project costs as set forth in the business district plan.

A copy of the business district plan under consideration for the Proposed Rock Run Collection Business District is available at City Hall, 150 West Jefferson Street, Joliet, Illinois, for review. Any party interested in submitting an alternative proposal or bid for any proposed conveyance, lease, mortgage, or other disposition by the City of land or rights in land owned by the City and located within the Proposed Rock Run Business District, should contact Kevin Sing, Director of Finance, at 815-724-3917. Any alternative proposals or bids must be addressed to and submitted to Kevin Sing, Director of Finance, at the above-listed City Hall address, no later than Friday before the Hearing, June 12, 2026, at 4:00 p.m.

City of Joliet
Lauren O'Hara
City Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 278-26

File ID: 278-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/07/2026

Department: **Final Action:**

Title: Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District)

Agenda Date: 05/19/2026

Attachments: Ordinance Settting Public Hearing for Establishing a Business District

Entered by: ksing@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/8/2026	Kevin Sing	Approve	5/12/2026
1	2	5/8/2026	Todd Lenzie	Approve	5/12/2026
1	3	5/15/2026	Beth Beatty	Approve	5/12/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 280-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Elizabeth Coronado Abrego, Director of Human Resources

SUBJECT:
Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and AFSCME, Local 440

BACKGROUND:
After extensive negotiations, the City and AFSCME, Local 440 have reached an agreement as to the Collective Bargaining Agreement being brought before the Council for consideration which includes the following significant terms:

- A four-year term from January 1, 2025 - December 31, 2028, with wage increases of 3.25% in 2025, 3.25% in 2026, 3.25% in 2027, and 3.25% in 2028;
- A modified wage schedule for new employees that includes three additional steps between the current first and second steps with no impact on current employees;
- A modified wage schedule for Dispatch employees, which makes their starting wages competitive with the market;
- Expanded residency to include residency within a 50-mile radius of the intersection of Essington Rd. and Jefferson St. in Joliet;
- Resolution of the union's pending holiday pay grievance in exchange for clarifying CBA language on holiday pay compensation and the City agreeing to pay backpay of one hour per hour worked for the impacted Public Utilities employees; and
- New or revised language on various operational issues including the process for filling vacancies, disciplinary procedures, and a vacation forfeiture date.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and the City Council approve the attached Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and AFSCME, Local 440.

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RESOLUTION NO.

RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF THE COLLECTIVE BARGAINING AGREEMENT BETWEEN THE CITY OF JOLIET AND AFSCME, LOCAL 440

WHEREAS , the City of Joliet is a municipal corporation and a unit of local government within the State of Illinois (hereinafter referred to as "City"); and

WHEREAS, the City and the American Federation of State, County, and Municipal Employees, Council 31 (“AFSCME”) Local 440, have agreed to the terms and conditions of a Collective Bargaining Agreement (“CBA”); and

WHEREAS, as part of those negotiations, the City and the Union agreed to resolve the Union’s pending Holiday Pay Grievance in exchange for clarifying the CBA’s Holiday Pay provisions and paying backpay to the impacted Public Works employees;

WHEREAS, the Collective Bargaining Agreement shall be in effect from January 1, 2025 until December 31, 2028; and

WHEREAS, said Collective Bargaining Agreement requires City Council approval; and

WHEREAS , the City of Joliet is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS STATUTORY AND HOME RULE AUTHORITY, 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 Collective Bargaining Agreement with AFSCME, Local 440 is hereby approved. The City Manager is hereby authorized to execute said Collective Bargaining Agreement, in substantially the same form as EXHIBIT A attached hereto and incorporated herein.

SECTION 3: The City Manager is also hereby authorized to execute a Memorandum of Understanding/Settlement Agreement resolving the Union’s Holiday Pay Grievance regarding holiday pay for Public Utilities employees who were called in to work on a holiday when not scheduled to work, and to pay backpay of one hour per eligible hour worked to the impacted Public Utilities employees from the time period of January 1, 2024 to May 19, 2026.

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 5: All resolutions or parts of Resolutions conflicting with any of the provisions 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 May , 2026

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

COLLECTIVE BARGAINING AGREEMENT

BETWEEN
CITY OF JOLIET
AND
AFSCME LOCAL 440

JANUARY 1, 2025 to DECEMBER 31, 2028

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PREAMBLE

THIS AGREEMENT is made and entered into this ____ day of _____, 2026 by and between the ***CITY OF JOLIET***, an Illinois municipal corporation (hereinafter referred to as the “City ”), and ***LOCAL 440/COUNCIL 31 OF THE AMERICAN FEDERATION OF STATE, COUNTY AND MUNICIPAL EMPLOYEES,*** AFL-CIO, an Illinois labor organization (hereinafter referred to as the “Union").

ARTICLE I

UNION RECOGNITION AND SECURITY

SECTION 1

The City recognizes the Union as the sole and exclusive bargaining agent with respect to salaries, wages, hours of work and other conditions of employment for all full-time/part-time permanent, non-probationary employees, regularly classified as indicated in Appendix "A1" of this Agreement.

SECTION 2

In the event that the City creates any new job classification for full-time permanent employees, consisting of a significant part of the duties of an existing bargaining unit classification, the City shall notify the Union thirty (30) days prior to the permanent establishment of said position for the purposes of:

(a) Determining whether or not the classification in question is to be part of the bargaining unit.

(b) Further, establishing pay grades for those classifications determined to be part of the bargaining unit.

(c) Further, when a classification is determined to be a part of the bargaining unit, the filling of said position shall be in accordance with established bidding and seniority provisions of this Agreement.

(d) If no agreement is reached as to whether the classification is appropriately a part of, or not a part of, the bargaining unit, the City shall notify the Union in writing of its intention to establish the classification. The Union shall have ten (10) working days, upon receipt of such written notice to appeal the decision of the City. The appeal shall be made in accordance with Article V, Steps 3 and 4 of this Agreement.

SECTION 3

The City recognizes the integrity of the bargaining unit and will take no action directed at eroding it.

SECTION 4

Employees shall be eligible to join the Union from the first day of employment.

SECTION 5

All newly hired Employees, including rehired Employees and Employees transferred into position classifications represented by this Union, shall be considered as Probationary Employees and must successfully complete a one-year Probationary Period before attaining permanent status. During the Probationary Period, the Probationary Employee may be disciplined, discharged, laid off, or otherwise dismissed at the sole discretion of the City and neither the reason for nor the disciplinary action may be the subject of a grievance. However, during the Probationary Period the Employee will accrue seniority and be eligible for all the rights of this Agreement except the

grievance procedure as stated above. Eligibility for all other benefits afforded new Employees will not be affected and remain as has been the practice of the parties.

ARTICLE II

MANAGEMENT RIGHTS

SECTION 1

Except as specifically limited to the express provision of this Agreement, the City retains exclusively the right to manage and direct the affairs of the City in all of its various aspects and to manage and direct its employees, including but not limited to, the following: To plan, direct, control and determine the methods, means, organization and number of personnel by which such operations and services shall be performed; to change or eliminate existing productivity standards, methods, materials, equipment and facilities and/or to introduce new or improved ones; to determine whether goods or services shall be made, performed, or purchased; to determine what services and operations shall be performed by the City or whether they shall otherwise be serviced, operated or performed, and to determine their nature; to establish, schedule and change the hours of work; to assign employees to shifts and determine the amount of work needed; to hire, promote, demote, transfer, suspend, discharge or otherwise discipline employees; to make and enforce work rules, and to layoff or relieve employees due to lack of work or funds or for other legitimate reasons.

SECTION 2

Nothing in this Agreement shall be construed as delegating to others the authority conferred by law on the City, or in any way abridging or reducing such authority.

SECTION 3

The City shall continue to retain and exercise management rights and privileges established and defined by law, except as otherwise provided for in this Agreement. The rights of Employees in the bargaining unit and the Union hereunder are limited to those specifically set forth in this Agreement, and the City retains all prerogatives, functions and rights not specifically limited by the terms of this Agreement. The City shall have no obligation to negotiate with the Union with respect to any such subjects or the exercise of its discretion and decision-making with regard thereto, any subjects covered by the terms of this Agreement and closed to further negotiations for the terms hereof, and any subject which was or might have been raised in the course of collective bargaining but is closed for the term hereof.

SECTION 4

This Agreement shall be construed as requiring the City to follow the provisions of this Agreement in the exercise of the authority conferred upon the City by law.

ARTICLE III

DISCRIMINATION

SECTION 1

Neither the City nor the Union shall discriminate against any Employee on account of race, color, religion, national origin, sex, disability, political affiliation, age or marital status.

SECTION 2

The City shall not discriminate against, interfere with, restrain or coerce Employees because of lawful activities on behalf of the Union, or because of their exercise of any rights granted by this Agreement.

SECTION 3

In a community such as ours, there are certain regulations which govern the conduct of Public Employees, just as there are regulations covering citizens in the community in which we live. These regulations have been established to assure uniform administration of discipline and to end political patronage for City jobs which undermines the morale of those Employees who are doing an effective job, and which undermines the public confidence as well. Accordingly, Employees shall not be demoted, discharged or otherwise disciplined because of their political affiliation or lack of political affiliation.

SECTION 4

The City agrees to take no action which would discourage an Employee from joining the recognized Union at any time.

SECTION 5

The Union agrees to take no coercive action against an Employee who refuses to join the Union.

SECTION 6

All persons hired on or after February 17, 2016 shall, as a term and condition of employment, reside within the corporate limits of the City of Joliet or within 50 miles of the intersection of Essington Road and Jefferson Street within eighteen (18) months of initial employment and shall retain these residency requirements until their 20th anniversary. Any employee who attains their 20-year anniversary date of employment with the City shall not thereafter be required to maintain these residency requirements.

Employees covered by this Agreement hired before February 17, 2016 shall be excluded from this residency requirement.

ARTICLE IV

UNION SECURITY

SECTION 1 *Union Presentation at Orientation*

(a) By mutual arrangement regarding time and place with the Employer, the Union shall be allowed to orient, educate and update each employee for up to one (1) hour for the purpose of informing employees of their rights and obligations under this collective bargaining agreement and without loss of pay for the employees involved. A maximum of one (1) Union representative shall be released from duty, with no loss of pay, in order to conduct the orientation. New hires shall be included in such orientation as soon as possible, but not later than one (1) month from their initial date of employment.

(b) The Employer shall provide the Union with the names of new Employees, home address, job title, worksite location, work telephone number, identification number, if available, date of hire, work email address, any home and personal cellular telephone numbers on file with the employer, and any personal email addresses on file with the employer within ten (10) working days, after the new Employees report for duty. Such information shall be provided in Excel or other format as specified by the Union.

SECTION 2 *Union Withholding*

(a) The Employer agrees to deduct from the pay of those who individually request it any or all of the following within thirty (30) days of notice of authorization, and in accordance with the terms of an employee's written authorization:

(1) Union membership dues, assessments, or fees;

(2) Union sponsored benefit programs;

(3) PEOPLE contributions (Public Employees Organized to Promote Legislative Equality)

Requests for any of the above shall be made on a form provided by the Union.

(b) Upon notification from the Union, such deduction shall be withheld from each regular payroll paycheck and remitted to the Union at the address designated, in writing, to the Employer by the Union. The Union shall advise the Employer of any increase in dues or other approved deductions in writing at least fifteen (15) days prior to its effective date.

(c) Employees wanting to revoke dues authorizations must be directed to the Union by the Employer. The Union will process the request and notify the Employer of the revocation.

The Union Treasurer shall certify, to the Employer, the amount of the monthly dues, required for membership in the Union.

This Section is pursuant to 50 ILCS 125/0.01 et. Seq. The Union shall indemnify, defend and hold the City harmless against any claim, demand, suit or any form of liability arising out of or by reason of any actions taken in seeking to comply with this Section.

SECTION 3 *Information to the Union*

The Employer will provide bargaining unit lists and employee contact information to the Union once per payroll period (but in no case less than once per month) in Excel or other format as specified by the Union. The information must include name, home address, job title, worksite location, hourly rate, work telephone numbers, identification number if available, date of hire, work email address, any home and personal cellular telephone numbers on file with the Employer, and any personal email addresses on file with the Employer.

SECTION 4 *Employer Neutrality*

(a) The Employer shall not discourage employees or applicants from becoming or remaining Union members or from authorizing dues deductions.

(b) All inquiries about Union membership shall be referred to the Union, except the Employer may communicate with employees regarding payroll procedures.

(c) The Employer will establish and make a good faith effort to implement a policy to prohibit and block the use of its email system by outside third parties to engage in the above-referenced conduct.

ARTICLE V

GRIEVANCE AND ARBITRATION PROCEDURES

SECTION 1 *Definition*

Any grievance or dispute which may arise between the City and the Union, including the application, meaning, or interpretation of this Agreement, shall be settled in the following manner:

SECTION 2 *Grievance Step Sequence*

Step 1

The Union Steward, with or without the Employee or group of Employees, shall take up the grievance(s) or dispute(s) with the Employee's or group of Employees' immediate supervisor within ten (10) working days of its occurrence or learning of the circumstances or conditions which gave rise to the grievance(s), but in no case more than forty-five (45) working days after the circumstances or conditions which gave rise to the grievance(s). Any grievance regarding a pay dispute must be filed with the Employee's supervisor within one (1) year after its occurrence. The supervisor shall reply to the grievance(s) by the end of five (5) working days after the grievance(s) is (are) presented.

Step 2

If the grievance(s) is (are) not resolved in Step 1, or an answer is not given within the time specified, the grievance(s) shall be presented in writing, by the Union Steward or Grievance Committee, to the Superintendent and/or Director of the Department within five (5) working days after the Supervisor's Step response, or the day such reply was due, whichever occurs first, excluding holidays and the Supervisor's and employee's days off. Within seven (7) working days after having received the grievance(s), the Superintendent and/or the Director of the Department shall respond to the Union Steward of the Union Grievance Committee in writing.

Step 3

If the grievance(s) remain(s) unadjusted, the Union Grievance Committee shall, within five (5) working days following receipt of the written response from the Superintendent and/or the Director of the Department, file a written request to meet with the City Manager. The City Manager shall schedule a meeting within five (5) working days upon receipt of the Union's request to meet. At this meeting, the Union shall, if necessary, have legal counsel, State or International Representation, and the Employee(s) on whose behalf the grievance is filed. The City Manager shall, if he/she desires, have legal counsel and/or the supervisory personnel that are involved in the dispute(s), and all previous written grievances, documents, and dispositions of previous meetings. Within ten (10) working days after such meeting is held, the City Manager shall answer the grievance(s) in writing to the Union Steward or the Union Grievance Committee.

Step 4

If the grievance(s) remain(s) unadjusted, the Union may within thirty (30) business days from the receipt(s) or statement(s) of the City's position(s) following the Step 3 meeting, file a written notice requesting binding arbitration between the Union and the City. Representatives of the Union shall contact the City to attempt to select an arbitrator. If the parties are unable to agree

on an arbitrator within ten (10) working days, the parties shall request the Federal Mediation and Conciliation Service to submit a list of seven (7) arbitrators. The parties shall alternately strike the names of three (3) arbitrators, taking turns as to the first strike. The person whose name remains shall be the arbitrator, provided that either party, before striking any names, shall have the right to reject one (1) panel of arbitrators. The arbitrator shall be notified of his/her selection by joint letter from the City and the Union, requesting that he/she set a time and place for the hearing, subject to the availability of the City and Union representatives and shall be notified of the issue where mutually agreed by the parties. No arbitrator shall have the authority to add to, subtract from, or change any terms of the Agreement. If both parties agree in writing, more than one grievance of a different type of subject may be submitted to the same arbitrator, who shall be so advised. The decision of the arbitrator in all cases shall be final and binding on all parties.

SECTION 3 *Expenses of Arbitration*

(a) Meetings involved in the grievances and arbitration procedure shall be held on City property during working hours and without loss of pay.

(b) The fees and expenses of the arbitrator shall be shared equally by the City and the Union.

(c) Each party shall be responsible for compensating its own representatives and witnesses, as well as the costs of transcripts and related expenses incurred as the result of its own request.

SECTION 4 *Time Limit for Filing*

(a) No grievance shall be entertained or processed unless it is submitted within the time frames outlined herein.

(b) If a grievance is not processed by the Union within the time limits, it shall be considered withdrawn without precedent or prejudice.

(c) If the grievance is not answered by the City within the time limits, it shall be considered denied and will automatically go to the next step.

(d) The Union may withdraw a grievance at any step without precedent or prejudice.

(e) The time limits at each step may be extended by mutual agreement of the parties and shall be in writing.

SECTION 5 *Representatives at Grievance Meetings*

The Union shall not be represented by any more than two (2) representatives, who are City employees, in meetings held in accordance with Step 1 through Step 2; and no more than five (5) representatives who are City employees, in meetings held in accordance with Step 3 through Step 4. This will not limit the number of representatives the Union may have in attendance, who are not City employees. Union representatives and Employees directly involved in the grievance(s) being arbitrated shall be excused from duty.

SECTION 6 *Business Days Defined*

For the purposes of this Article only, business days shall refer to weekdays (Monday through Friday) exclusive of any days for which participants to a particular Step of this procedure shall be on an excused absence, including holidays, scheduled days off, vacations, illness or incapacitation, or official business away from the City.

ARTICLE VI

GENERAL CONDUCT AND DISCIPLINE

SECTION 1

As members of the public service, public employees must conduct themselves on the job in a manner so as to bring credit upon the service and shall abide by all rules and regulations of the City of Joliet, the State of Illinois and the United States of America.

SECTION 2

It is the intent of both the City and Union to herein develop a mutually agreed upon method of discipline which recognizes the rights of both the City and the Employee.

SECTION 3

Both the City and the Union agree with the tenets of progressive and corrective discipline imposed for just cause. Formal disciplinary action shall consist of the following measures, a record of which shall become a part of the Employee's official personnel records:

(a) An Employee's immediate supervisor shall have the right to immediately send an Employee home without prior notice in the event the Employee is involved in alleged inappropriate conduct. The Employee shall remain in paid status during this time, and such action shall not be considered disciplinary in nature.

(b) Oral Reprimand, which shall cite, as a minimum:

(1) The date of the offense;
(2) The nature of the offense;
(3) The name of the individual;
(4) The name of the supervisor imposing the discipline; and
(5) The date discipline was imposed.

(c) Written Reprimand, which shall, as a minimum, contain the elements of information listed in Section 3(a) above, expanded to include all necessary elements appropriate to substantiate the discipline imposed.

(d) Suspension shall be recorded as outlined above, and include the duration of the suspension, appropriate to the offense. Suspensions may be imposed up to the maximum indicated below:

(1) Less than eight hours - Immediate Supervisor
(2) Less than five days - Division Superintendent
(3) Less than four weeks - Department Director

Employees may, at their option, forfeit accrued vacation or compensatory time to cover up to five working days that they are on a suspension. Employees who forfeit their accrued vacation or compensatory time will be required to report to work during those suspension days.

(e) Dismissal may follow from:

(1) The result of discipline outlined above; or
(2) Conviction of off-duty felony by a court of competent jurisdiction; or
(3) Substantiation of any on-duty offense, which if tried in a court of competent jurisdiction, would be classified a criminal act under law.

SECTION 4

The City Manager or his designated representative may suspend an Employee for up to thirty (30) working days pending the decision whether or not charges for discharge shall be filed against the Employee, and such matters shall be spelled out in writing.

SECTION 5

In the event an Employee is disciplined, and is subsequently exonerated of the offense, any information related to the offense shall be removed from all City records, and the Employee shall be reimbursed for any pay or fringe benefits lost as the result of such action.

SECTION 6

The City, if it intends to investigate an Employee for discipline, shall inform the Employee and the Union of its intention to do so, in writing, within fifteen (15) calendar days after the occurrence of the offense or after the City becomes aware of the offense, except for those instances outlined in Section 3(e)(2) and (3) above or offenses that have been subject to a criminal investigation. The City will further notify both the Employee and the Union of its intent to issue discipline within forty-five (45) calendar days after the occurrence of the offense or after the City becomes aware of the offense, except for those instances outlined in Section 3(e)(2) and (3) above or offenses that have been subject to a criminal investigation. The City may extend this timeline an additional 15 calendar days with the approval of the City Manager or their designee and with written notification to the Union and the employee explaining the reason for the extension. Additionally, the City may extend the timeline with written notification to the Union and the employee if a witness is unavailable to be interviewed, in which case the timeline shall be extended an additional 7 calendar days from the date the witness becomes available. In cases of Oral or Written reprimands, the Supervisor must inform the Employee that he/she is receiving an Oral or Written reprimand and of their right to Union representation which shall be provided if so requested. The Employee shall also be given reasons for such discipline, including any names of witnesses and copies of pertinent documents.

SECTION 7

If the City has reason to discipline an Employee, it shall do so as expeditiously as possible and in a manner which shall not belittle the Employee before other Employees or the public.

SECTION 8

Prior to notifying the Employee of the contemplated measures of discipline to be imposed, the City shall meet with the Employee involved, and Union representative if the Employee desires, and inform the Employee as to the reasons for such contemplated action, including the names of witnesses and copies of pertinent documents, if any. The Employee and/or the Union on the

Employee's behalf shall have the opportunity to rebut or clarify the accusations or allegations, before the disciplinary measures are imposed.

SECTION 9

In the event disciplinary action is taken against an Employee, the City shall promptly furnish the Employee and the Union in writing a clear and concise statement of the reasons therefor. The measure of discipline and the statement of reasons may be modified, especially in cases involving suspension pending discharge, after the investigation of the total facts and circumstances.

SECTION 10

Once discipline has been imposed for a given offense, the City may lessen but shall not increase any related measures.

SECTION 11

The Employee shall be entitled to the presence of a Union representative at a disciplinary interview or investigation, if the Employee has reasonable grounds to believe that the interview or investigation may result in the imposition of disciplinary measures.

SECTION 12

No disciplinary action shall become a formal part of an Employee's official personnel file, unless the Employee and the Union have been furnished a written copy of such action, which shall bear the Employee's signature. If the Employee refuses to sign such acknowledgment of discipline, such refusal shall be noted on the document and attested to by both the City and the Union.

SECTION 13

If eighteen (18) months or more for oral or written reprimands, or three (3) years or more for suspensions, have elapsed between disciplinary actions against an Employee, the previous actions, while still remaining recorded in the Employee's file, shall have no effective influence in future consideration of disciplinary actions by the City, and the formal disciplinary cycle shall begin again for the Employee.

SECTION 14

No Employee shall be required to undergo a polygraph examination as a condition for retaining employment with the City in non-criminal matters, nor shall the Employee be subject to discipline for the refusal to take such examination in non-criminal matters.

ARTICLE VII

UNION REPRESENTATION

SECTION 1

Employees, union stewards and Local Union Executive Board members shall be allowed reasonable time off with pay during working hours to file, investigate and process grievances, provided that such activity does not substantially interfere with the City's operations. No Employee or Union representative shall leave his/her work to file, investigate or process grievances without first receiving permission from his/her supervisor which permission will not be unreasonably withheld. In addition, Employees shall, after giving appropriate notice to their supervisor, be allowed reasonable time off with pay during working hours to attend grievance hearings, labor/management meetings or meetings called (or agreed to) by the City, if such Employees are entitled or required to attend such meetings by virtue of being Union representatives, stewards, witnesses, or grievants and if such attendance does not substantially interfere with the City's operations. Time off with pay shall not include time spent during non-working hours of the Employee or Union representatives.

SECTION 2

Authorized staff representatives of AFSCME shall have reasonable access to facilities of the City for the purpose of participating in labor/management meetings, investigating grievances, attending grievance hearings and for other reasons related to the administration of this Agreement, provided that such staff representatives shall provide notice to the department head or his/her designee before arriving at a facility.

SECTION 3

In the event of confirmed operational emergencies which preclude the attendance of Union representatives at scheduled meetings, the Union shall contact the City on the next working day to reschedule the meeting for a time mutually agreed upon by both parties.

ARTICLE VIII

OFFICIAL INDIVIDUAL EMPLOYEE RECORDS

SECTION 1

Human Resources shall keep and maintain an official personnel file for Employees, which shall be the sole basis for formal actions undertaken by the City with regard to the Employee. The Employee and, with the Employee's written consent, a Union representative may examine the personnel file so maintained. Such examination may be conducted during the working time of the Employee provided the Employee obtains the permission of his/her immediate supervisor to leave the work assignment. Such permission shall not be unreasonably withheld.

SECTION 2

Detrimental information concerning non-merit factors not related to the performance of job duties shall not be placed in an Employee's personnel file, nor be placed in a supervisor's working file so maintained for the Employee.

SECTION 3

Human Resources shall keep and maintain an official finance record for Employees. An Employee shall have the right to review his/her time and pay records on file with the Employer, after arranging for such review with Human Resources.

ARTICLE IX

VACATIONS

SECTION 1

Each Full-Time Employee shall accrue Vacation Leave on a monthly basis up to a maximum of one and one-half (1½) times the Employee's annualized rate as follows:

MONTHLY VACATION LEAVE ACCRUAL RATE	
City Seniority	**Hours of Vacation Leave**
Date of Hire to 5th Anniversary	6.67
5th Anniversary to 12th Anniversary	10.00
12th Anniversary to 20th Anniversary	13.33
After 20th Anniversary	16.67

New employees shall be frontloaded forty (40) hours of vacation leave upon hire and shall begin accruing vacation leave after their sixth month of employment.

SECTION 2

After December 31st of each year, all vacation leave in excess of 1.5 times the employee's annual maximum accrual shall be forfeited. Each Employee who exceeds the maximum limit on vacation accrual due to operational necessities of the City and/or proven personal emergencies shall not be required to forfeit the monthly vacation accrual above the maximum limit.

SECTION 3

If Employees retire, resign, are discharged or take a leave of absence, they shall receive their accrued Vacation Leave in either:

(a) Total time off with pay; or,

(b) Total lump sum payment; or,

(c) A combination of time off and payment for their unused vacation balance from previous years, at the Employee's discretion. Payments under this clause shall be at the Employee's current rate of pay.

SECTION 4

A vacation schedule for all Employees of the Union shall be posted on all bulletin boards, as of January 1st of each year.

SECTION 5

Vacations shall be drawn by seniority, with the exception that those Employees who have not signed for their vacations by March 15th, shall not be allowed to "bump" those of less seniority

who have signed for their vacation by February 15th each year, for that period of days which they have designated.

SECTION 6

Vacation Leave shall be taken on days that would be the Employee's normal workdays.

ARTICLE X

HOLIDAYS

SECTION 1

Holidays with pay at the regular rate of pay for both full and part time employees shall be:

New Year's Day	Columbus Day
Martin Luther King Day	Veteran's Day
Presidents Day	Thanksgiving Day
Good Friday	Friday after Thanksgiving Day
Memorial Day	Election Day
Independence Day	Christmas Day
Labor Day	

If any other bargaining or non-bargaining units receive an additional Holiday, not including Birthday Holiday, it will be added to the list of agreed upon Holidays with pay at the employee's regular rate of pay.

SECTION 2

Should any of these holidays fall on a Sunday, Monday will be considered to be the holiday. Should any fall on a Saturday, Friday shall be considered to be the holiday.

SECTION 3

Whenever an Employee is required to work during their normally scheduled work hours on a holiday, the Employee shall be paid a rate of double time during those hours worked, in addition to the holiday pay provided in Section 1. If the Employee works hours outside of his/her normal scheduled work hours (e.g., before or after shift), those hours shall be paid at triple time, in addition to the holiday pay provided in Section 1.

SECTION 4

For purposes of Holiday compensation, Employees engaged in continuous operations shall observe the holidays on their calendar dates. Should any of these days fall while these Employees are on their vacation or during their scheduled days off, they shall receive compensation according to one of three methods:

(a) The first method of compensation is payment of eight (8) hours straight time pay to the Employee during the pay period when the holiday occurs; or

(b) The Employee may receive an additional eight (8) hours paid time off, which may be added to the Employee's Vacation Leave. This compensatory day shall be taken during the calendar year in which it is earned; or

(c) The Employee may elect to treat this compensatory day as a Personal Leave day as indicated in Article XVII, Section 8 of this Agreement. The Employee must meet the criteria for being granted a Personal Leave Day. However, the compensatory time would be used in lieu of

accrued Sick Leave. In no case may the Employee be granted more than two (2) Personal Leave Days in a calendar year.

If an Employee desires to change the method of being compensated for compensatory time prior to the time that paid time off has been granted or cash payment has been made to the Employee, the method may be changed with the approval of the Employee's supervisor. This approval may only be withheld for operational reasons.

SECTION 5

For purposes of Holiday compensation, Part-time Employees who work on any of the holidays listed in Section 1 above, shall be compensated at a rate of one and one-half times their normal hourly rate.

ARTICLE XI

HOURS OF WORK

SECTION 1

The regular hours of work each day shall be consecutive except for interruptions for lunch periods. References to consecutive hours of work in the balance of this Article shall be interpreted generally to exclude lunch periods. Lunch periods shall be thirty (30) minutes in duration except for clerical Employees in City Hall who shall receive a sixty (60) minute lunch period. Employees will receive no pay for lunch periods. Shift workers (Employees involved in continuous operations) shall eat at a time convenient for them within their eight (8) hour work shift.

In the office of Customer Services, there will be two alternate shifts created with each shift being staffed by two (2) Clerk Typists. The first shift will be from 7:30 a.m. - 4:00 p.m. The second shift will be from 8:30 - 5:00 p.m. Shifts will be offered first to those Clerk Typists holding the most seniority within the Division. If any shift is not fully allocated, then shifts will be assigned by the manager in reverse seniority within the Division. After the initial implementation of shifts, shifts will be reset annually each April 1st. If someone on an alternate shift leaves throughout a year, then those most senior will have the first opportunity to fill that shift. If no one fills that vacated shift, then it will be assigned to the least senior Clerk Typist not currently on an alternate shift as per Article XVI Section 22. Any shift trades must be approved in advance with the manager in charge.

SECTION 2

The work week shall consist of five consecutive eight hour days, Monday through Friday, inclusively except for Employees in continuous operations discussed below.

SECTION 3

Eight (8) consecutive hours of work within a single twenty-four (24) hour period, beginning at 8:00 a.m. for all Employees except continuous shift Employees, shall constitute the regular workday (duty day). The regular workday shall end at 4:30 p.m. for City Hall Employees. Seasonal adjustments to these times, for specified periods to meet operational requirements, shall be mutually agreed upon by the Union and the Departmental management concerned.

SECTION 4

Employees engaged in continuous operations are defined as being any Employee or group of Employees engaged in an operation for which there is regularly scheduled employment for twenty-four hours a day, seven days a week.

SECTION 5

Employees' work schedules shall be posted on the department/division bulletin board at the Employees' main work location at all times. Schedule changes for continuous operation Employees shall be jointly worked out by the City and the Union before changes are made. If, after reasonable efforts, the City and the Union cannot reach agreement and the City, if forced because of service to the public, the change may be made but also may be grieved. Every effort shall be made on the part of the City Manager and the Union to have uniform scheduling of continuous operation Employees within the same department/division.

Management shall post three (3) weeks of schedules at a time for continuous operations employees. After the schedule is posted, management may adjust the schedule due to staffing or operational needs.

SECTION 6

Employees called back to work between their normal quitting time and the time four hours prior to their normal starting time shall receive four hours pay at the rate of time and one-half. If employees are called back to work during the period of time between four hours prior to their regular starting time, they shall receive pay at the rate of time and one-half for the hours between the call back time and their normal starting time. Employees called back to work at any time prior to the period of time two hours prior to their regular starting time, shall be guaranteed two hours of overtime pay. If employees work beyond their regular workday (i.e., not called back), they shall receive time and one-half for all hours worked.

For the purposes of this provision, an Employee shall not be deemed to be actually working until the Employee physically reports to the job site or the City facility or location designated by the person making the callout. Provided, however, a Foreman that is directed to assemble a crew shall be deemed to commence actual work upon accepting the callout assignment and begins making calls to assemble a crew. Provided, further, that the Employee's entitlement to either two hours or four hours of minimum Callout Pay as set forth in the preceding paragraph shall continue to be controlled by the time of the Callout to the Employee and not the time the Employee actually commences work.

SECTION 7

All Employees' workdays or shift days shall include two fifteen-minute rest periods—one in each half workday or shift day. The rest period shall be observed as close to the middle of each half workday or shift day as possible; however, worksite supervisors shall determine when it shall be taken so as not to interrupt an ongoing operation. If the break cannot be taken because of an ongoing operation, the Employee shall take the break after the operation is complete. Employees who, for any reason, work beyond their regular quitting time into the next shift shall receive a fifteen (15) minute rest period before they start to work on such next shift. In addition, they shall be granted the regular rest periods that occur during the shift.

SECTION 8

(a) *Meal Periods* Each Employee shall be granted a meal period during each work shift or regular workday. The Employee's meal period shall be scheduled as near as possible to the middle of the employee's shift or workday.

(b) *Overtime Meal Reimbursement* The City shall reimburse each Employee who works overtime the price of a meal, up to a maximum of $20.00 per meal, as specified below:

(1) When the Employee is called out and works at least two (2) hours immediately preceding the employee's regularly scheduled shift.

(2) When the Employee is held over and works at least two (2) hours immediately following the employee's scheduled quitting time and for each additional four (4) hours of overtime work performed thereafter.

(3) When the Employee works a minimum of four (4) hours callout overtime.

(4) When the Employee is scheduled to and works eight (8) hours of overtime on the Employee's regularly scheduled day off work. The employee shall receive one (1) meal reimbursement for the first eight (8) hours and a meal reimbursement for two (2) additional hours and another meal reimbursement for each four (4) hours worked thereafter.

(c) *Overtime Meals* Meal amounts shall be included on the paycheck as a taxable item with no receipts required. Each Employee who is eligible for meal reimbursement under this Section and who is not able to leave the work site may have the meal delivered to the work site.

ARTICLE XII

OVERTIME

SECTION 1

Eight (8) hours shall constitute a regular workday and forty (40) hours a regular work week.

SECTION 2

Time and one-half the regular rate shall be paid for all work in excess of eight (8) hours in any twenty-four (24) hours and/or in excess of forty (40) hours in any week.

SECTION 3

Time and one-half will be paid for all non-scheduled work performed on a Saturday or Sunday.

SECTION 4

Overtime hours shall be distributed as equally as possible to Employees working within the same division and within the same classification, job title, or description of duties, as listed in the Public Administration Services (PAS) report of 1963, or as subsequently amended and/or approved by the City Council. Employees in the higher classifications shall not be called out to perform work normally considered the duties of lower classifications unless there are not enough lower classified Employees willing to perform the work. On each occasion, the opportunity to work overtime shall be offered to the Employee within the division as stated in Section 6 of this Article, who has the least number of overtime credit hours tabulated at that time. Charged but un-worked overtime shall be listed separate from worked overtime with pay on the overtime credit sheet but shall be totaled as one. If Employees do not accept the assignment, they will be credited with the unpaid time and this time will be charged as worked overtime on the posted overtime sheet each month with the stipulation that on each occasion the opportunity to work overtime shall be offered to the employee with the least number of overtime hours to their credit. Personnel making calls for Employees to work under this Article shall be required to let the phone ring ten (10) times counted as buzzed in the receiver or until the call enters voicemail or other automated answering system, whichever occurs first. If there is no answer, they may go to the next Employee with the least amount of overtime hours. The Employee or the Employee's representative called must refuse or accept overtime before worked or un-worked hours can be charged against the Employee. If the Employee called was reported to be ill or injured at the time of call-out, the time credited to that Employee as unworked overtime shall be removed from the Employee's credit upon presentation of medical verification of such incapacity, i.e., prescription or physician's statement. A record of overtime hours worked or un-worked, by each Employee shall be posted each month on all division bulletin boards, with the exception of those divisions in Section 5 of this Article. Callout overtime work only shall be voluntary and there shall be no discrimination against any Employee who declines to be called out to work overtime.

Each Employee may be required to perform holdover overtime work at the end of the Employee's shift under emergency conditions, i.e., required work that cannot be performed during the regular shift, when required by the City to do so.

SECTION 4A

Overtime Callout When determining the amount of overtime, a new hire or an Employee transferring into a division has for the purpose of determining where the Employee is placed on the overtime call-out list, the average overtime of the Employees in the concerned job classification within that division shall be utilized to place the concerned Employee in the appropriate position on the call-out list.

SECTION 5

Overtime for Sewage Treatment Plant because of their twenty-four (24) hour operation shall be as follows: Employees not relieved at the end of their shift will have the option to split the shift, (four hours each) with another Employee of the same job classification to work the eight-hour shift. Overtime, as stipulated in Section 4 of this Article, shall not apply to the Employees in this Section. An Operator I at a Sewage Treatment Plant may fill in as Operator II during Operator II vacations, leaves or when Operator II is not available to work.

SECTION 6

Divisions of Departments under this Article are as follows:

Water Distribution
Water Production
Sewage/Wastewater Treatment
Sewage/Wastewater Collection
Roadways
Engineering
Parking
Customer Service
Accounting
Purchasing
Police Records, Communications, Administration, Investigation and Operations
Building and Grounds
Information Technology
Neighborhood Services
Inspection Services
Planning
Fleet Services
Electric Division

If Division or Department titles change, or if some are deleted, they shall be automatically included in this Section.

SECTION 7

The City shall not be required to call out Employees low on the overtime lists to work overtime hours that are required because of an ongoing work project. Employees working on the project as part of their regular workday or work shift have the option to continue on overtime regardless of their position on the overtime list.

SECTION 8

Any employee who has worked more than sixteen (16) hours in a 24-hour period may be relieved from duty and have eight (8) consecutive hours of rest and will be exempt from call back. If any portion of the eight hours of rest is within the hours of the employee's normal work shift, they shall be paid his or her regular salary (straight time compensation, no additional compensation) during that portion of the time off. No compensation will be made for the portion of the eight (8) hours off outside of the employee's normal work shift. If the eight (8) consecutive hours off ends within the employee's normal work shift, and the employee wishes to take the remainder of the workday off and not return to work, then available banked time shall be utilized for the balance of the normal work shift. Employees working into their normal shift under emergency conditions will be compensated an additional 1 ½ hours for all hours worked until relieved by their supervisor.

SECTION 9

Emergency work schedules shall be based upon the practice of distributing overtime as equally as possible to Employees in the same job classification and division as outlined elsewhere in this Article.

SECTION 10

Employees may accrue a maximum of two hundred forty (240) hours of compensatory time. One hundred (100) hours may be accrued at the Employee's option and the remaining one hundred forty (140) hours shall only be accrued after mutual agreement between the Department or Division Head and the Employee. Employees may, at their option, cash out up to two weeks' compensatory time each year.

ARTICLE XIII

WAGES AND LONGEVITY

SECTION 1 *Base Salary Schedule*

(a) For calendar year 2025, Employees shall be compensated on an annual basis in accordance with Appendix "B/C". - Effective 1/1/25: 3.25% increase..

(b) For calendar year 2026, Employees shall be compensated on an annual basis in accordance with Appendix "B/C". - Effective 1/1/26: 3.25% increase.

(c) For calendar year 2027, Employees shall be compensated on an annual basis in accordance with Appendix "B/C". - Effective 1/1/27: 3.25% increase.

(d) For calendar year 2028, Employees shall be compensated on an annual basis in accordance with Appendix "B/C". - Effective 1/1/28: 3.25% increase.

Employees who were employed on the ratification date or who were eligible for a pension on the date of their retirement will receive full retro pay unless otherwise agreed by the parties.

SECTION 2 *Longevity Pay*

The wage increase package effective January 1, 1991 is agreed to as a method to solve questions of longevity differentials by making longevity a part of the pay plan and to secure the employees against the rises or changes in economic conditions that did occur during the period of July 1, 1987, through June 30, 1990.

SECTION 3 *Seniority Step Plan*

Employees shall progress through the Seniority Step Plan as follows (effective 1/1/2021):

SENIORITY STEP PLAN			
From Step	**To Step**	**Months in Step**	**Condition of Graduation**
0	18	18	Automatic
18	24	6	Automatic
24	30	6	Automatic
30	48	18	Automatic
48	144	96	Automatic
144	180	36	Automatic
180	240	60	Automatic

Employees hired after May 19, 2026, shall progress through the Seniority Step Plan as follows:

SENIORITY STEP PLAN			
From Step	**To Step**	**Months in Step**	**Condition of Graduation**
0	1	12	Automatic
1	2	12	Automatic
2	3	12	Automatic
3	4	12	Automatic
4	5	12	Automatic
5	6	12	Automatic
6	7	12	Automatic
7	12	60	Automatic
12	15	36	Automatic
15	20	60	Automatic

ARTICLE XIV

POSITION CLASSIFICATION

SECTION 1

Job duties, descriptions, and responsibilities shall be adhered to, as outlined under the Public Administration Service Report of 1963, Job Classification and Title Description, and subsequent job classifications and title descriptions as approved and/or amended by the City Council.

The City and the Union agree that it is to their mutual benefit and sound economic and social goals to utilize the most efficient machines, processes, systems, methods and/or materials. In this way, the City will be able to compete effectively in the marketplace. In order that employees can better prepare themselves for the skill requirements of the future and in its fulfillment of its obligation to provide information to the Union, the City will provide notification to the Union of new technology which may affect the employees. This notification will inform the Union of anticipated schedules of introduction of new technology and will identify areas of skill impacts and any training programs, which may be associated with those impacts. The Union and its representatives will protect the confidentiality of City sensitive and proprietary information disclosed in the notification. The City will provide employees in the affected classification(s) in the bargaining unit the necessary training.

SECTION 2

If either party to this Agreement requests, a meeting shall be scheduled to discuss whether or not position classifications need to be revised or whether new ones need to be created or old ones deleted.

SECTION 3

Employees displaced by the elimination of jobs through job consolidation (combining the duties of two or more jobs) the installation of new equipment or machinery, the curtailment or replacement of existing facilities, the development of new facilities, or any other reason, shall be permitted to exercise their seniority to bump to any other job in which the Employee must be able to demonstrate satisfactory performance within ten (10) days. Management and the Union shall conduct one meeting per week during the ten (10) working days in order to assess the employee's performance. At the employee's request, this decision period shall be extended five working days upon mutual agreement between the City and the Union. The City shall provide a reasonable amount of training to such Employees as an aid to qualifying for positions assumed under the provisions of this Article.

SECTION 4

Any vacancy which occurs due to a promotion, transfer, separation from employment or creation of a new position may be filled initially by the City on the basis of a temporary appointment. During the period of temporary appointment, the position shall be posted on all bulletin boards and a copy of all postings shall be sent to the President of the Union. Employees desiring to transfer to the position shall submit an application in writing to Human Resources.

SECTION 5

The City shall fill the new position classification or the vacant position within twenty (20) days following the expiration date of the posting. The position shall be filled as outlined in Article XVI, but during the ten (10) day period of job posting, Employees who are on vacation during the posting period and do not submit a bid during the posting period shall have the right to bid and be equally considered for the posted position(s) upon their return, if they so desire, provided they return to work within seven calendar days after the closing of the post and submit their bid within two (2) working days of returning to work. If the City decides not to fill the position vacancy subsequent to the expiration date of the posting, the City shall inform both the Union and all applicants of its decision as soon as possible. If the City later decides to fill the position vacancy, it shall be re-post and bid. The City shall inform the President of the Union of the name of the successful applicant after a vacancy has been posted and filled.

SECTION 6

It shall be the policy of the City to promote to supervisory positions of Foreman from the ranks of Employees.

SECTION 7

Promoted Employees shall upon their request at any time up to a maximum of ten (10) working days return to their former position, except newly promoted foreman, who shall have a maximum of thirty (30) calendar days to reach such a decision. At the Employee's request, this decision period shall be extended a maximum of five (5) working days. Employees shall only be allowed one voluntary ten (10) day return within any twelve-month period. Pay for upgrade will be retroactive for all hours worked once employee has accepted the position. If the employee does not accept the new position, they are not eligible for the upgrade pay. If the employee is moved back to their previous position by management or by mutual agreement between management and the employee, the employee will be paid for all hours worked in the position.

SECTION 8

Employees have the right to request voluntary demotion through the job posting process as stated in this Article.

SECTION 9

Employees desiring to transfer laterally to other vacant or new positions of an equal title or pay scale shall submit an appropriate application in writing to Human Resources. The application shall state the reason for the requested transfer.

SECTION 10

If an Employee of Local 440 covered by this Agreement is appointed to an exempt position with the City, that Employee shall retain the following rights:

(a) If the City eliminates the Employee's exempt position, upon mutual agreement between the City and the Union, the Employee shall have the right to return to any vacant position covered by this Agreement which the Employee can perform, as determined by management, and for which the Employee has the appropriate bargaining unit seniority to receive.

(b) If an Employee returns to a bargaining unit position covered by this Agreement pursuant to this Section, the Employee may not recover lost Union seniority while holding the exempt position.

(c) If an Employee is appointed to a second exempt position, this Section will become null and void for that Employee.

ARTICLE XV

TRAINING

SECTION 1

The City shall make every possible effort to provide opportunities for in-service training with departments with the objective of furthering the qualifications of Employees. The Union, in turn, agrees that it shall be the responsibility of the Employees to take advantage of this incentive training. The City shall make available to Employees at least annually, in-service training as relevant to the types of equipment they use in performing their job duties. The City reserves the right to limit the number of Employees who might be involved at any one time in in-service training. The Union agrees to encourage Employees to take advantage of this training. The intent of this program of in-service training for Employees is designed to improve their performance and to assist them in qualifying for promotion. The City will not be expected to provide training in one work division for Employees in another work division.

SECTION 2

The City agrees to compensate all Local 440 Employees at a rate of pay equivalent to one and one-half times their straight time hourly rate as computed on a 40-hour week, for all training, school and courses which any such Employees are required to attend during their off-duty hours, including all time traveling to and from the schooling or courses in an area located over a twenty (20) mile radius from City Hall. Also, the City will reimburse the Employee for all travel expense and room expenses incurred attending such courses or schools.

SECTION 3

(a) Any Employee who holds the position of Wastewater Plant Operator I or II will be compensated on an annual basis for holding a Sewage Plant Operator License according to the following schedule:

Position	**License Class**			
	Class 4	Class 3	Class 2	Class 1
Operator I	$831	$831	$831	$831
Operator II	$1,834	$1,834	$1,834	$1,834

(b) Any Employee who holds the position of Wastewater Plant Operator I must hold at least a Class 4 Sewage Plant Operator License.

(c) Any Employee who holds the position of Wastewater Plant Operator II must hold at least a Class 3 Sewage Plant Operator License.

ARTICLE XVI

SENIORITY

SECTION 1

Seniority, according to this agreement, shall consist of continuous paid service with the City of Joliet in a position covered by this bargaining unit represented by AFSCME Local 440 as provided under this agreement, provided, however, that an Employee's earned Seniority shall not be lost because of absence due to illness or injury as long as they remain in the service of the City in a position covered under this Agreement while on authorized leaves of absence or temporary layoffs. Provided, however, that if Employees sever their service with the City to accept a disability pension and their disability pension is later terminated, and they return to the City's active service, they shall be entitled to their accumulated Seniority which existed at the time they were placed on the disability pension, but they shall not be entitled to seniority credit for the time they were on a disability pension. Provided further, that the seniority credit for the temporary layoff shall be given for one year if Employees do not withdraw their contributions to the Illinois Municipal Retirement Fund. And provided finally, that any Employee who resigns or is dismissed for cause from the City's service shall lose all seniority credit.

SECTION 2

Seniority shall be computed from the date of appointment in a position covered by this Agreement. Employees hired prior to the signing of this Agreement shall have their seniority calculated from their hire date with the City. If more than one person is hired on the same day, then the City Manager and the Chairperson of Executive Board shall establish seniority preference for those so hired by drawing names from a hat containing the names of those persons hired. The first name drawn shall have first seniority preference over the others in the hat; the second name drawn shall have second preference over the others in the hat, and so on. The draw shall be made at the time of hire and their personnel records so noted.

SECTION 3

Only permanent Employees will be eligible for seniority credit Part-time Employees will be eligible for seniority under the part-time seniority agreement only. If a part-time Employee transfers to a permanent position, their seniority will start over in the permanent position.

SECTION 4

Every six months, July 1st and January 1st, the City shall provide Seniority Lists showing the continuous service of each full-time Employee and each part-time Employee to the Union President.

SECTION 5

An Employee's continuous service record, for those Employees covered under this Agreement, shall be broken by voluntary resignation, discharge for just cause, and retirement. However, if Employees return to work in any capacity within one year, the break in continuous service shall be removed from their record. There shall be no deduction from continuous service for any time lost which does not constitute a break in continuous service. Employees rehired shall receive all fringe benefits in accordance with their seniority total including the period they were gone. To be

eligible to claim these fringes, employees must have returned within a year from their severance. Employees may exercise their privilege to claim the fringes only once, that is, an Employee who is rehired a second or third time, and who has already on a previous rehiring, requested fringes on the basis of seniority based on uninterrupted service, will be ineligible to do so again.

SECTION 6

The term promotion, as used in this provision, means the advancement of an Employee to a higher paying position or the reassignment of an Employee, at the Employee's request, to a position the Employee considers to be in his/her best interest regardless of the rate of pay.

SECTION 7

Whenever a position opening occurs, other than a temporary opening as defined below, in any existing position classification or as the result of the development or establishment of a new position classification, a notice of such openings shall be posted on all bulletin boards for ten (10) working days. During this period, Employees who wish to apply for this open position (including Employees on layoff) may do so. The application shall be in writing, and it shall be submitted to Human Resources.

SECTION 8

The City shall fill the opening by promoting from among the applicants the Employee with the longest seniority who is able to satisfactorily perform the position at the time the vacancy is filled.. The Employee who qualifies for the position shall not be required by the City to have more ability than is required for the position in the pay classification and job description, as adopted and/or amended by the City Council.

The applicant awarded the position must demonstrate within ten (10) working days satisfactory performance as determined by management. The Employee may request weekly meetings with management and, if requested, the Union, where the Employee's performance will be assessed. If management determines that the employee is not able to satisfactorily perform the position, it will provide the reasons for that determination to the employee and the Union in writing. If the employee elects to extend this period by 5 working days pursuant to Article XIV, Section 7, the performance assessment period also will be extended by 5 working days.

SECTION 9

Temporary position openings are defined as vacancies that may periodically develop in any position classification for the following reasons that do not exceed the time limits specified below:

(a) Unlimited while the incumbent is absent on Vacation Leave, Sick Leave, Temporary Disability Leave (workers' compensation), Parental Leave, or unpaid Disability Leave.

(b) Up to six (6) months while the incumbent is absent on any other unpaid Leave of Absence.

(c) Unlimited while the incumbent is absent to attend training classes.

(d) Up to thirty (30) calendar days after the incumbent has either been separated from employment with the City or promoted to another position.

(e) Up to thirty (30) calendar days due to an increase in workload.

(f) These limits may be extended by mutual agreement of the City and the Union.

SECTION 10

Temporary position openings may be filled by City assignment or reassignment, and the assignment or reassignment shall be made in terms of a promotion based upon seniority and ability to perform the position satisfactorily. Division seniority and ability shall be honored for temporary job appointments only. The order for these appointments shall be Division, then Department and then City-wide within the Union. For purposes of this Section, overall seniority of those Employees in the division will be considered along with ability for temporary job appointments. If Employee transfers following a temporary bid, the open position created by the Employee's transfer may be filled externally, only after the internal bidding process has been completed. The Department Head or designee of the department the employee is transferring out of to fill a temporary position shall have the right to hold the transfer until their job is posted and temporarily filled. Management may post the effected job to be temporarily filled. In the event the City decides to post the effected job, the position shall be posted within five (5) business days unless the City and the Union agree otherwise.

SECTION 11

Temporary assignments may be considered as training assignments by which Employees may obtain experience that will enable them to qualify for future promotions.

SECTION 12

It is the intent of these provisions to prevent the repeated assignments of Employees to job vacancies designated as temporary position openings, when such an opening could be filled in another manner.

SECTION 13

Each Employee who is temporarily assigned by his/her supervisor to perform the duties of a higher paying position classification shall receive as additional compensation the salary level of the higher position for all hours worked in said classification, at the same corresponding step as he/she has in the lower position, unless the non-Union supervisor and the Union agree otherwise.

The parties agree that Temporary Upgrade Pay is not intended to be paid in cases where the Employee's non-Union supervisor is away for incidental periods of time, such as lunch breaks.

In addition, temporary upgrades to an exempt position shall receive Temporary Upgrade Pay equivalent to 5% of the Employee's straight time hourly rate.

SECTION 14

Employees assigned to temporary positions, and who are later promoted to that position classification, shall receive credit, after they serve their promotional probationary period, for all temporary appointment time worked in that position for purposes of determining their review date for a step increase. Total time worked in the position as temporary appointment shall be

subtracted from the time needed to receive the next Seniority Step, and the step shall be given earlier, in accordance with the time worked in the position as a temporary appointment.

SECTION 15

The term demotion, as used in this provision, means the reassignment—not requested by the Employee—of an Employee from a position in one classification to a lower paying position in the same classification or in another position classification. Demotions shall be made only to avoid layoff of Employees. In any case involving demotion, Employees involved shall have the right to select which alternative they will take, the demotion or the layoff. No demotion shall be made for disciplinary reasons.

SECTION 16

The City will not layoff existing bargaining unit employees during the period January 1, 2016 through and including December 31,2019. The City will not outsource work currently performed by existing bargaining unit employees where such outsourcing would result in the layoff of such employees. Nothing herein shall preclude the City from reducing the workforce by attrition, or subcontracting bargaining unit work to: 1) supplement work performed by bargaining unit employees; or 2) emergency or unforeseen circumstances. In the event it becomes necessary to lay off Employees for any reason, Employees shall be laid off in the inverse order of their seniority; i.e., the last hired shall be the first laid off. The City shall provide each Employee who will be placed on layoff status with at least thirty (30) days' notice prior to the commencement of the layoff.

SECTION 16A

Part-time Employees will have a separate track for Seniority. Part-time Employees accrue seniority from his/her date of hire into their part-time position. Part-time Employees may bid on Local 440 full-time positions with the understanding that full-time Employees have priority over part-time Employees in the bidding process and that Part-Time Employees have priority over non-440 union employees. Part-time Employees who successfully bid into a full-time position shall begin to accrue seniority as a full-time member from the date of appointment to a full-time bargaining unit position. In the event it becomes necessary to lay off Employees, part-time Employees shall be laid off prior to any full-time Employees being laid off. Part-time Employees shall be laid off in the inverse order of their seniority as part-time Employees. If the duties performed by the part-time Employees continue to be necessary, any full-time Employees that are designated for lay-off (at their option) can bump into a position in lieu of layoff. Full-time Employees who choose not to bump and accept layoff shall not have their unemployment benefits challenged by the City.

SECTION 17

Employees shall be recalled from layoff according to their seniority. No new Employees shall be hired until all Employees on layoff status, desiring to return to work, have been recalled, except as restricted hereafter. Each Employee on layoff status who, after receiving proper notification, fails to apply for any position vacancy which is of equal or greater pay status as the last permanent position held by the Employee, and for which the Employee is qualified, shall waive all right to be recalled from layoff status.

SECTION 18

When Employees are laid off due to a reduction in the work force, they shall be permitted to exercise their seniority rights to “bump" i.e., replace an Employee with less seniority. Such Employees may, if they so desire, “bump” any Employee to an equal or lower position classification, provided the "bumping" Employee has greater seniority than the Employee “bumped”. A thirty (30) day qualifying period shall be in effect to prove the Employee who is bumping can perform the duties satisfactorily.

SECTION 19

Employees who are on their initial hire probationary period of one year shall not be given preferential treatment when responding to a position posting. Such Employees shall be treated in the same manner as other members of the bargaining unit.

SECTION 20

Employees who are on promotional, transfer or voluntary demotion probationary periods shall be allowed to transfer or be promoted during their probationary periods. Promoted Employees shall, if they request, return to their former position as provided for in accordance with Article XIV, Section 7.

SECTION 21

Probationary periods referred to in this Article shall be for thirty (30) working days, unless otherwise indicated herein.

SECTION 22

When the City determines that additional shifts are required or the need for certain shifts are no longer required and the required number of Employees do not volunteer for reassignment, Employees shall be assigned or reassigned on the basis of inverse seniority in the position classifications within the division in which the shift changes are made. This Section shall only apply to assignment or reassignment of Employees to shifts. Employees assigned to these shifts shall work within their position classifications.

SECTION 23

Notwithstanding the provisions of Section 8 of this Article, the parties agree to the following provisions for selecting Foreman positions in this agreement

(a) There will be both written and oral examinations in the testing process. These examinations will be prepared and administered by the Department or Division in which the vacancy exists. Questions on the written and oral examination shall be directly related to the Foreman vacancy being tested for. Immediately prior to administration of the examination, a Union representative may review the exam. The Union representative may also be present during the examination if he or she so chooses to be. This presence is for observation purposes only, and such representative will not participate in any manner during the administration of the examination.

(b) Employees taking the examination must score at least 75% in total for both the written and oral examination, with a minimum score of 70% on both the oral and written exams. Candidates not scoring at least 70% on either the written or oral exams will not be considered as passing the exam. Seniority will be the determining factor for all applicants having an overall score of 75% or more on the written and oral examinations. If no candidate scores 75% or more the candidate with the highest overall score between 74.999% and 70% will be selected for the position without regard to their seniority. If no candidate has an overall score of at least 70% on the examinations, the City may choose from among any of the candidates without regard to seniority. In this case the chosen candidate will serve a six month trial period. The City may opt not to retain this candidate in the position at any time during this six month trial period. If the chosen candidate is not retained then the City will re-bid the position and test candidates according to this provision. The City may also opt to not fill the position if no candidates have an overall score of at least 70% on the examination. In such case the City will then re-bid the position and re-test according to these provisions.

SECTION 24

The City will notify the Union in advance of any testing that is to be administered for any position classification within the bargaining unit. Management agrees to provide the Union with the topics of the test in advance. The Union has the right to send one representative to take the test.

ARTICLE XVII

SICK/INCAPACITATION LEAVE

SECTION 1

All full-time Employees of this bargaining unit represented by AFSCME Local 440 shall receive eight (8) hours with pay per month of continuous service credited to his sick leave accumulated record. Once a member of this bargaining unit earns 400 hours or more accumulated Sick Leave, they shall receive ten (10) hours with pay per month of continuous service credited to their Sick leave accumulated record. This benefit will become effective on January 1, 2006. Effective January 1, 2022, once a member of this bargaining unit earns 600 hours or more accumulated sick leave, they shall receive twelve (12) hours with pay per month of continuous service credited to their sick leave accumulated record. Temporary and seasonal Employees do not accumulate sick leave credit. An Employee who is disabled or ill shall be entitled to deplete his or her entire accrued Sick Leave prior to being required by the City to apply for disability pension or to be separated from the City's employment. Employee's accumulated sick time will be capped at two thousand four hundred and twenty-six (2,426) hours.

SECTION 2 *Sick Leave Use*

(a) Sick Leave may be used for illness, injury or off-the-job incurred disability. One (1) day/hour of sick leave credit with pay shall be deducted from an Employee's Sick Leave accrual, for each duty day/hour not worked due to illness, injury or off-the-job incurred disability.

(b) If a holiday occurs during a period when an employee is on authorized Sick Leave, the Employee shall receive pay for the holiday and the holiday shall not be deducted from the Employee's Sick Leave accrual.

(c) Sick Leave is a privilege which can only be authorized by the Department Head, Acting Department Head, City Manager or their authorized representatives.

(d) Employees shall give the City reasonably timely notice of their intention to utilize Sick Leave. Unless otherwise agreed by an authorized supervisor, this notice shall be given to the Employee's supervisor at least thirty (30) minutes in advance of the Employee's regular starting time by telephone or such other medium specifically approved by the Employee's supervisor for this purpose. The City shall designate in writing the specific supervisor an Employee must call to provide notice of Sick Leave utilization.

SECTION 3

A physician's statement may be required of any Employee before sick leave pay is given. However, in all cases where five (5) consecutive duty days are missed by an Employee due to illness, injury, or disability, a physician's statement will be required before Sick leave pay is given. Such statements will become a part of the Employee's personnel record. Physician statements may be used in determining from time to time whether or not an Employee is able to continue the performance of duties and responsibilities.

SECTION 4 An Employee (or his or her authorized representative) who becomes ill, injured or disabled shall report to his supervisor as soon as possible. In case of an on-the-job injury, illness or disability, the City will pay the difference between any payments received by the Employee

from a public employee pension fund and/or provisions under Workers' Compensation or Occupational Diseases Acts and the Employee's regular salary or wages for a maximum of six (6) months. Time lost as pertains to this Section shall not be deducted from the employee's accrued Sick Leave, except as follows:

(a) In cases where such disability exceeds six (6) months, and the Employee desires to continue receiving such pay differential, it shall be deducted from accrued but unused Sick Leave, at the rate of one (1) hour for each three (3) working hours the employee is absent due to such status.

(b) Employees who exhaust Sick Leave, but remain disabled and wish to continue receiving pay differential, shall be able to do so by deducting such pay from accrued but unused Vacation Leave and/or Compensatory Leave at the rate of one (1) day for each three (3) working days the Employee is absent due to such status.

SECTION 5

Each Employee who terminates employment with the City shall receive no compensation for accrued unused Sick Leave unless at the effective date of termination the Employee is at least fifty-five (55) years of age and has at least eight (8) years of service with the City in a position covered by this Agreement. Said qualifying Employee shall receive compensation for up to 1,012 hours of accrued unused Sick Leave multiplied by an amount equal to forty percent (40%) of the Employee's Base Hourly Wage. An employee may choose to receive this compensation up to six (6) months prior to their retirement separation with the City. In order to receive payment of this benefit prior to separation, the employee must submit an irrevocable letter of resignation to the City. This benefit also applies to the payout of vacation and compensatory time subject to the same conditions as shown above. For purposes of this section, the payout of vacation shall be capped at 1.5 times the Employee's maximum annual accrual. Any earned vacation leave in excess of that amount shall be paid as part of the Employee's final compensation. This vacation cap shall be effective 60 days after ratification of this Agreement. In the event an employee, who has chosen to retire and chooses to be compensated for the benefits as described above, has a hardship case and requests to rescind his/her retirement/resignation letter, the City of Joliet has the sole discretion as to whether or not to allow such employee to rescind their letter of retirement/resignation. In the case where the City of Joliet allows the employee not to retire, the employee will be required to re-pay the City of Joliet the entire amount of compensation that was advanced to them under this section, and repayment of such monies will be made by the employee in a manner to be determined by the City of Joliet. Repayment may be required in a like manner and time as the employee received the benefits.

SECTION 6

Each Employee who terminates employment with the City due to the Employee's death shall receive no compensation for accrued but unused Sick Leave unless at the date of death the Employee has at least eight (8) years of service to the City in a position covered by this Agreement. The beneficiary of the deceased Employee shall receive compensation for up to 1,012 hours of accrued unused Sick Leave multiplied by an amount equal to forty percent (40%) of the Employee's Base Hourly Wage.

If an Employee is killed on the job, the spouse will continue to receive health insurance benefits until such time as the spouse re-marries. Eligible dependents will continue to receive health

insurance benefits until such time as they are no longer eligible for benefits under the age provisions of the City's Health Plan.

SECTION 7

Sick leave accrual balances shall be made available to each employee through the City's payroll system. Monthly reports will be available to the Union.

SECTION 8 *Sick Leave; Personal Leave*

Employees may draw a maximum of three (3) Personal Leave days each calendar year, two of which shall be deducted from accrued but unused Sick Leave. Personal Leave does not accrue, nor may it be carried over from year to year. Personal Leave may be taken at the Employee's discretion, subject to:

(a) Notification of intent to take such by the Employee, at least twenty-four (24) hours in advance; and

(b) Approval by the Department Head or his or her designated representative. Such approval shall only be withheld for operational reasons or to avoid overtime.

(c) Once granted, the City shall not rescind its approval of an Employee's request to take Personal Leave.

SECTION 9

The City, or its authorized agent, shall have the right to request a separate medical evaluation and/or opinion from a specialist, if necessary, concerning the status of an Employee's ability to return to duty, when incapacitated in accordance with this Article. The City and/or its agent shall bear any and all cost of such inquiry. If the evaluations and/or opinions of the Employee's and the City's physicians are contradictory and/or inconclusive, either party shall have the right to request a third separate medical evaluation and/or opinion from a physician who shall be an appropriate specialist, but not in practice with either physician's rendering the previous evaluations and/or opinions. The party requesting the third examination shall bear any and all related costs. If both parties request a third medical evaluation and/or opinion, the third physician shall be selected by the previous attending physicians, as outlined above, and the costs shall be borne equally by the City and the Employee. When appropriate, reference shall be made in all cases to physicians approved by the respective Pension Boards. Both the City and the Employees shall abide by the majority medical evaluations and/or opinions. Such evaluations and/or opinions may be required of the Employee by the City and/or its agent monthly, while an employee is in such status.

ARTICLE XVIII

LEAVES OF ABSENCE

SECTION 1 *Parental Leave*

(a) Employees who wish to take Parental Leave as a result of pregnancy or adoption may take up to twelve (12) weeks of leave using their accrued benefit time. Once the employee's accrued benefit time is exhausted, the remainder of the Parental Leave will be unpaid. Parental Leave will run concurrently with FMLA time, if applicable.

(b) Employees will continue to receive their complete fringe benefits while on Parental Leave.

(c) To be eligible for Parental Leave, the employee must notify the Human Resources Director thirty (30) days in advance of the Employee's intent to take Parental Leave.

(d) Employees who do not return to work upon expiration of their Parental Leave waive any right to return to the position they held prior to their Parental Leave.

(e) Employees may extend their Parental Leave up to an additional ten (10) months ("Extended Parental Leave") if the health and safety of the Employee's baby requires the Employee's attention.

(f) Employees who elect to take an Extended Parental Leave will cease to receive all fringe benefits after they have exhausted all available benefit time.

(g) Employees on an Extended Parental Leave must return to work upon the expiration of their Extended Parental Leave. Failure to do so will nullify any right of the Employee to return to any vacant position for which the Employee might qualify.

SECTION 2 *Family Medical Leave*

Employees who have worked for at least twelve (12) months and for at least 1,250 hours during the last twelve (12) months may request leave pursuant to the Family and Medical Leave Act (FMLA). Leaves may be requested for the birth or adoption of a child or for a serious health condition; that is, an illness, injury, impairment, or physical or mental condition that involves inpatient care in a hospital, hospice, or residential treatment facility or continuing treatment by a health care provider.

An eligible Employee is entitled to a maximum of twelve (12) weeks of FMLA leave in a twelve (12) month period. A "rolling" twelve (12) month period measured backward from the date an Employee uses any FMLA leave shall be used for this purpose. Employees will be required to exhaust all paid benefit time (Vacation Leave, Personal leave, and Sick Leave) as part of their FMLA leave and such time will count toward the twelve (12) week limit.

Leaves to take care of a serious health condition may be taken on an intermittent or reduced schedule basis. Leaves for the birth or adoption of a child must be taken within the first twelve (12) months of the date of birth or placement.

Employees must request a leave by giving the City notice at least thirty (30) calendar days in advance of a foreseeable leave, and as soon as practicable for an unforeseen leave. The City may require Employees requesting a leave to care for a serious health condition to submit medical verification from a health care provider. The Employee may also be required to undergo an examination by an impartial physician. Such examination shall be paid for by the City. Upon return to work, the Employee shall submit a fitness-for-duty certificate from a qualified health care provider.

During FMLA leave, the City will continue to provide medical and dental coverage at the same premium rate as if the Employee was still on active duty. The Employee will be required to maintain individual health and/or dental premiums, if any. Payment of the Employee's premium shall be due on the first day of the month and in no case later than the tenth of the month. Coverage shall cease immediately for any Employee whose payment is more than thirty (30) days late.

After FMLA leave, the Employee will be restored to the position he or she held prior to the leave or to an equivalent position with equivalent pay and benefits. An Employee who fails to return from an FMLA leave will be required to reimburse the City for the City's portion of health insurance premiums paid during the leave,

SECTION 3 *Disability Leave Filing*

Employees determined to be permanently disabled by their personal physician and/or the City's physician shall file an application for disability benefits immediately after receipt of such determination.

SECTION 4 *Jury Duty*

An Employee who has been called for jury duty and upon notice to his/her supervisor will be paid his/her regular salary or wages less the amount of pay received for jury duty service.

SECTION 5 *Military Training Leave*

Military leave shall be granted in accordance with applicable law, including Illinois Service Member Employment and Reemployment Rights Act (ISERRA), 330 ILCS 61 et seq.

SECTION 6 *Training Leave*

(a) Employees may be granted leave with pay and expenses to attend professional meetings, training institutes and conferences at the discretion of the City Manager.

(b) Any Employee attending school required by the City shall be compensated for expenses related to tuition, books and mileage. Mileage expenses are to be reimbursed at the rate established and approved by the City Council, at the time such expenses were incurred. Any reimbursement claims, to be considered valid, under this Section, must be properly documented and presented for payment within thirty (30) calendar days of being incurred.

(c) The City shall continue to reimburse all employees for the expenses of books and tuition incurred as the result of voluntary participation in academic, educational, training and/or vocational course work provided that:

(1) The course work is directly related to the employee's professional development, in pursuit of current duties or those pertaining to the employee's normal career advancement, as determined by management.

(2) The course work is approved in advance by all the employee's supervisors and the City Manager.

(3) The employee maintains a minimum evaluation of "average" or its equivalent in each course for which related reimbursement is sought

(4) The reimbursable expenses incurred are properly documented by voucher, and in excess of any and all other payments for such assistance for which the employee is eligible, e.g. Federal and state veteran's benefits, etc.

(5) Application for reimbursement is made within thirty (30) calendar days of satisfactorily completing the course work as outlined above.

(d) The City shall reimburse all employees for the expenses of books and tuition incurred as the result of a one-time voluntary participation in academic, educational, training and/or vocational course work outside of the Employee's current duties but within a bargaining unit job classification provided that:

(1) The course work is approved in advance by all the employee's supervisors and the City Manager.

(2) The employee maintains a minimum evaluation of "average" or its equivalent in each course for which related reimbursement is sought.

(3) The reimbursable expenses incurred are properly documented by voucher, and in excess of any and all other payments for such assistance for which the employee is eligible, e.g. Federal and state veteran's benefits, etc.

(4) Application for reimbursement is made within thirty (30) calendar days of satisfactorily completing the course work as outlined above.

SECTION 7 *Emergency Leave*

If a serious or unexpected emergency occurs to an Employee's spouse or children, or a member of the immediate family in his/her household, the Employee will be allowed to leave his/her duties while the emergency exists. The Employee must make arrangements to enable him/her to return to his/her duties on the next duty day if the emergency continues beyond the duty day when the said emergency occurred, unless he/she received prior consent from his/her foreman and/or supervisor to remain off duty for any additional day or days. Emergency Leave may be granted up to three days and may only be extended beyond three days if the Employee's accrued Vacation Leave has been depleted. Under no circumstances may Emergency Leave be granted in excess of nine (9) working days total time for one emergency at the discretion of the City.

SECTION 8 *Family Death Leave*

A full-time employee shall be allowed to take up to four (4) duty days leave with pay in the event of a death in the immediate family. If such death occurs while an Employee is on vacation, the

allotted time shall be added to his/her accrued Vacation Leave. The immediate family will include only (all categories below include 'Step' relations where applicable):

(a) Spouse, children and spouse of children and foster children;

(b) Parents of both Employee and spouse;

(c) Brothers and sisters and brother-in-law and sister-in-law;

(d) Grandchildren and grandparents of Employee and spouse;

(e) Foster parents of both Employee and spouse.

Employees will be allowed to take additional bereavement leave in accordance with the Illinois Family Bereavement Leave Act, 820 ILCS 154. Employees may elect to use benefit time to cover this additional leave at their option.

Time off will be granted to full-time Employees for the funeral services of aunts and uncles of Employees and spouse for a period of four (4) hours with pay, and an additional four (4) hours from their sick or vacation leave bank, providing however, that such time off will not cause overtime or significantly reduce the operating efficiency of the affected department or division.

At the discretion of the Employer, Employees may be required to submit one of the following as proof to the Employer for the leave to be compensated for Family Death Leave: Letter from the Funeral Home Director, Obituary, or a Certificate of Death.

Part-time employees are eligible for Family Death Leave; however, their paid leave is limited to an equivalent of their normally regularly scheduled time during their days. (For example, a part-time Employee scheduled to work 3 days at 4 hours per day during their Family Death Leave would be limited to 12 hours of pay during this period.)

SECTION 9 *Leave For Education*

Employees shall, upon request, be granted leave without compensation by the City Manager for educational purposes. The period shall not exceed one year and shall be extended not to exceed another year, at the request of the Employee. During the leave periods, the Employee shall not be eligible for any of the fringe benefits of the City of Joliet. If the Employee returns, he/she shall return with full seniority, which would continue to accumulate, for bidding purposes only, during his/her leave. One year leaves of absence (with any requested extension) for educational purposes shall not be provided more than once every three years. Employees may also be granted leaves of absence for educational purposes not to exceed one month in any calendar year to attend educational programs that are directly related to an employee's job responsibilities. Such leaves shall be without pay or compensation except as enumerated above.

SECTION 10 *Leave of Absence for Union Activities*

The City shall, at the request of the Union, grant a leave of absence to an Employee who is selected as a delegate for a specific activity for/or on behalf of the AFL-CIO and its affiliates for a period not to exceed two years, or who is elected to office in the Union for a period not to exceed three (3) months, provided the same does not interrupt City service. Such leaves of absence may be extended at the option of the City Manager. Seniority shall accumulate during such a leave of

absence. The Employee shall not be compensated by the City during his leave of absence. The City shall monetarily reimburse an Employee's expense and time if he/she has been chosen as a delegate to a convention or conventions at the rate of one hundred dollars per delegate or a maximum of four hundred dollars ($400.00) per year.

SECTION 11 *Failure to Return after Leave*

An Employee who fails to return to his/her position without notice at the time specified on his/her application for leave shall be considered to have resigned unless the Employee gives evidence of extenuating circumstances.

SECTION 12 *General Leave for Reasonable Purpose*

A Leave of Absence without pay for a period not to exceed three (3) months may be granted to an Employee for reasonable purposes. Each Employee who requests this leave must exhaust all paid leaves of absence prior to commencing the leave. Leaves under this Section shall cancel all fringe benefits during the leave. Upon the Employee's return he/she shall be reinstated if he/she can still qualify physically and mentally to his/her former position at his/her former pay and with full benefits. His/her benefits that are based on tenure shall be calculated as if the employee had not taken the leave but shall not include the time while on leave. This leave shall be allowed once to each employee.

SECTION 13 *Time Off for Certified Part-time Employees*

Paid time off of 40 hours per year will be granted to certified Part-time Employees who have worked 1012 hours or more in any given year (average of 20 hours per week). New Employees will be eligible for this benefit if they meet the minimum average hours worked criteria and then the amount of hours will be prorated for the remainder of the year. Part-time Employees with ten (10) or more years of service will be granted paid time off of 60 hours per year. This time is not available to be carried over from year to year and any unused time remaining after the end of the year will be lost.

To define the above-mentioned criteria, the criteria is equivalent to the health care criteria, which states: New Employees will be eligible for this benefit if they work an average of 20 hours per week or more for the first three (3) months of their employment.

ARTICLE XIX

LABOR MANAGEMENT MEETINGS

SECTION 1 *Optional Quarterly Meetings*

At the request of either the City or the Union, quarterly management labor relations meetings shall be scheduled during the term of this Agreement.

SECTION 2 *Purpose*

The purpose of such meeting(s) shall be to promote and maintain a harmonious and peaceful relationship between the City and the Union. Toward this end, general problems relating to the administration of this Agreement may be discussed. In no event shall individual grievances be presented or entertained.

SECTION 3 *Representatives*

The City shall be represented by the City Manager and/or the appropriate Department Head(s). The Union shall be represented by not more than a total of five (5) representatives, no more than three (3) of whom shall be employees of the City who would otherwise be at work.

SECTION 4 *Agenda*

The party requesting such a meeting shall provide an agenda which shall state the subject(s) to be discussed in accordance with Section 2 of this Article. Such agenda shall be submitted at least five (5) working days prior to the requested meeting date. Supplemental but related issues to the agenda may be raised by either party.

SECTION 5 *Other Meetings*

Nothing in this Article shall preclude either party from requesting or agreeing to other meetings between City and Union representatives, as the parties deem such other meetings to be necessary or desirable.

SECTION 6 *Time and Location*

These meetings shall be held during normal working hours on City premises, unless otherwise mutually agreed upon by both parties.

ARTICLE XX

HEALTH AND SAFETY

(a) Healthcare shall remain status quo for all Employees, Retirees, Retiree spouses and family coverage under the current Group Health Insurance Benefits Plan and shall remain unchanged through December 31, 2030 and shall be a permissive subject of bargaining until December 31,2030. Therefore, the City understands that if it should request bargaining prior to December 31, 2030, and the Union declines to discuss this Article, the City shall not be entitled to any further rights to seek modification of this Article.

(b) The only exception to Paragraph a. above is that if the Cadillac Tax (a/k/a excise tax) under the Affordable Care Act, as amended, is imposed, the labor agreements shall be reopened in 2025 if the City is penalized under such tax. All parties agree that only the financial consequences of the tax will be addressed.

SECTION 1 *General*

(a) All parties to this Agreement hold themselves responsible for mutual, cooperative enforcement of safety rules and regulations.

(b) Should Employees complain that their work for the City requires an Employee to be in an unsafe or unhealthy situation, in violation of acceptable safety rules, the matter shall be adjusted immediately by the City Manager or his designated representative(s). If the matter is not adjusted satisfactorily, the complaint may be processed according to the grievance procedure of this Agreement.

(c) The parties in this Agreement shall establish a Joint Safety Committee, consisting of representatives of Local 440 and representatives of the City, for purposes of promulgating a written safety code. All parties agree to enforce such a code.

SECTION 2 *Health Benefit Plan for Active Full-Time Employees*

(a) Group Health Insurance Benefits

(1) Benefits

The City shall provide group health insurance benefits for each active, permanent, full-time Employee covered by this Agreement, and their dependents, in accordance with the Plan Document ("Plan") Plan # P06574 on file in the Office of the City Clerk, except as may be otherwise expressly set forth herein.

A summary of the key health insurance benefits to be provided by the City to eligible Employees is as follows:

SUMMARY OF KEY HEALTH INSURANCE BENEFITS FOR ACTIVE FULL-TIME EMPLOYEES	
General Provisions[1]	
Item	**Benefit**
Individual Premium	$50 payroll deduction per pay period ($1,300 per benefit period) (effective 1/1/2010)
Family Premium	$50 payroll deduction per pay period ($1,300 per benefit period) (effective 1/1/2010)
Individual Deductible Participating Provider Non-Participating	 $250 per benefit period (effective 1/1/2010) $500 per benefit period (effective 1/1/2010)
Family Deductible Participating Provider Non- Participating	 $500 per benefit period ($250/person, not to exceed $500 for entire family) (effective 1/1/2010) $1,000 per benefit period ($500/person, not to exceed $1.000 for entire family) (effective 1/1/2010)
Individual Out-of-Pocket Expense Limit (does not apply to all services - see Plan Document) Participating Provider Non-Participating	 $1,000 per benefit period $3,000 per benefit period
Family Out-of-Pocket Expense Limit (does not apply to all services - see Plan Document) Participating Provider	 $3,000 per benefit period
Non-Participating	$9,000 per benefit period

[1] During the Negotiations for the 2025-2028 CBA, the 3,000,000 lifetime max benefit for all employee groups was removed. The parties agree and understand that this was not the result of any negotiation process, but rather a requirement to comply with the legal provisions of Federal Law.

Hospital Benefits	
Item	**Benefit**
Inpatient Covered Services Participating Provider Non-Participating	 100% of the Eligible Charge 70% of the Eligible Charge
Outpatient Covered Services Participating Provider Non-Participating	 100% of the Eligible Charge 70% of the Eligible Charge
Hospital Emergency Care	80% of the Eligible Charge
Physician Benefits	
Item	**Benefit**
Surgical Covered Services Participating Provider Non-Participating	 100% of the Maximum Allowance 70% of the Maximum Allowance
Medical Covered Services Participating Provider Non-Participating	 80% of the Maximum Allowance 70% of the Maximum Allowance
Emergency Medical Care when rendered by a Physician	80% of the Maximum Allowance
Prescription Drug Program Benefits	
Item	**Employee Copayment**
Generic Drugs	$8 per prescription
Brand Name Drugs (for which there is no generic available) and Diabetic Supplies	$15 per prescription
Brand Name Drugs (for which there is a generic available)	$35 per prescription
Home Delivery Prescription Drug Program (90-day supply)	
Generic Drugs	$14 per prescription
Brand Name Drugs (for which there is no generic available) and Diabetic Supplies	$28 per prescription
Brand Name Drugs (for which there is a generic available)	$68 per prescription
Dental Benefits	
Item	**Benefit**
Deductible	$25 per benefit period
Preventative Services	100% of the Usual and Customary (U&C) Fee
Primary Services	100% of the U&C Fee
Major Services	50% of the U&C Fee
Benefit Period Maximum	$1,000
Orthodontic Services	50% of the U&C Fee
Orthodontics Lifetime Maximum	$1,000
Passive PPO Plan	Same benefits and limits as above

(2) Working Spouses and Dependents of Active Full-Time Employees

(a) Primary Coverage Limited

In the event the spouse or a dependent of an active Employee enrolled in the City's group health insurance plan is employed on a non-part-time basis (defined 36 hours or more per week on average), and the spouse or dependent is eligible for health insurance provided by his or her employer, then the spouse or dependent shall not be insured by the City on a primary basis. Coverage by the City on a secondary basis shall be available, provided the spouse or dependent has enrolled with his or her employer for primary coverage, the spouse or dependent is properly enrolled in the City's Plan and all applicable premiums and copayments are paid as required.

(b) Waiver/Premium Credit

In the event the employer of the Employee's spouse or dependent offers health insurance benefits, but does not offer individual coverage to the spouse or dependent on a primary basis for a premium totaling $1,300 or less per year, then, at the option of the City, the City may elect to either waive the limitation on primary coverage set forth herein or provide the active Employee with a credit against premiums due the City in the amount that the third party employer premiums exceed $1,300 per year. The City may make or modify this election during each annual open enrollment period or at the time the City is informed by the employee that the Employee's spouse or dependent has become eligible for employer- provided health insurance as provided below.

(c) Duty of Employee to Notify City of Status of Spouse or Dependent

The City shall provide an annual open enrollment process in which the Employee shall be required to provide sufficient information to the City to establish the proper status of a spouse or dependent in order to determine eligibility for benefits and appropriate premiums and copayments under this Section. In addition, Employees shall notify the City of a spouse or dependent becoming eligible for employer-provided health insurance within thirty (30) days of such eligibility. The City shall also permit mid-year changes in enrollment status of spouses and dependents due to changes in employment status.

An Employee's failure to timely notify the City of a change in the status of a spouse or dependent, or to provide complete and accurate information required by the City pursuant to this Section may constitute just cause for discipline and for the denial or limitation of benefits and for the reimbursement of benefits improperly paid.

(d) Coordination of Benefits-Dependent Children of Parents not Separated or Divorced or of Divorced Parents Having Joint Custody

In the event that a dependent child is covered by more than one health insurance plan, then the plan covering the parent whose birthday falls earlier in the year shall provide primary coverage for the dependent child. If both parents have the same birthday, then the plan that has provided coverage longer shall provide primary coverage.

(e) ***Coordination of Benefits-Dependent Children of Divorced or Separated Parents***

In the event that a dependent child is covered by more than one health insurance plan, then the plan covering the parent with custody of the child shall provide primary coverage and the plan of the spouse of the parent having custody shall provide secondary coverage. The plan of the parent not having custody of the child shall provide the next level of coverage.

The foregoing notwithstanding, if an order or decree issued by a court of competent jurisdiction provides a different method of coordination of benefits, then such method shall govern and control upon proper notification to the affected plans.

(3) Election to Opt Out of Plan

An active full-time Employee may opt out of the City's group health insurance plan at any time upon the submittal of written notice to the Department of Human Resources, or as the City Manager may otherwise direct. An election to opt out shall take effect on the first day of the second complete pay period following the submittal of written notice.

An active full-time Employee that opts out shall not be required to pay the required premium for the City's group health insurance plan. In addition, an active full-time employee that elects to opt out shall be eligible for an Opt Out Incentive. The amount of the Opt Out Incentive for Employees having individual coverage shall be $100 per pay period. The amount of the Opt Out Incentive for Employees having family coverage shall be $200 per pay period. The Opt Out Incentive shall be paid in conjunction with regular payroll but, to the extent permitted by law, shall not be considered salary for purposes of calculating hourly rates, pension benefits, overtime pay, Holiday Pay, Sick Leave or Vacation Leave buyouts. The City may withhold income taxes from the Opt Out Incentive.

An Employee who elects to opt out shall not be eligible for City group health insurance benefits after the opt out notice takes effect, whether on a primary, secondary or other basis. An election to opt out shall remain in effect until properly rescinded by the Employee. In order to rescind an election to opt out, the Employee must file a written notice with the Department of Human Resources that the Employee is reenrolling in the City's group health insurance plan for the upcoming benefit period. This notice can only be filed during the annual open enrollment period or upon the occurrence of a midyear Qualifying Change in Status. The Opt Out Incentive shall be terminated at the time the opt out rescission takes effect.

For the purposes of this Section, a Qualifying Change in Status shall mean an event that affects eligibility for coverage in the City Plan, such as marriage, legal separation, divorce, loss of all eligible dependents, gain of eligible dependents, an employee gaining or losing eligibility for coverage in another health insurance plan, loss or gain of Medicare for any reason and coordination of a spouse's open enrollment period.

Employees having spouses or dependents that are also employed by the City, or that are enrolled on the City's Plan in their own right as retirees or disabled persons, are not eligible for the Opt Out Incentive. Employees having spouses or dependents that are also employed by the City shall be required to pay the monthly premium on an individual or family basis as the Employee may designate.

(a) ***Group Term Life Insurance Benefits for Active Full Time Employees***

Effective upon the execution of the Agreement, new bargaining unit employees shall be eligible for a $50,000 life insurance death benefit instead of the current $10,000 death benefit. However, the benefit shall only be available to active members of the bargaining unit and shall terminate in its entirety if the new employee thereafter retires, resigns, is terminated or no longer holds a position covered by this Agreement for any reason other than death. Current bargaining unit members shall be required to make a one-time permanent election of either the existing $10,000 benefit or the replacement $50,000 benefit as a part of open enrollment to be held in 2014 or as otherwise agreed. The one-time election shall take effect January 1, 2015.

(b) ***Group Long Term Disability Benefits for Active Full Time Employees***

In addition, the City shall provide, at no charge to the active, full-time Employee, group long term disability insurance for each active full-time Employee.

SECTION 3 Health Benefit Plan for Active Part-Time Employees

(a) Benefits

The City shall provide group health insurance benefits for each eligible, permanent, part-time Employee covered by this Agreement, but not their dependents, in accordance with the Plan Document ("Plan") Plan #P06574 on file in the Office of the City Clerk, except as may be otherwise expressly set forth herein. To be eligible for this benefit, the part-time Employee must have worked at least 1,012 hours in the Plan Year preceding enrollment or re-enrollment (average of 20 hours per week). New Employees will be eligible for this benefit if they work an average of 20 hours per week or more for the first three months of their employment. Each year part-time Employees must meet the minimum amount of time worked in the previous year of 1,012 hours to qualify for the health insurance benefits.

A summary of the key health insurance benefits to be provided by the City to eligible part-time active Employees is as follows:

SUMMARY OF KEY HEALTH INSURANCE BENEFITS FOR ACTIVE PART-TIME EMPLOYEES

General Provisions

Item	***Benefit***
Individual Premium	$50 payroll deduction per pay period ($1,300 per benefit period) (effective 1/1/2010)
Family Premium	No Family Coverage Available
Individual Deductible	
Participating Provider	$250 per benefit period (effective 1/1/2010)
Non-Participating	$500 per benefit period (effective 1/1/2010)
Family Deductible	
Participating Provider	No Family Coverage Available
Non-Participating	
Individual Out-of-Pocket Expense Limit (does not apply to all services - see Plan Document)	
Participating Provider	$1,000 per benefit period
Non-Participating	$3,000 per benefit period
Family Out-of-Pocket Expense Limit (does not apply to all services - see Plan Document)	
Participating Provider Non-Participating	No Family Coverage Available

Hospital Benefits

Item	***Benefit***
Inpatient Covered Services	
Participating Provider	100% of the Eligible Charge
Non-Participating	70% of the Eligible Charge
Outpatient Covered Services	
Participating Provider	100% of the Eligible Charge
Non-Participating	70% of the Eligible Charge
Hospital Emergency Care	80% of the Eligible Charge

Physician Benefits

Item	***Benefit***
Surgical Covered Services	
Participating Provider	100% of the Maximum Allowance
Non-Participating	70% of the Maximum Allowance
Medical Covered Services	
Participating Provider	80% of the Maximum Allowance
Non-Participating	70% of the Maximum Allowance
Emergency Medical Care when rendered by a Physician	80% of the Maximum Allowance

Prescription Drug Program Benefits	
Item	***Employee Copayment***
Generic Drugs	$8 per prescription
Brand Name Drugs (for which there is no generic available) and Diabetic Supplies	$15 per prescription
Brand Name Drugs (for which there is a generic available)	$35 per prescription
Home Delivery Prescription Drug Program (90-day supply)	
Generic Drugs	$14 per prescription
Brand Name Drugs (for which there is no generic available) and Diabetic Supplies	$28 per prescription
Brand Name Drugs (for which there is a generic available)	$68 per prescription
Dental Benefits	
Item	***Benefit***
Deductible	$25 per benefit period
Preventative Services	100% of the Usual and Customary (U&C) Fee
Primary Services	100% of the U&C Fee
Major Services	50% of the U&C Fee
Benefit Period Maximum	$1,000
Orthodontic Services	50% of the U&C Fee
Orthodontics Lifetime Maximum	$1,000
Passive PPO Plan	Same benefits and limits as above

(b) Election to Opt Out of Plan

An active part-time Employee may opt out of the City's group health insurance plan at any time upon the submittal of written notice to the Department of Human Resources, or as the City Manager may otherwise direct. An election to opt out shall take effect on the first day of the second complete pay period following the submittal of written notice.

A part-time Employee that opts out shall not be required to pay the required premium for the City's group health insurance plan. In addition, an active part-time Employee that elects to opt out shall be eligible for an Opt Out Incentive. The amount of the Opt Out Incentive shall be $50 ($100 effective January 1,2015) per pay period. The Opt Out Incentive shall be paid in conjunction with regular payroll but, to the extent permitted by law, shall not be considered salary for purposes of calculating hourly rates, pension benefits, overtime pay, Holiday Pay, Sick Leave or Vacation Leave buyouts. The City may withhold income taxes from the Opt Out Incentive.

A part-time Employee who elects to opt out shall not be eligible for City group health insurance benefits after the opt out notice takes effect, whether on a primary, secondary or other basis. An election to opt out shall remain in effect until properly rescinded by the employee. In order to rescind an election to opt out, the employee must file a written notice with the Department of Human Resources that the employee is reenrolling in the City's group health insurance plan for the upcoming benefit period. This notice can only be filed during the annual open enrollment period or upon the occurrence of a midyear Qualifying Change in Status. The Opt Out Incentive shall be terminated at the time the opt out rescission takes effect.

For the purposes of this Section, a Qualifying Change in Status shall mean an event that affects eligibility for coverage in the City Plan, such as marriage, legal separation, divorce, loss of all eligible dependents, gain of eligible dependents, an employee gaining or losing eligibility for coverage in another health insurance plan, loss or gain of Medicare for any reason and coordination of a spouse's open enrollment period.

A part-time Employee having a spouse that is also employed by the City, or that is enrolled on the City's Plan in his or her own right as a City retiree or disabled person, is not eligible for the Opt Out Incentive, unless both the Employee and his or her spouse elect to opt out, in which case neither the Employee nor the spouse shall be entitled to coverage on the City's Plan on a primary, secondary or other basis.

A part-time Employee having a spouse that is also employed by the City shall be required to pay the monthly premium on an individual or family basis as the employee may designate (unless both the Employee and the Employee's spouse elect to opt out as provided above), In addition, if such an employee and his or her City-employed spouse enroll for family coverage, then the City shall provide coverage to the employee, the spouse and their respective dependents on a primary and secondary basis for Hospital Benefits and Physician Benefits (but not Dental Benefits or Supplemental Vision Benefits).

SECTION 4 *Health Benefit Plan for Separating Full-Time Employees (Retirees)*

The City shall allow each separating full-time Employee who at the time of separation has a minimum of eight (8) years of service as a full time City of Joliet employee and is at least fifty- five (55) years of age to continue to receive the following group insurance benefits.

SUMMARY OF HEALTH INSURANCE BENEFITS FOR SEPARATING FULL-TIME EMPLOYEES

General Provisions	
Item	**Benefit**
Premium	$0-$59.10 for the separating employee based on years of service, $118.20 per month for a spouse under 65, $59,10 per month for a spouse over 65 (on Medicare) and $217.68 per month for family coverage
Individual Deductible	
Participating Provider	$250 per benefit period (effective 1/1/2010)
Non-Participating	$500 per benefit period (effective 1/1/2010)
Family Deductible	
Participating Provider	$500 per benefit period (5250/person, not to exceed $500 for entire family) (effective 1/1/2010)
Non-Participating	$1,000 per benefit period ($500/person, not to exceed $1,000 for entire family) (effective 1/1/2010)
Individual Out-of-Pocket Expense Limit (does not apply to all services - see Plan Document)	

Participating Provider Non-Participating	$1,000 per benefit period $3,000 per benefit period
Family Out-of-Pocket Expense Limit (does not apply to all services - see Plan Document) Participating Provider Non-Participating	 $3,000 per benefit period $9,000 per benefit period
Hospital Benefits	
Item	**Benefit**
Inpatient Covered Services Participating Provider Non-Participating	 100% of the Eligible Charge 70% of the Eligible Charge
Outpatient Covered Services Participating Provider Non-Participating	 100% of the Eligible Charge 70% of the Eligible Charge
Hospital Emergency Care	80% of the Eligible Charge

Physician Benefits	
Item	**Benefit**
Surgical Covered Services Participating Provider Non-Participating	 100% of the Maximum Allowance 70% of the Maximum Allowance
Medical Covered Services Participating Provider Non-Participating	 80% of the Maximum Allowance 70% of the Maximum Allowance
Emergency Medical Care when rendered by a Physician	80% of the Maximum Allowance
Prescription Drug Program Benefits	
Item	**Employee Copayment**
Generic Drugs	$8 per prescription
Brand Name Drugs (for which there is no generic available) and Diabetic Supplies	$15 per prescription
Brand Name Drugs (for which there is a generic available)	$35 per prescription
Home Delivery Prescription Drug Program (90-day supply)	
Generic Drugs	$14 per prescription
Brand Name Drugs (for which there is no generic available) and Diabetic Supplies	$28 per prescription
Brand Name Drugs (for which there is a generic available)	$68 per prescription

The City shall bear the costs of the allowed benefits, i.e., pay the monthly premium charges, for the separating Employee based on the following table. The separating Employee shall bear the costs of these benefits, i.e., pay the monthly premium charges for eligible dependents.

RETIREMENT TAKEN UP TO AND INCLUDING JUNE 29, 1990

Service Credits	City Pays
15 years or more	100%
12 years through 14 years	65%
8 years through 11 years	50%

RETIREMENT TAKEN AFTER JUNE 29, 1990	
Service Credits	**City Pays**
20 years or more	100%
15 years through 19 years	**75%**
12 years through 14 years	65%
8 years through 11 years	50%

The parties acknowledge that there currently is pending in the Illinois Appellate Court a case docketed as No. 3-11-0865. This case involves a claim brought by four individual retirees which asserts that the annual deductible, prescription drug co-payments and certain other retiree obligations as described in this Section, as originally implemented on January 1,2010, violate their rights under Article XIII, Section 5 of the Illinois Constitution. The City and the Union agree that under the terms of this Agreement, and all predecessor collective bargaining agreements, the City is authorized to require the payment of a premium for retiree dependent coverage based on the full cost of such coverage. The parties further acknowledge that under the terms of this Agreement that the City has agreed to not fully exercise this authority as to those retirees that pay the annual deductible, prescription drug co-payments and certain other retiree obligations required by this Section. Therefore, in the event one or more of the plaintiffs in said case, or any other retiree, does not pay the annual deductible, prescription drug co-payments and certain other retiree obligations as described in this Section, then, as to such persons only, the City may fully exercise its contractual authority and may increase the premium charged for coverage of the dependents of the retirees in an amount not to exceed, in total, the full cost of such coverage. The City agrees to defend and indemnify the Union from any claim asserted against the Union by one or more of the Plaintiffs in the aforesaid Case No 3-11-0865 related to the statements and the agreements made by the Union in this sub-paragraph.

SECTION 5 *Health Benefit Plan for Disabled Full-Time Employees*

(a) *Permanent Partial Disability*

The City shall allow each former Employee who at the time of separation is receiving a disability pension benefit and is physically or mentally unable to perform the duties of the position which the former Employee held at the time of separation, to continue to receive the following group insurance benefits.

(1) Hospital Benefits, Physician Benefits, and Prescription Drug Program Benefits, including eligible dependents. The City shall bear the cost of these benefits for the permanent partially disabled Employee. The permanent partially disabled Employee shall bear the cost of these benefits, i.e., pay the monthly premium charges, for eligible dependents.

(2) Group Term Life Insurance in the amount of $50,000 at the City's expense. Coverage shall terminate upon the Employee’s return to duty or until IMRF converts the Employee to a regular pension. Grandfathered Employees who previously (prior to January 1, 2015) selected a $10,000 death benefit will continue to receive this benefit.

(b) *Permanent Total Disability*

The City shall allow each former Employee who at the time of separation is receiving a disability pension benefit and is physically or mentally unable to work in any occupation for which the

employee may qualify, to continue to receive the following group insurance benefits until the Employee's return to duty or until IMRF converts the Employee to a regular pension.

(1) Hospital Benefits, Physician Benefits and Prescription Drug Program Benefits, including eligible dependents.

(2) Dental Benefits including eligible dependents.

(3) Group Term Life Insurance in the amount of $50,000 at the City's expense. Coverage shall not terminate until IMRF converts the Employee to a regular pension. Grandfathered Employees who previously (prior to January 1, 2015) selected a $10,000 death benefit will continue to receive this benefit.

The City shall bear the cost of these benefits for the permanent totally disabled Employee and the employee's eligible dependents.

SECTION 6 *Health Benefit Plan for Surviving Spouse*

The City shall allow a surviving spouse and eligible dependents of a deceased Employee, either active or retired at the time of death, to maintain group health insurance benefits, provided these individuals pay the monthly premium charge for this coverage to the City. This coverage shall cease upon remarriage of the Employee's spouse.

SECTION 7 *Health Benefit Plan for Employees on Layoff Status*

The City shall allow each former Employee who is on lay off status and the Employee's eligible dependents to continue to receive group health insurance benefits for a period of time not to exceed eighteen (18) months after the commencement of the layoff provided that the Employee pays the monthly premium charges for these benefits.

SECTION 8 *Plan Coverage*

Payment of any and all benefits described in this Article shall be made solely in accordance with and subject to the terms, conditions and provision of the Plan Documents (Employee Benefit Plan No. P06574) on file in the Office of the City Clerk. Each covered Employee shall receive a booklet describing the coverages provided under the plans.

SECTION 9 *Tetanus shots*

Tetanus shots shall be provided by the City to those Employees of the Sewage/Wastewater Collection and Treatment Division on a voluntary basis, i.e., to those who request them.

SECTION 10 *Health Care Committee*

The Union shall designate one (1) of its members to represent it on the Joint Health Care Review Committee, consisting of one (1) representative from each bargaining unit and designated members from the City Administration. This Committee shall meet at least monthly during the term of this contract, in order to determine and establish the most cost beneficial health care program to both the City and its employees.

SECTION 11 *Other Benefits*

(a) *Wellness Benefit*

Each full-time Employee and dependents are eligible to receive reimbursement up to a maximum of $200.00 per calendar year for treatment or services rendered for eye care, or the $200.00 reimbursement may be used by the Employee for the purpose of participating in a physical fitness program at an accredited college, health club or public gymnasium. However, the allowance of $200.00 for an Annual Routine Physical Examination, provided under the City's Health Benefit; Plan, shall be forfeited if the Employee uses the $200.00 allowance for eye care or a qualifying physical fitness program.

(b) *Supplemental Vision Benefit*

In addition to any other benefit provide under this Agreement, each Employee and their dependents shall be eligible for a group vision care benefit with an annual benefit limit of $150.00 per benefit period for the purchase of prescription vision care products and professional vision care services, including, but not limited to, eye examinations by a licensed ophthalmologist or optician, prescription eyeglasses, prescription contact lens and vision correction or enhancement surgery by a medical doctor.

ARTICLE XXI

GENERAL PROVISIONS

SECTION 1 *Uniforms, Protective Clothing and Equipment*

(a) If any Employee is required to wear a uniform, protective clothing or any types of devices as a condition of employment, such item shall be furnished by the City. At the beginning of each calendar year, all personnel who work outside shall receive a stipend in the amount of one hundred fifty dollars ($150.00) to cover the cost of winter weather gear and pants.

(b) The cost of maintaining required uniforms, protective clothing and equipment in proper condition, including tailoring, dry cleaning and laundering, shall be paid by the City on a reimbursable basis to the employee or by contract or uniform services, as the City elects.

(c) All Employees shall be provided the necessary Personal Protective Equipment (“PPE") as required by Departmental and/or Divisional PPE policy.

(d) Employees who are required to wear steel-toe or composite-toe boots shall receive a $200 boot allowance payable at the start of employment and at the beginning of each calendar year thereafter. If an employee previously was not eligible for this boot allowance and they transfer into a new position requiring steel-toe or composite-toe boots, they will receive the boot allowance upon transfer and at the beginning of each calendar year thereafter.

SECTION 2 *Union Bulletin Boards*

The City shall furnish and maintain suitable bulletin boards, in convenient places in each work area, to be used by the Union. The Union shall limit its posting of notices and bulletins to such bulletin boards.

SECTION 3 *IMRF Additional Contributions*

(a) Employees may contribute additional monies toward IMRF per Section 7-173 of the Pension Code (40 ILCS 5/7-173).

(b) Employees may voluntarily participate in this program by notifying the Human Resources Department via written request. Employees may withhold an additional percent per pay period (up to 10-percent) which is placed in the Employee’s Illinois Municipal Retirement Fund (IMRF) account, to increase pension benefits. Each December, the City shall reimburse participating employees for the additional amount withheld from the employee for the preceding twelve (12) months (up to a maximum of $585.52 per year).

SECTION 4 *Privately Owned Vehicle Allowance*

(a) Employees who are required to drive their privately owned vehicles in the normal course of City business, shall be reimbursed at the rate of $1,500.00 annually, payable on a special paycheck to be distributed in the month of January.

(b) In order to receive this allowance, employees who are otherwise eligible must provide proof quarterly that they maintain liability insurance in the minimum amount of $100,000 per person/$300,000 per accident.

(c) Employees in the following position classifications shall be considered eligible for this allowance:

(1) Engineering Aide III
(2) Residential Property Inspectors
(3) Meter Readers

(d) Employees eligible for this allowance shall also receive a maximum of twenty (20) gallons of gasoline each week.

SECTION 5 *Union Supervisors*

(a) This Section includes Employees with the job classification or title list as or equivalent to:

(1) Maintenance Foreman I
(2) Maintenance Foreman II
(3) Assistant Superintendent

(b) If such supervisors have a grievance, they will put it in writing and submit it to the Grievance Committee. The Committee shall take it up, commencing in Step 2 of the Grievance Procedure of this Agreement.

(c) Such supervisors shall have only the following reasons to file a grievance:

(1) Dismissal;
(2) Dispute with supervisors; or
(3) Charges brought against the supervisor by superiors for inability to perform assigned duties.

SECTION 6 *Mechanic's Tool Reimbursement*

The City shall reimburse Employees classified as Mechanics for expenses related to the purchase of tools, up to a maximum of $500.00 per year, upon presentation of valid receipts.

Classifications receiving this reimbursement include: General Mechanic (#2110), Lift Station Mechanic (#2160), Automotive Mechanic/Fleet Technician (#2030), Automotive Mechanic/Body Repairman/Fleet Technician (Body Repair) (#2032), Mechanic/Fabricator/Fleet Technician (Fabricator) (#2033), Fire Equipment Mechanic/Fleet Technician (Fire) (#2100) and Senior Fire Equipment Mechanic/Fleet Technician (Senior Fire Equipment (#2101).

SECTION 7 *Continuity*

The City shall continue to provide and maintain other tools and safety equipment necessary for operations, in accordance with past practice.

SECTION 8 *No Strike*

Neither the Union, its officers or agents, nor any Employee shall instigate, promote or engage in any strike, slowdown, stoppage of work, or interference with City operations during the term of this Agreement.

SECTION 9 *No Lock Out*

The City shall not lock out any Employees during the term of this Agreement.

SECTION 10 *Coordination of Summer Help*

Employees assigned to oversee and coordinate the work assignments of two or more temporary employees participating in the Neighborhood Improvement Program shall receive 5% temporary assignment pay while performing such responsibilities.

SECTION 11

The City shall reimburse Employees who are required to maintain a Commercial Driver's License for renewal costs.

SECTION 12 *Tuition Assistance Reimbursement*

If an Employee voluntarily leaves the service of the City within 24 months of completing coursework for which the City has made reimbursement, the Employee shall repay to the City the full amount of the reimbursements made by the City in the 24 months preceding the Employee's separation. This re-payment may be deducted, by the City from a separating Employee's final paycheck.

SECTION 13

Payroll issues are to be corrected no later than the next available pay period after the Union and an authorized management representative agree to the resolution.

ARTICLE XXII

TERM AND EFFECT

SECTION 1

This Agreement shall be effective as of January 1, 2025, and shall remain in full force and effect until December 31, 2028. It shall take precedence in form and substance over any and all previous Agreements, either oral and/or written. It shall be automatically renewed from year to year thereafter unless either party shall notify the other in writing at least sixty (60) days prior to December 31, 2028. In the event that such a notice is given, negotiations shall begin not later than thirty (30) days prior to December 31, 2028. This Agreement shall remain in full force and be effective during the period of negotiations and until notice of termination of this Agreement is provided to the other party in the manner set forth in the following paragraph.

SECTION 2

The Contract may be terminated after December 31, 2028, by either party with ten (10) days' notice even though negotiations are in progress. Notice of termination shall be delivered to the Union President or the City Manager by certified mail. The ten (10) day period shall begin on the date of the signed certified mail receipt. Ten (10) days termination notice may be given by either party to effectuate working agreement termination on December 31, 2028.

SECTION 3

Should any Article, Section or portion thereof of this Agreement be held unlawful or unenforceable by any last court of competent jurisdiction, such decision by the court shall apply only to the specified Article, Section or portion thereof directly specified in the decision. Upon issuance of such a decision, the parties agree immediately to negotiate a substitute for the invalidated Article, Section or portion thereof.

ARTICLE XXIII

REOPENER

If any group of employees in calendar year 2025 receive a general increase of more than 3.25%, and/or any additional paid time off is granted without an equivalent reduction in other benefits, the Union shall be entitled to reopen negotiations concerning the issue which triggered the reopener. If any group of employees in calendar year 2026 receive a general increase of more than 3.25%, and/or any additional paid time off is granted without an equivalent reduction in other benefits, the Union shall be entitled to reopen negotiations concerning the issue which triggered the re-opener. If any group of employees in calendar year 2027 receive a general increase of more than 3.25%, and/or any additional paid time off is granted without an equivalent reduction in other benefits, the Union shall be entitled to reopen negotiations concerning the issue which triggered the re-opener. If any group of employees in calendar year 2028 receive a general increase of more than 3.25 percent and/or any additional paid time off is granted without an equivalent reduction in other benefits, the Union shall be entitled to reopen negotiations concerning the issue which triggered the re-opener. Any terms granted as a result of an interest arbitration award shall not trigger re-opener negotiations under any circumstances.

RATIFICATION

For the Union:	For the City:
_____	_____
Attest	Attest
_____	_____

APPENDIX A-1

Full Time Positions In Union

ADMINISTRATIVE	
AF1 ACCOUNT CLERK	2015
AF1 CLERK TYPIST	2045
AF1 COMPUTER OPERATOR	2050
AF1 LOGISTICS CLERK	2165
AF1 POLICE AIDE	2240
AF1 SECRETARY 1	2260
AF1 TRANSCRIBER	2295
AF1 UTILITIES CLERK	2298
AF1 PUBLIC SAFETY CLERK I**	2241
AF1 PUBLIC SAFETY CLERK II**	2242
Roadways/Utilities(Public Works.Utlities)	
AF2 ARBORIST	1262
AF2 ASST SUPR ROADWAYS	2020
AF2 EQUIPMENT OPERATOR I	2090
AF2 EQUIPMENT OPERATOR II	2091
AF2 EQUIPMENT OPERATOR III	2092
AF2 GENERAL MECHANIC	2110
AF2 LIFT STATION MECHANIC	2160
AF2 MAINTENACE FOREMAN I	2180
AF2 MAINTENACE FOREMAN II	2181
AF2 MAINTENANCE WORKER	2195
AF2 SIGNMAKER	2270
AF2 UTILITY SERVICE WORKER	2301
AF2 WATER METER REPAIRMAN	2320
AF2 WATER METER SHOP FOREMAN	2325
TECHNICAL	
AF3 DATA SYSTEMS SPECIALIST	2065
AF3 ENGINEER AIDE I	2080
AF3 ENGINEER AIDE II	2081
AF3 ENGINEER AIDE III	2082
AF3 LABORATORY TECHNICIAN	2150
AF3 WASTEWATER PLANT OPER I	2310
AF3 WASTEWATER PLANT OPER II	2311
AF3 CHIEF WASTEWATER PLNT OPER	2313
AF3 CHIEF WATER PLANT OPR	2312
AF3 WATER PLANT OPERATOR	2330
AF3 MIS TECHNICIAN	2215
AF3 PLANNTER I**	2400
AF3 CIVIL ENGINEER	2405
AF3 CIVIL ENGINEER/PARKING SUPR*	2406

AF3 CIVIL ENGINEER/SUPERVISOR*	2407
AF3 CIVIL ENGINEER II**	2408
AF3 CAPITAL PROGRAM ENGINEER*	2410
AF3 TRAFFIC ENGINEER*	2415
FLEET SERVICES	
AF4 FLEET TECHNICIAN	2030
AF4 FLEET TECHNICIAN (BODY REPAIRS)	2032
AF4 FLEET TECHNICIAN(FABRICATOR)	2033
AF4 FLEET SERVICE TECHNICIAN	2035
AF4 FLEET TECHNICIAN (FIRE)	2100
AF4 FLEET TECHNICIAN(SENIOR FIRE)	2101
AF4 MECH MAINT FOREMAN I	2200
AF4 FLEET FOREMAN	2201
DISPATCH	
AF5 COMMUNICATION TECH SUPVSR	2049
AF5 PUB SAFETY DISPATCHER I	2254
AF5 PUB SAFETY DISPATCHER II	2255
AF5 COMM SHIFT SUPERVISOR	2256
INSPECTION ENFORCEMENT	
AF6 BUILDING SAFETY INSPECTOR*	2420
AF6 CHIEF BUILDING INSPECTOR*	2425
AF6 GRAFFITTI TECHNICIAN	2254
AF6 HOUSING EVALUATOR	2130
AF6 METER READER I	2210
AF6 METER READER II	2211
AF6 PARKING ENFR OFFICER	2230
AF6 PARKING FAC SERVICEMAN II	2236
AF6 PROPERTY MAINT EVALUATOR	2258
AF6 REHABILITATION SPECIALIST	2257
AF6 RESIDENTIAL PROPERTY INSPECTOR	2261
JANITORIAL	
AF7 JANITOR	2140
ELECTRICIAN I	1400
ELECTRICIAN II	1405

*The parties agree to update the list of Full Time Positions in the Union as appropriate based on clarifications to the bargaining unit.

APPENDIX A-2

Part-Time Positions in Union Hourly Rates

A. Future Wage Range Increases: All Lows and Highs will automatically increase with any future increases to the Illinois minimum wage by the same amount. The Part-Time Wage Ranges will otherwise remain unchanged during the duration of the contract.

B. Employee Wage Rate Increases: Part-time employees will receive the annual rate increase up to the high rate, which shall be the maximum rate, except as provided in Paragraph A.

2025		
	Low	High
Custodian	$19.00	$22.50
Custodian-Floor	$19.00	$22.50
Parking Attendant-Regular	$19.00	$22.50
Parking Attendant-Union Station	$19.00	$22.50

2026		
	Low	High
Custodian	$19.00	$22.50
Custodian-Floor	$19.00	$22.50
Parking Attendant-Regular	$19.00	$22.50
Parking Attendant-Union Station	$19.00	$22.50

2027		
	Low	High
Custodian	$19.00	$22.50
Custodian-Floor	$19.00	$22.50
Parking Attendant-Regular	$19.00	$22.50
Parking Attendant-Union Station	$19.00	$22.50

2028		
	Low	High
Custodian	$19.00	$22.50
Custodian-Floor	$19.00	$22.50
Parking Attendant-Regular	$19.00	$22.50
Parking Attendant-Union Station	$19.00	$22.50

APPENDIX B
2025-2028 Full-Time Annual Base Wage Schedules

CITY OF JOLIET AFSCME LOCAL 440 — 2025 ANNUAL BASE SALARY RATES									
HIRED BEFORE RATIFICATION OF CONTRACT	**Position Code**	**0 STEP**	**18 STEP**	**24 STEP**	**30 STEP**	**48 STEP**	**144 STEP**	**180 STEP**	**240 STEP**
ADMINISTRATIVE									
AF1 ACCOUNT CLERK	**2015**	46,117	64,364	67,539	70,883	75,915	79,591	81,932	85,853
AF1 CLERK TYPIST	**2045**	42,002	58,442	61,318	64,364	68,918	72,245	74,370	77,924
AF1 COMPUTER OPERATOR	**2050**	48,363	67,539	70,883	74,367	79,652	83,518	85,974	90,093
AF1 LOGISTICS CLERK	**2165**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF1 POLICE AIDE	**2240**	44,400	61,828	64,875	68,096	72,930	76,461	78,710	82,472
AF1 SECRETARY I	**2260**	42,002	58,442	61,316	64,364	68,918	72,245	74,370	77,924
AF1 TRANSCRIBER	**2295**	43,001	59,858	62,810	65,922	70,592	74,009	76,186	79,825
AF1 UTILITIES CLERK	**2298**	48,363	67,539	70,883	74,334	79,617	83,479	85,934	90,055
AF1 PUBLIC SAFETY CLERK I	**2241**	42,002	58,442	61,318	64,364	68,918	72,245	74,370	77,924
AF1 PUBLIC SAFETY CLERK II	**2242**	44,400	61,828	64,875	68,096	72,930	76,461	78,710	82,472
ROADWAYS / PUBLIC WORKS / UTILITIES									
AF2 ARBORIST	**1262**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 ASST SUPR ROADWAYS	**2020**	77,919	109,043	114,487	120,047	128,667	134,960	138,930	145,645
AF2 EQUIPMENT OPERATOR I	**2090**	57,585	83,216	87,738	92,256	98,854	103,665	106,714	111,858
AF2 EQUIPMENT OPERATOR II	**2091**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF2 EQUIPMENT OPERATOR III	**2092**	67,569	94,389	99,099	103,938	111,384	116,822	120,257	126,056
AF2 GENERAL MECHANIC	**2110**	64,457	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 LIFT STATION MECHANIC	**2160**	64,457	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 MAINTENACE FOREMAN I	**2180**	67,421	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF2 MAINTENACE FOREMAN II	**2181**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF2 MAINTENANCE WORKER	**2195**	54,882	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF2 SIGNMAKER	**2270**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 UTILITY SERVICE WORKER	**2301**	64,457	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 WATER METER REPAIRMAN	**2320**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 WATER METER SHOP FOREMAN	**2325**	67,569	94,389	99,106	103,938	111,384	116,822	120,257	126,056
TECHNICAL									
AF3 DATA SYSTEMS SPECIALIST	**2065**	46,117	64,364	67,539	70,883	75,915	79,591	81,932	85,853
AF3 ENGINEER AIDE I	**2080**	55,841	78,021	81,806	85,749	91,870	96,338	99,172	103,942
AF3 ENGINEER AIDE II	**2081**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF3 ENGINEER AIDE III	**2082**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 LABORATORY TECHNICIAN	**2150**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF3 WASTEWATER PLANT OPER I	**2310**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF3 WASTEWATER PLANT OPER II	**2311**	67,569	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 CHIEF WATER PLANT OPERATOR	**2312**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 WATER PLANT OPERATOR	**2311**	67,569	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF3 MIS TECHNICIAN	**2215**	48,363	67,539	70,883	74,367	79,652	83,518	85,974	90,093
AF3 PLANNER I	**2400**	85,695	92,343	107,860	120,047	128,667	134,960	138,930	145,645
AF3 CIVIL ENGINEER	**2405**	85,695	92,343	107,860	120,047	128,667	134,960	138,930	145,645
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	87,838	94,652	110,556	123,047	131,884	138,336	142,405	149,287
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	87,838	94,652	110,556	123,047	131,884	138,336	142,405	149,287
AF3 CIVIL ENGINEER II	**2408**	89,980	96,960	113,253	126,049	135,103	141,709	145,877	152,929
AF3 CAPITAL PROGRAM ENGINEER	**2410**	89,980	96,960	113,253	126,049	135,103	141,709	145,877	152,929
AF3 TRAFFIC ENGINEER	**2415**	92,230	99,384	116,084	129,200	138,478	145,252	149,525	156,751
FLEET SERVICES									
AF4 FLEET TECHNICIAN	**2030**	64,627	89,156	93,407	97,793	104,644	109,745	112,974	118,332
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	67,635	93,407	97,793	102,502	109,699	115,056	118,439	124,065
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	67,635	93,407	97,793	102,502	109,699	115,056	118,439	124,065
AF4 FLEET SERVICE TECHNICIAN	**2035**	54,882	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF4 FLEET TECHNICIAN (FIRE)	**2100**	64,626	89,157	93,407	97,793	104,644	109,745	112,974	118,332
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	67,635	93,407	97,793	102,510	109,699	115,056	118,439	124,067
AF4 MECH MAINT FOREMAN I	**2200**	70,599	97,793	102,510	107,341	114,888	120,502	124,047	129,945
AF4 FLEET FOREMAN	**2201**	77,479	107,341	112,394	117,826	126,137	132,306	136,197	142,699
INSPECTION ENFORCEMENT									
AF6 BUILDING SAFETY INSPECTOR	**2420**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF6 CHIEF BUILDING INSPECTOR	**2425**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF6 GRAFFITTI TECHNICIAN	**2254**	35,923	55,386	58,088	60,988	65,356	68,544	70,559	73,960
AF6 HOUSING EVALUATOR	**2130**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF6 METER READER I	**2210**	49,911	72,016	75,914	79,805	85,488	89,642	92,278	96,703
AF6 METER READER II	**2211**	55,841	78,021	81,806	85,751	91,870	96,338	99,172	103,942
AF6 PARKING ENFR OFFICER	**2230**	41,456	59,735	62,905	66,117	70,807	74,234	76,416	80,066
AF6 PARKING FAC SERVICEMAN II	**2236**	54,882	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF6 PROPERTY MAINT EVALUATOR	**2258**	61,451	85,749	89,999	94,389	101,140	106,068	109,187	114,445
AF6 REHABILITATION SPECIALIST	**2257**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
JANITORIAL									
AF7 JANITOR	**2140**	46,117	64,364	67,539	70,883	75,915	79,591	81,932	85,853
ELECTRIC									
ELECTRICIAN I	**1400**	67,635	93,407	97,793	102,502	109,699	115,056	118,439	124,065
ELECTRICIAN II	**1405**	77,479	107,341	112,394	117,826	126,137	132,306	136,197	142,699

CITY OF JOLIET AFSCME LOCAL 440 — 2025 NEW ANNUAL BASE SALARY RATES

HIRED AFTER RATIFICATION OF CONTRACT*	Position Code	0	1	2	3	4	5	6	7	12	15	20
ADMINISTRATIVE												
AF1 ACCOUNT CLERK	**2015**	47,039	51,272	55,887	60,358	64,364	67,539	70,883	75,915	79,591	81,932	85,853
AF1 CLERK TYPIST	**2045**	42,842	46,698	50,901	54,973	58,442	61,318	64,364	68,918	72,245	74,370	77,924
AF1 COMPUTER OPERATOR	**2050**	49,331	53,770	58,610	63,298	67,539	70,883	74,367	79,652	83,518	85,974	90,093
AF1 LOGISTICS CLERK	**2165**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF1 POLICE AIDE	**2240**	45,288	49,363	53,806	58,111	61,828	64,875	68,096	72,930	76,461	78,710	82,472
AF1 SECRETARY I	**2260**	42,842	46,698	50,901	54,973	58,442	61,316	64,364	68,918	72,245	74,370	77,924
AF1 TRANSCRIBER	**2295**	43,861	47,808	52,111	56,280	59,858	62,810	65,922	70,592	74,009	76,186	79,825
AF1 UTILITIES CLERK	**2298**	49,331	53,770	58,610	63,298	67,539	70,883	74,334	79,617	83,479	85,934	90,055
AF1 PUBLIC SAFETY CLERK I	**2241**	42,842	46,698	50,901	54,973	58,442	61,318	64,364	68,918	72,245	74,370	77,924
AF1 PUBLIC SAFETY CLERK II	**2242**	45,288	49,363	53,806	58,111	61,828	64,875	68,096	72,930	76,461	78,710	82,472
ROADWAYS / PUBLIC WORKS / UTILITIES												
AF2 ARBORIST	**1262**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 ASST SUPR ROADWAYS	**2020**	79,477	86,630	94,427	101,981	109,043	114,487	120,047	128,667	134,960	138,930	145,645
AF2 EQUIPMENT OPERATOR I	**2090**	58,736	64,023	69,785	75,367	83,216	87,738	92,256	98,854	103,665	106,714	111,858
AF2 EQUIPMENT OPERATOR II	**2091**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF2 EQUIPMENT OPERATOR III	**2092**	68,920	75,123	81,884	88,435	94,389	99,099	103,938	111,384	116,822	120,257	126,056
AF2 GENERAL MECHANIC	**2110**	65,746	71,663	78,113	84,362	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 LIFT STATION MECHANIC	**2160**	65,746	71,663	78,113	84,362	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 MAINTENACE FOREMAN I	**2180**	68,770	74,959	81,705	88,242	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF2 MAINTENACE FOREMAN II	**2181**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF2 MAINTENANCE WORKER	**2195**	55,979	61,017	66,509	71,830	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF2 SIGNMAKER	**2270**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 UTILITY SERVICE WORKER	**2301**	65,746	71,663	78,113	84,362	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 WATER METER REPAIRMAN	**2320**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 WATER METER SHOP FOREMAN	**2325**	68,920	75,123	81,884	88,435	94,389	99,106	103,938	111,384	116,822	120,257	126,056
TECHNICAL												
AF3 DATA SYSTEMS SPECIALIST	**2065**	47,039	51,272	55,887	60,358	64,364	67,539	70,883	75,915	79,591	81,932	85,853
AF3 ENGINEER AIDE I	**2080**	56,958	62,084	67,671	73,085	78,021	81,806	85,749	91,870	96,338	99,172	103,942
AF3 ENGINEER AIDE II	**2081**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF3 ENGINEER AIDE III	**2082**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 LABORATORY TECHNICIAN	**2150**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF3 WASTEWATER PLANT OPER I	**2310**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF3 WASTEWATER PLANT OPER II	**2311**	68,920	75,123	81,884	88,435	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 CHIEF WATER PLANT OPERATOR	**2312**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 WATER PLANT OPERATOR	**2311**	68,920	75,123	81,884	88,435	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF3 MIS TECHNICIAN	**2215**	49,331	53,770	58,610	63,298	67,539	70,883	74,367	79,652	83,518	85,974	90,093
AF3 PLANNER I	**2400**	85,695	87,409	89,158	90,941	92,343	107,860	120,047	128,667	134,960	138,930	145,645
AF3 CIVIL ENGINEER	**2405**	85,695	87,409	89,158	90,941	92,343	107,860	120,047	128,667	134,960	138,930	145,645
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	87,838	89,595	91,387	93,214	94,652	110,556	123,047	131,884	138,336	142,405	149,287
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	87,838	89,595	91,387	93,214	94,652	110,556	123,047	131,884	138,336	142,405	149,287
AF3 CIVIL ENGINEER II	**2408**	89,980	91,780	93,616	95,488	96,960	113,253	126,049	135,103	141,709	145,877	152,929
AF3 CAPITAL PROGRAM ENGINEER	**2410**	89,980	91,780	93,616	95,488	96,960	113,253	126,049	135,103	141,709	145,877	152,929
AF3 TRAFFIC ENGINEER	**2415**	92,230	94,075	95,956	97,875	99,384	116,084	129,200	138,478	145,252	149,525	156,751
FLEET SERVICES												
AF4 FLEET TECHNICIAN	**2030**	65,920	71,853	78,319	84,585	89,156	93,407	97,793	104,644	109,745	112,974	118,332
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	68,988	75,197	81,964	88,521	93,407	97,793	102,502	109,699	115,056	118,439	124,065
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	68,988	75,197	81,964	88,521	93,407	97,793	102,502	109,699	115,056	118,439	124,065
AF4 FLEET SERVICE TECHNICIAN	**2035**	55,979	61,017	66,509	71,830	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF4 FLEET TECHNICIAN (FIRE)	**2100**	65,919	71,851	78,318	84,584	89,157	93,407	97,793	104,644	109,745	112,974	118,332
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	68,988	75,197	81,964	88,521	93,407	97,793	102,510	109,699	115,056	118,439	124,067
AF4 MECH MAINT FOREMAN I	**2200**	72,011	78,492	85,557	92,401	97,793	102,510	107,341	114,888	120,502	124,047	129,945
AF4 FLEET FOREMAN	**2201**	79,028	86,141	93,894	101,405	107,341	112,394	117,826	126,137	132,306	136,197	142,699
INSPECTION ENFORCEMENT												
AF6 BUILDING SAFETY INSPECTOR	**2420**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF6 CHIEF BUILDING INSPECTOR	**2425**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF6 GRAFFITTI TECHNICIAN	**2254**	36,641	39,939	43,533	47,016	55,386	58,088	60,988	65,356	68,544	70,559	73,960
AF6 HOUSING EVALUATOR	**2130**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF6 METER READER I	**2210**	50,909	55,491	60,485	65,324	72,016	75,914	79,805	85,488	89,642	92,278	96,703
AF6 METER READER II	**2211**	56,958	62,084	67,671	73,085	78,021	81,806	85,751	91,870	96,338	99,172	103,942
AF6 PARKING ENFR OFFICER	**2230**	42,285	46,091	50,239	54,258	59,735	62,905	66,117	70,807	74,234	76,416	80,066
AF6 PARKING FAC SERVICEMAN II	**2236**	55,979	61,017	66,509	71,830	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF6 PROPERTY MAINT EVALUATOR	**2258**	62,680	68,322	74,470	80,428	85,749	89,999	94,389	101,140	106,068	109,187	114,445
AF6 REHABILITATION SPECIALIST	**2257**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
JANITORIAL												
AF7 JANITOR	**2140**	47,039	51,272	55,887	60,358	64,364	67,539	70,883	75,915	79,591	81,932	85,853
ELECTRIC												
ELECTRICIAN I	**1400**	68,988	75,197	81,964	88,521	93,407	97,793	102,502	109,699	115,056	118,439	124,065
ELECTRICIAN II	**1405**	79,028	86,141	93,894	101,405	107,341	112,394	117,826	126,137	132,306	136,197	142,699
DISPATCH*												
AF5 COMMUNICATION TECH SUPERVISOR	**2049**	75,545	78,567	81,709	84,978	88,377	91,912	95,588	99,412	103,251	106,288	111,406
AF5 PUB SAFETY DISPATCHER I	**2254**	58,257	60,587	63,010	65,531	68,152	70,878	73,713	76,662	78,202	80,502	84,352
AF5 PUB SAFETY DISPATCHER II	**2255**	65,247	67,857	70,572	73,395	76,330	79,384	82,559	85,861	89,642	92,278	96,703
AF5 COMM SHIFT SUPERVISOR	**2256**	71,671	74,538	77,519	80,620	83,845	87,198	90,686	94,314	98,422	101,316	106,184

*All dispatch employees hired prior to the ratification of this contract will be transitioned to the new wage schedule and shall follow the same step progression as new hires. Step placement of current employees shall be as outlined on the Dispatch Wage Schedule and Transition Plan. All new dispatch employees hired after the ratification date shall start at the New Step 0.

CITY OF JOLIET AFSCME LOCAL 440 — 2026 ANNUAL BASE SALARY RATES

HIRED BEFORE RATIFICATION OF CONTRACT	Position Code	0 STEP	18 STEP	24 STEP	30 STEP	48 STEP	144 STEP	180 STEP	240 STEP
ADMINISTRATIVE									
AF1 ACCOUNT CLERK	**2015**	47,615	66,456	69,734	73,187	78,382	82,178	84,595	88,644
AF1 CLERK TYPIST	**2045**	43,367	60,341	63,311	66,456	71,158	74,593	76,787	80,456
AF1 COMPUTER OPERATOR	**2050**	49,935	69,734	73,187	76,784	82,241	86,232	88,768	93,021
AF1 LOGISTICS CLERK	**2165**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF1 POLICE AIDE	**2240**	45,843	63,838	66,984	70,310	75,300	78,946	81,268	85,152
AF1 SECRETARY I	**2260**	43,367	60,341	63,309	66,456	71,158	74,593	76,787	80,456
AF1 TRANSCRIBER	**2295**	44,398	61,804	64,851	68,064	72,886	76,414	78,662	82,419
AF1 UTILITIES CLERK	**2298**	49,935	69,734	73,187	76,750	82,205	86,192	88,727	92,981
AF1 PUBLIC SAFETY CLERK I	**2241**	43,367	60,341	63,311	66,456	71,158	74,593	76,787	80,456
AF1 PUBLIC SAFETY CLERK II	**2242**	45,843	63,838	66,984	70,310	75,300	78,946	81,268	85,152
ROADWAYS / PUBLIC WORKS / UTILITIES									
AF2 ARBORIST	**1262**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 ASST SUPR ROADWAYS	**2020**	80,451	112,587	118,208	123,948	132,849	139,346	143,445	150,379
AF2 EQUIPMENT OPERATOR I	**2090**	59,456	85,921	90,589	95,254	102,066	107,034	110,182	115,493
AF2 EQUIPMENT OPERATOR II	**2091**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF2 EQUIPMENT OPERATOR III	**2092**	69,765	97,457	102,320	107,316	115,004	120,619	124,166	130,153
AF2 GENERAL MECHANIC	**2110**	66,552	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 LIFT STATION MECHANIC	**2160**	66,552	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 MAINTENACE FOREMAN I	**2180**	69,612	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF2 MAINTENACE FOREMAN II	**2181**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF2 MAINTENANCE WORKER	**2195**	56,665	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF2 SIGNMAKER	**2270**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 UTILITY SERVICE WORKER	**2301**	66,552	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 WATER METER REPAIRMAN	**2320**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 WATER METER SHOP FOREMAN	**2325**	69,765	97,457	102,326	107,316	115,004	120,619	124,166	130,153
TECHNICAL									
AF3 DATA SYSTEMS SPECIALIST	**2065**	47,615	66,456	69,734	73,187	78,382	82,178	84,595	88,644
AF3 ENGINEER AIDE I	**2080**	57,656	80,557	84,465	88,536	94,856	99,469	102,395	107,320
AF3 ENGINEER AIDE II	**2081**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF3 ENGINEER AIDE III	**2082**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 LABORATORY TECHNICIAN	**2150**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF3 WASTEWATER PLANT OPER I	**2310**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF3 WASTEWATER PLANT OPER II	**2311**	69,765	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 CHIEF WATER PLANT OPERATOR	**2312**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 WATER PLANT OPERATOR	**2311**	69,765	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF3 MIS TECHNICIAN	**2215**	49,935	69,734	73,187	76,784	82,241	86,232	88,768	93,021
AF3 PLANNER I	**2400**	88,481	95,344	111,366	123,948	132,849	139,346	143,445	150,379
AF3 CIVIL ENGINEER	**2405**	88,481	95,344	111,366	123,948	132,849	139,346	143,445	150,379
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	90,693	97,729	114,149	127,046	136,171	142,832	147,034	154,139
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	90,693	97,729	114,149	127,046	136,171	142,832	147,034	154,139
AF3 CIVIL ENGINEER II	**2408**	92,905	100,111	116,934	130,145	139,493	146,314	150,618	157,899
AF3 CAPITAL PROGRAM ENGINEER	**2410**	92,905	100,111	116,934	130,145	139,493	146,314	150,618	157,899
AF3 TRAFFIC ENGINEER	**2415**	95,228	102,614	119,857	133,399	142,978	149,973	154,384	161,845
FLEET SERVICES									
AF4 FLEET TECHNICIAN	**2030**	66,728	92,054	96,443	100,972	108,045	113,312	116,646	122,178
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	69,833	96,443	100,972	105,834	113,264	118,795	122,288	128,097
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	69,833	96,443	100,972	105,834	113,264	118,795	122,288	128,097
AF4 FLEET SERVICE TECHNICIAN	**2035**	56,665	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF4 FLEET TECHNICIAN (FIRE)	**2100**	66,727	92,055	96,443	100,972	108,045	113,312	116,646	122,178
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	69,833	96,443	100,972	105,841	113,264	118,795	122,288	128,099
AF4 MECH MAINT FOREMAN I	**2200**	72,894	100,972	105,841	110,829	118,622	124,418	128,078	134,169
AF4 FLEET FOREMAN	**2201**	79,997	110,829	116,047	121,655	130,237	136,606	140,623	147,336
INSPECTION ENFORCEMENT									
AF6 BUILDING SAFETY INSPECTOR	**2420**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF6 CHIEF BUILDING INSPECTOR	**2425**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF6 GRAFFITTI TECHNICIAN	**2254**	37,090	57,186	59,976	62,970	67,480	70,771	72,852	76,364
AF6 HOUSING EVALUATOR	**2130**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF6 METER READER I	**2210**	51,533	74,356	78,381	82,399	88,266	92,555	95,277	99,846
AF6 METER READER II	**2211**	57,656	80,557	84,465	88,538	94,856	99,469	102,395	107,320
AF6 PARKING ENFR OFFICER	**2230**	42,803	61,677	64,949	68,266	73,108	76,646	78,900	82,668
AF6 PARKING FAC SERVICEMAN II	**2236**	56,665	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF6 PROPERTY MAINT EVALUATOR	**2258**	63,448	88,536	92,924	97,457	104,427	109,515	112,735	118,165
AF6 REHABILITATION SPECIALIST	**2257**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
JANITORIAL									
AF7 JANITOR	**2140**	47,615	66,456	69,734	73,187	78,382	82,178	84,595	88,644
ELECTRIC									
ELECTRICIAN I	**1400**	69,833	96,443	100,972	105,834	113,264	118,795	122,288	128,097
ELECTRICIAN II	**1405**	79,997	110,829	116,047	121,655	130,237	136,606	140,623	147,336

CITY OF JOLIET AFSCME LOCAL 440 — 2026 NEW ANNUAL BASE SALARY RATES

HIRED AFTER RATIFICATION OF CONTRACT*	Position Code	0	1	2	3	4	5	6	7	12	15	20
ADMINISTRATIVE												
AF1 ACCOUNT CLERK	**2015**	48,568	52,939	57,703	62,320	66,456	69,734	73,187	78,382	82,178	84,595	88,644
AF1 CLERK TYPIST	**2045**	44,235	48,216	52,555	56,759	60,341	63,311	66,456	71,158	74,593	76,787	80,456
AF1 COMPUTER OPERATOR	**2050**	50,934	55,518	60,514	65,356	69,734	73,187	76,784	82,241	86,232	88,768	93,021
AF1 LOGISTICS CLERK	**2165**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF1 POLICE AIDE	**2240**	46,759	50,968	55,555	59,999	63,838	66,984	70,310	75,300	78,946	81,268	85,152
AF1 SECRETARY I	**2260**	44,235	48,216	52,555	56,759	60,341	63,309	66,456	71,158	74,593	76,787	80,456
AF1 TRANSCRIBER	**2295**	45,286	49,362	53,804	58,109	61,804	64,851	68,064	72,886	76,414	78,662	82,419
AF1 UTILITIES CLERK	**2298**	50,934	55,518	60,514	65,356	69,734	73,187	76,750	82,205	86,192	88,727	92,981
AF1 PUBLIC SAFETY CLERK I	**2241**	44,235	48,216	52,555	56,759	60,341	63,311	66,456	71,158	74,593	76,787	80,456
AF1 PUBLIC SAFETY CLERK II	**2242**	46,759	50,968	55,555	59,999	63,838	66,984	70,310	75,300	78,946	81,268	85,152
ROADWAYS / PUBLIC WORKS / UTILITIES												
AF2 ARBORIST	**1262**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 ASST SUPR ROADWAYS	**2020**	82,060	89,445	97,496	105,295	112,587	118,208	123,948	132,849	139,346	143,445	150,379
AF2 EQUIPMENT OPERATOR I	**2090**	60,645	66,103	72,053	77,817	85,921	90,589	95,254	102,066	107,034	110,182	115,493
AF2 EQUIPMENT OPERATOR II	**2091**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF2 EQUIPMENT OPERATOR III	**2092**	71,160	77,565	84,545	91,309	97,457	102,320	107,316	115,004	120,619	124,166	130,153
AF2 GENERAL MECHANIC	**2110**	67,883	73,992	80,652	87,104	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 LIFT STATION MECHANIC	**2160**	67,883	73,992	80,652	87,104	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 MAINTENACE FOREMAN I	**2180**	71,005	77,395	84,361	91,109	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF2 MAINTENACE FOREMAN II	**2181**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF2 MAINTENANCE WORKER	**2195**	57,798	63,000	68,670	74,164	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF2 SIGNMAKER	**2270**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 UTILITY SERVICE WORKER	**2301**	67,883	73,992	80,652	87,104	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 WATER METER REPAIRMAN	**2320**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 WATER METER SHOP FOREMAN	**2325**	71,160	77,565	84,545	91,309	97,457	102,326	107,316	115,004	120,619	124,166	130,153
TECHNICAL												
AF3 DATA SYSTEMS SPECIALIST	**2065**	48,568	52,939	57,703	62,320	66,456	69,734	73,187	78,382	82,178	84,595	88,644
AF3 ENGINEER AIDE I	**2080**	58,809	64,101	69,871	75,460	80,557	84,465	88,536	94,856	99,469	102,395	107,320
AF3 ENGINEER AIDE II	**2081**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF3 ENGINEER AIDE III	**2082**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 LABORATORY TECHNICIAN	**2150**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF3 WASTEWATER PLANT OPER I	**2310**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF3 WASTEWATER PLANT OPER II	**2311**	71,160	77,565	84,545	91,309	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 CHIEF WATER PLANT OPERATOR	**2312**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 WATER PLANT OPERATOR	**2311**	71,160	77,565	84,545	91,309	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF3 MIS TECHNICIAN	**2215**	50,934	55,518	60,514	65,356	69,734	73,187	76,784	82,241	86,232	88,768	93,021
AF3 PLANNER I	**2400**	88,481	90,250	92,055	93,896	95,344	111,366	123,948	132,849	139,346	143,445	150,379
AF3 CIVIL ENGINEER	**2405**	88,481	90,250	92,055	93,896	95,344	111,366	123,948	132,849	139,346	143,445	150,379
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	90,693	92,506	94,357	96,244	97,729	114,149	127,046	136,171	142,832	147,034	154,139
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	90,693	92,506	94,357	96,244	97,729	114,149	127,046	136,171	142,832	147,034	154,139
AF3 CIVIL ENGINEER II	**2408**	92,905	94,763	96,658	98,591	100,111	116,934	130,145	139,493	146,314	150,618	157,899
AF3 CAPITAL PROGRAM ENGINEER	**2410**	92,905	94,763	96,658	98,591	100,111	116,934	130,145	139,493	146,314	150,618	157,899
AF3 TRAFFIC ENGINEER	**2415**	95,228	97,132	99,075	101,056	102,614	119,857	133,399	142,978	149,973	154,384	161,845
FLEET SERVICES												
AF4 FLEET TECHNICIAN	**2030**	68,062	74,188	80,865	87,334	92,054	96,443	100,972	108,045	113,312	116,646	122,178
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	71,230	77,640	84,628	91,398	96,443	100,972	105,834	113,264	118,795	122,288	128,097
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	71,230	77,640	84,628	91,398	96,443	100,972	105,834	113,264	118,795	122,288	128,097
AF4 FLEET SERVICE TECHNICIAN	**2035**	57,798	63,000	68,670	74,164	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF4 FLEET TECHNICIAN (FIRE)	**2100**	68,061	74,187	80,863	87,332	92,055	96,443	100,972	108,045	113,312	116,646	122,178
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	71,230	77,640	84,628	91,398	96,443	100,972	105,841	113,264	118,795	122,288	128,099
AF4 MECH MAINT FOREMAN I	**2200**	74,352	81,043	88,337	95,404	100,972	105,841	110,829	118,622	124,418	128,078	134,169
AF4 FLEET FOREMAN	**2201**	81,597	88,941	96,945	104,701	110,829	116,047	121,655	130,237	136,606	140,623	147,336
INSPECTION ENFORCEMENT												
AF6 BUILDING SAFETY INSPECTOR	**2420**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF6 CHIEF BUILDING INSPECTOR	**2425**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF6 GRAFFITTI TECHNICIAN	**2254**	37,832	41,237	44,948	48,544	57,186	59,976	62,970	67,480	70,771	72,852	76,364
AF6 HOUSING EVALUATOR	**2130**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF6 METER READER I	**2210**	52,564	57,295	62,451	67,447	74,356	78,381	82,399	88,266	92,555	95,277	99,846
AF6 METER READER II	**2211**	58,809	64,101	69,871	75,460	80,557	84,465	88,538	94,856	99,469	102,395	107,320
AF6 PARKING ENFR OFFICER	**2230**	43,659	47,589	51,872	56,021	61,677	64,949	68,266	73,108	76,646	78,900	82,668
AF6 PARKING FAC SERVICEMAN II	**2236**	57,798	63,000	68,670	74,164	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF6 PROPERTY MAINT EVALUATOR	**2258**	64,717	70,542	76,891	83,042	88,536	92,924	97,457	104,427	109,515	112,735	118,165
AF6 REHABILITATION SPECIALIST	**2257**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
JANITORIAL												
AF7 JANITOR	**2140**	48,568	52,939	57,703	62,320	66,456	69,734	73,187	78,382	82,178	84,595	88,644
ELECTRIC												
ELECTRICIAN I	**1400**	71,230	77,640	84,628	91,398	96,443	100,972	105,834	113,264	118,795	122,288	128,097
ELECTRICIAN II	**1405**	81,597	88,941	96,945	104,701	110,829	116,047	121,655	130,237	136,606	140,623	147,336
DISPATCH*												
AF5 COMMUNICATION TECH SUPERVISOR	**2049**	78,000	81,120	84,365	87,739	91,249	94,899	98,695	102,643	106,607	109,742	115,026
AF5 PUB SAFETY DISPATCHER I	**2254**	60,150	62,556	65,058	67,661	70,367	73,182	76,109	79,153	80,743	83,118	87,094
AF5 PUB SAFETY DISPATCHER II	**2255**	67,368	70,063	72,865	75,780	78,811	81,963	85,242	88,652	92,555	95,277	99,846
AF5 COMM SHIFT SUPERVISOR	**2256**	74,000	76,960	80,038	83,240	86,570	90,032	93,634	97,379	101,621	104,609	109,635

*All dispatch employees hired prior to the ratification of this contract will be transitioned to the new wage schedule and shall follow the same step progression as new hires. Step placement of current employees shall be as outlined on the Dispatch Wage Schedule and Transition Plan. All new dispatch employees hired after the ratification date shall start at the New Step 0.

CITY OF JOLIET AFSCME LOCAL 440 — 2027 ANNUAL BASE SALARY RATES

HIRED BEFORE RATIFICATION OF CONTRACT	Position Code	0 STEP	18 STEP	24 STEP	30 STEP	48 STEP	144 STEP	180 STEP	240 STEP
ADMINISTRATIVE									
AF1 ACCOUNT CLERK	**2015**	49,163	68,616	72,000	75,565	80,929	84,849	87,344	91,525
AF1 CLERK TYPIST	**2045**	44,777	62,302	65,369	68,616	73,471	77,017	79,283	83,071
AF1 COMPUTER OPERATOR	**2050**	51,558	72,000	75,565	79,279	84,914	89,035	91,653	96,044
AF1 LOGISTICS CLERK	**2165**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF1 POLICE AIDE	**2240**	47,332	65,912	69,160	72,595	77,747	81,511	83,909	87,920
AF1 SECRETARY I	**2260**	44,777	62,302	65,366	68,616	73,471	77,017	79,283	83,071
AF1 TRANSCRIBER	**2295**	45,841	63,812	66,959	70,277	75,255	78,897	81,219	85,098
AF1 UTILITIES CLERK	**2298**	51,558	72,000	75,565	79,244	84,876	88,993	91,610	96,003
AF1 PUBLIC SAFETY CLERK I	**2241**	44,777	62,302	65,369	68,616	73,471	77,017	79,283	83,071
AF1 PUBLIC SAFETY CLERK II	**2242**	47,332	65,912	69,160	72,595	77,747	81,511	83,909	87,920
ROADWAYS / PUBLIC WORKS / UTILITIES									
AF2 ARBORIST	**1262**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 ASST SUPR ROADWAYS	**2020**	83,066	116,246	122,049	127,977	137,166	143,875	148,107	155,266
AF2 EQUIPMENT OPERATOR I	**2090**	61,388	88,713	93,533	98,350	105,384	110,513	113,763	119,247
AF2 EQUIPMENT OPERATOR II	**2091**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF2 EQUIPMENT OPERATOR III	**2092**	72,032	100,624	105,645	110,803	118,742	124,539	128,201	134,383
AF2 GENERAL MECHANIC	**2110**	68,715	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 LIFT STATION MECHANIC	**2160**	68,715	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 MAINTENACE FOREMAN I	**2180**	71,875	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF2 MAINTENACE FOREMAN II	**2181**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF2 MAINTENANCE WORKER	**2195**	58,507	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF2 SIGNMAKER	**2270**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 UTILITY SERVICE WORKER	**2301**	68,715	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 WATER METER REPAIRMAN	**2320**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 WATER METER SHOP FOREMAN	**2325**	72,032	100,624	105,652	110,803	118,742	124,539	128,201	134,383
TECHNICAL									
AF3 DATA SYSTEMS SPECIALIST	**2065**	49,163	68,616	72,000	75,565	80,929	84,849	87,344	91,525
AF3 ENGINEER AIDE I	**2080**	59,529	83,175	87,210	91,413	97,938	102,702	105,723	110,808
AF3 ENGINEER AIDE II	**2081**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF3 ENGINEER AIDE III	**2082**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 LABORATORY TECHNICIAN	**2150**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF3 WASTEWATER PLANT OPER I	**2310**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF3 WASTEWATER PLANT OPER II	**2311**	72,032	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 CHIEF WATER PLANT OPERATOR	**2312**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 WATER PLANT OPERATOR	**2311**	72,032	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF3 MIS TECHNICIAN	**2215**	51,558	72,000	75,565	79,279	84,914	89,035	91,653	96,044
AF3 PLANNER I	**2400**	91,356	98,442	114,985	127,977	137,166	143,875	148,107	155,266
AF3 CIVIL ENGINEER	**2405**	91,356	98,442	114,985	127,977	137,166	143,875	148,107	155,266
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	93,640	100,905	117,859	131,175	140,596	147,474	151,812	159,148
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	93,640	100,905	117,859	131,175	140,596	147,474	151,812	159,148
AF3 CIVIL ENGINEER II	**2408**	95,924	103,365	120,734	134,375	144,027	151,069	155,513	163,031
AF3 CAPITAL PROGRAM ENGINEER	**2410**	95,924	103,365	120,734	134,375	144,027	151,069	155,513	163,031
AF3 TRAFFIC ENGINEER	**2415**	98,323	105,949	123,752	137,734	147,625	154,847	159,402	167,105
FLEET SERVICES									
AF4 FLEET TECHNICIAN	**2030**	68,896	95,046	99,577	104,253	111,556	116,995	120,437	126,148
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	72,103	99,577	104,253	109,273	116,945	122,656	126,263	132,260
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	72,103	99,577	104,253	109,273	116,945	122,656	126,263	132,260
AF4 FLEET SERVICE TECHNICIAN	**2035**	58,507	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF4 FLEET TECHNICIAN (FIRE)	**2100**	68,895	95,047	99,577	104,253	111,556	116,995	120,437	126,148
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	72,103	99,577	104,253	109,281	116,945	122,656	126,263	132,263
AF4 MECH MAINT FOREMAN I	**2200**	75,263	104,253	109,281	114,431	122,477	128,462	132,241	138,529
AF4 FLEET FOREMAN	**2201**	82,597	114,431	119,818	125,609	134,470	141,045	145,194	152,125
INSPECTION ENFORCEMENT									
AF6 BUILDING SAFETY INSPECTOR	**2420**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF6 CHIEF BUILDING INSPECTOR	**2425**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF6 GRAFFITTI TECHNICIAN	**2254**	38,296	59,045	61,926	65,016	69,673	73,071	75,220	78,846
AF6 HOUSING EVALUATOR	**2130**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF6 METER READER I	**2210**	53,208	76,773	80,928	85,077	91,135	95,563	98,373	103,091
AF6 METER READER II	**2211**	59,529	83,175	87,210	91,416	97,938	102,702	105,723	110,808
AF6 PARKING ENFR OFFICER	**2230**	44,194	63,681	67,060	70,485	75,484	79,137	81,464	85,355
AF6 PARKING FAC SERVICEMAN II	**2236**	58,507	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF6 PROPERTY MAINT EVALUATOR	**2258**	65,511	91,413	95,944	100,624	107,820	113,074	116,399	122,005
AF6 REHABILITATION SPECIALIST	**2257**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
JANITORIAL									
AF7 JANITOR	**2140**	49,163	68,616	72,000	75,565	80,929	84,849	87,344	91,525
ELECTRIC									
ELECTRICIAN I	**1400**	72,103	99,577	104,253	109,273	116,945	122,656	126,263	132,260
ELECTRICIAN II	**1405**	82,597	114,431	119,818	125,609	134,470	141,045	145,194	152,125

CITY OF JOLIET AFSCME LOCAL 440 — 2027 NEW ANNUAL BASE SALARY RATES

HIRED AFTER RATIFICATION OF CONTRACT*	Position Code	0	1	2	3	4	5	6	7	12	15	20
ADMINISTRATIVE												
AF1 ACCOUNT CLERK	**2015**	50,397	54,933	59,877	64,667	68,616	72,000	75,565	80,929	84,849	87,344	91,525
AF1 CLERK TYPIST	**2045**	45,900	50,032	54,534	58,897	62,302	65,369	68,616	73,471	77,017	79,283	83,071
AF1 COMPUTER OPERATOR	**2050**	52,852	57,609	62,794	67,817	72,000	75,565	79,279	84,914	89,035	91,653	96,044
AF1 LOGISTICS CLERK	**2165**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF1 POLICE AIDE	**2240**	48,520	52,887	57,647	62,259	65,912	69,160	72,595	77,747	81,511	83,909	87,920
AF1 SECRETARY I	**2260**	45,900	50,032	54,534	58,897	62,302	65,366	68,616	73,471	77,017	79,283	83,071
AF1 TRANSCRIBER	**2295**	46,992	51,221	55,831	60,297	63,812	66,959	70,277	75,255	78,897	81,219	85,098
AF1 UTILITIES CLERK	**2298**	52,852	57,609	62,794	67,817	72,000	75,565	79,244	84,876	88,993	91,610	96,003
AF1 PUBLIC SAFETY CLERK I	**2241**	45,900	50,032	54,534	58,897	62,302	65,369	68,616	73,471	77,017	79,283	83,071
AF1 PUBLIC SAFETY CLERK II	**2242**	48,520	52,887	57,647	62,259	65,912	69,160	72,595	77,747	81,511	83,909	87,920
ROADWAYS / PUBLIC WORKS / UTILITIES												
AF2 ARBORIST	**1262**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 ASST SUPR ROADWAYS	**2020**	85,151	92,814	101,167	109,261	116,246	122,049	127,977	137,166	143,875	148,107	155,266
AF2 EQUIPMENT OPERATOR I	**2090**	62,929	68,593	74,766	80,748	88,713	93,533	98,350	105,384	110,513	113,763	119,247
AF2 EQUIPMENT OPERATOR II	**2091**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF2 EQUIPMENT OPERATOR III	**2092**	73,840	80,486	87,730	94,748	100,624	105,645	110,803	118,742	124,539	128,201	134,383
AF2 GENERAL MECHANIC	**2110**	70,439	76,779	83,689	90,384	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 LIFT STATION MECHANIC	**2160**	70,439	76,779	83,689	90,384	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 MAINTENACE FOREMAN I	**2180**	73,679	80,310	87,538	94,541	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF2 MAINTENACE FOREMAN II	**2181**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF2 MAINTENANCE WORKER	**2195**	59,975	65,373	71,257	76,957	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF2 SIGNMAKER	**2270**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 UTILITY SERVICE WORKER	**2301**	70,439	76,779	83,689	90,384	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 WATER METER REPAIRMAN	**2320**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 WATER METER SHOP FOREMAN	**2325**	73,840	80,486	87,730	94,748	100,624	105,652	110,803	118,742	124,539	128,201	134,383
TECHNICAL												
AF3 DATA SYSTEMS SPECIALIST	**2065**	50,397	54,933	59,877	64,667	68,616	72,000	75,565	80,929	84,849	87,344	91,525
AF3 ENGINEER AIDE I	**2080**	61,024	66,516	72,502	78,302	83,175	87,210	91,413	97,938	102,702	105,723	110,808
AF3 ENGINEER AIDE II	**2081**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF3 ENGINEER AIDE III	**2082**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 LABORATORY TECHNICIAN	**2150**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF3 WASTEWATER PLANT OPER I	**2310**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF3 WASTEWATER PLANT OPER II	**2311**	73,840	80,486	87,730	94,748	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 CHIEF WATER PLANT OPERATOR	**2312**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 WATER PLANT OPERATOR	**2311**	73,840	80,486	87,730	94,748	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF3 MIS TECHNICIAN	**2215**	52,852	57,609	62,794	67,817	72,000	75,565	79,279	84,914	89,035	91,653	96,044
AF3 PLANNER I	**2400**	91,356	93,183	95,047	96,948	98,442	114,985	127,977	137,166	143,875	148,107	155,266
AF3 CIVIL ENGINEER	**2405**	91,356	93,183	95,047	96,948	98,442	114,985	127,977	137,166	143,875	148,107	155,266
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	93,640	95,513	97,423	99,372	100,905	117,859	131,175	140,596	147,474	151,812	159,148
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	93,640	95,513	97,423	99,372	100,905	117,859	131,175	140,596	147,474	151,812	159,148
AF3 CIVIL ENGINEER II	**2408**	95,924	97,843	99,799	101,795	103,365	120,734	134,375	144,027	151,069	155,513	163,031
AF3 CAPITAL PROGRAM ENGINEER	**2410**	95,924	97,843	99,799	101,795	103,365	120,734	134,375	144,027	151,069	155,513	163,031
AF3 TRAFFIC ENGINEER	**2415**	98,323	100,289	102,295	104,341	105,949	123,752	137,734	147,625	154,847	159,402	167,105
FLEET SERVICES												
AF4 FLEET TECHNICIAN	**2030**	70,626	76,982	83,910	90,623	95,046	99,577	104,253	111,556	116,995	120,437	126,148
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	73,912	80,565	87,815	94,841	99,577	104,253	109,273	116,945	122,656	126,263	132,260
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	73,912	80,565	87,815	94,841	99,577	104,253	109,273	116,945	122,656	126,263	132,260
AF4 FLEET SERVICE TECHNICIAN	**2035**	59,975	65,373	71,257	76,957	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF4 FLEET TECHNICIAN (FIRE)	**2100**	70,624	76,981	83,909	90,622	95,047	99,577	104,253	111,556	116,995	120,437	126,148
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	73,912	80,565	87,815	94,841	99,577	104,253	109,281	116,945	122,656	126,263	132,263
AF4 MECH MAINT FOREMAN I	**2200**	77,152	84,096	91,664	98,997	104,253	109,281	114,431	122,477	128,462	132,241	138,529
AF4 FLEET FOREMAN	**2201**	84,670	92,290	100,596	108,644	114,431	119,818	125,609	134,470	141,045	145,194	152,125
INSPECTION ENFORCEMENT												
AF6 BUILDING SAFETY INSPECTOR	**2420**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF6 CHIEF BUILDING INSPECTOR	**2425**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF6 GRAFFITTI TECHNICIAN	**2254**	39,257	42,790	46,641	50,372	59,045	61,926	65,016	69,673	73,071	75,220	78,846
AF6 HOUSING EVALUATOR	**2130**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF6 METER READER I	**2210**	54,544	59,452	64,803	69,987	76,773	80,928	85,077	91,135	95,563	98,373	103,091
AF6 METER READER II	**2211**	61,024	66,516	72,502	78,302	83,175	87,210	91,416	97,938	102,702	105,723	110,808
AF6 PARKING ENFR OFFICER	**2230**	45,304	49,381	53,825	58,131	63,681	67,060	70,485	75,484	79,137	81,464	85,355
AF6 PARKING FAC SERVICEMAN II	**2236**	59,975	65,373	71,257	76,957	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF6 PROPERTY MAINT EVALUATOR	**2258**	67,155	73,199	79,787	86,170	91,413	95,944	100,624	107,820	113,074	116,399	122,005
AF6 REHABILITATION SPECIALIST	**2257**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
JANITORIAL												
AF7 JANITOR	**2140**	50,397	54,933	59,877	64,667	68,616	72,000	75,565	80,929	84,849	87,344	91,525
ELECTRIC												
ELECTRICIAN I	**1400**	73,912	80,565	87,815	94,841	99,577	104,253	109,273	116,945	122,656	126,263	132,260
ELECTRICIAN II	**1405**	84,670	92,290	100,596	108,644	114,431	119,818	125,609	134,470	141,045	145,194	152,125
DISPATCH*												
AF5 COMMUNICATION TECH SUPERVISOR	**2049**	80,535	83,756	87,107	90,591	94,215	97,983	101,902	105,979	110,071	113,309	118,765
AF5 PUB SAFETY DISPATCHER I	**2254**	62,105	64,589	67,173	69,860	72,654	75,560	78,582	81,726	83,367	85,820	89,924
AF5 PUB SAFETY DISPATCHER II	**2255**	69,557	72,340	75,233	78,243	81,372	84,627	88,012	91,533	95,563	98,373	103,091
AF5 COMM SHIFT SUPERVISOR	**2256**	76,405	79,461	82,640	85,945	89,383	92,958	96,677	100,544	104,923	108,009	113,199

*All dispatch employees hired prior to the ratification of this contract will be transitioned to the new wage schedule and shall follow the same step progression as new hires. Step placement of current employees shall be as outlined on the Dispatch Wage Schedule and Transition Plan. All new dispatch employees hired after the ratification date shall start at the New Step 0.

CITY OF JOLIET AFSCME LOCAL 440 — 2028 NEW ANNUAL BASE SALARY RATES

HIRED AFTER RATIFICATION OF CONTRACT*	Position Code	0	1	2	3	4	5	6	7	12	15	20
ADMINISTRATIVE												
AF1 ACCOUNT CLERK	**2015**	52,035	56,718	61,823	66,768	70,846	74,340	78,021	83,559	87,606	90,183	94,499
AF1 CLERK TYPIST	**2045**	47,392	51,658	56,307	60,811	64,327	67,493	70,846	75,859	79,520	81,859	85,771
AF1 COMPUTER OPERATOR	**2050**	54,570	59,481	64,834	70,021	74,340	78,021	81,856	87,673	91,928	94,632	99,165
AF1 LOGISTICS CLERK	**2165**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF1 POLICE AIDE	**2240**	50,097	54,606	59,521	64,282	68,054	71,408	74,954	80,274	84,161	86,636	90,777
AF1 SECRETARY I	**2260**	47,392	51,658	56,307	60,811	64,327	67,491	70,846	75,859	79,520	81,859	85,771
AF1 TRANSCRIBER	**2295**	48,519	52,886	57,645	62,257	65,886	69,135	72,561	77,701	81,461	83,858	87,863
AF1 UTILITIES CLERK	**2298**	54,570	59,481	64,834	70,021	74,340	78,021	81,819	87,635	91,885	94,588	99,123
AF1 PUBLIC SAFETY CLERK I	**2241**	47,392	51,658	56,307	60,811	64,327	67,493	70,846	75,859	79,520	81,859	85,771
AF1 PUBLIC SAFETY CLERK II	**2242**	50,097	54,606	59,521	64,282	68,054	71,408	74,954	80,274	84,161	86,636	90,777
ROADWAYS / PUBLIC WORKS / UTILITIES												
AF2 ARBORIST	**1262**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF2 ASST SUPR ROADWAYS	**2020**	87,918	95,831	104,455	112,812	120,024	126,016	132,136	141,624	148,551	152,921	160,312
AF2 EQUIPMENT OPERATOR I	**2090**	64,974	70,822	77,196	83,372	91,597	96,573	101,546	108,808	114,104	117,460	123,122
AF2 EQUIPMENT OPERATOR II	**2091**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
AF2 EQUIPMENT OPERATOR III	**2092**	76,240	83,102	90,581	97,827	103,894	109,079	114,404	122,601	128,587	132,368	138,750
AF2 GENERAL MECHANIC	**2110**	72,729	79,274	86,409	93,322	99,062	103,894	109,086	116,893	122,592	126,197	132,282
AF2 LIFT STATION MECHANIC	**2160**	72,729	79,274	86,409	93,322	99,062	103,894	109,086	116,893	122,592	126,197	132,282
AF2 MAINTENACE FOREMAN I	**2180**	76,073	82,920	90,383	97,613	103,894	109,086	114,404	122,601	128,587	132,368	138,750
AF2 MAINTENACE FOREMAN II	**2181**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF2 MAINTENANCE WORKER	**2195**	61,924	67,498	73,572	79,458	87,278	93,935	96,740	103,650	108,694	111,891	117,272
AF2 SIGNMAKER	**2270**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF2 UTILITY SERVICE WORKER	**2301**	72,729	79,274	86,409	93,322	99,062	103,894	109,086	116,893	122,592	126,197	132,282
AF2 WATER METER REPAIRMAN	**2320**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF2 WATER METER SHOP FOREMAN	**2325**	76,240	83,102	90,581	97,827	103,894	109,086	114,404	122,601	128,587	132,368	138,750
TECHNICAL												
AF3 DATA SYSTEMS SPECIALIST	**2065**	52,035	56,718	61,823	66,768	70,846	74,340	78,021	83,559	87,606	90,183	94,499
AF3 ENGINEER AIDE I	**2080**	63,007	68,677	74,858	80,847	85,878	90,044	94,384	101,121	106,040	109,159	114,409
AF3 ENGINEER AIDE II	**2081**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
AF3 ENGINEER AIDE III	**2082**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF3 LABORATORY TECHNICIAN	**2150**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF3 WASTEWATER PLANT OPER I	**2310**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF3 WASTEWATER PLANT OPER II	**2311**	76,240	83,102	90,581	97,827	103,894	109,086	114,404	122,601	128,587	132,368	138,750
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF3 CHIEF WATER PLANT OPERATOR	**2312**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF3 WATER PLANT OPERATOR	**2311**	76,240	83,102	90,581	97,827	103,894	109,086	114,404	122,601	128,587	132,368	138,750
AF3 MIS TECHNICIAN	**2215**	54,570	59,481	64,834	70,021	74,340	78,021	81,856	87,673	91,928	94,632	99,165
AF3 PLANNER I	**2400**	94,325	96,212	98,136	100,099	101,642	118,722	132,136	141,624	148,551	152,921	160,312
AF3 CIVIL ENGINEER	**2405**	94,325	96,212	98,136	100,099	101,642	118,722	132,136	141,624	148,551	152,921	160,312
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	96,683	98,617	100,589	102,601	104,184	121,689	135,438	145,165	152,267	156,746	164,321
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	96,683	98,617	100,589	102,601	104,184	121,689	135,438	145,165	152,267	156,746	164,321
AF3 CIVIL ENGINEER II	**2408**	99,042	101,022	103,043	105,104	106,724	124,658	138,742	148,708	155,979	160,567	168,329
AF3 CAPITAL PROGRAM ENGINEER	**2410**	99,042	101,022	103,043	105,104	106,724	124,658	138,742	148,708	155,979	160,567	168,329
AF3 TRAFFIC ENGINEER	**2415**	101,518	103,548	105,619	107,732	109,393	127,774	142,211	152,423	159,879	164,582	172,536
FLEET SERVICES												
AF4 FLEET TECHNICIAN	**2030**	72,921	79,484	86,637	93,568	98,135	102,814	107,641	115,182	120,797	124,351	130,248
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	76,315	83,183	90,669	97,923	102,814	107,641	112,825	120,746	126,642	130,366	136,559
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	76,315	83,183	90,669	97,923	102,814	107,641	112,825	120,746	126,642	130,366	136,559
AF4 FLEET SERVICE TECHNICIAN	**2035**	61,924	67,498	73,572	79,458	87,278	93,935	96,740	103,650	108,694	111,891	117,272
AF4 FLEET TECHNICIAN (FIRE)	**2100**	72,920	79,483	86,636	93,567	98,136	102,814	107,641	115,182	120,797	124,351	130,248
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	76,315	83,183	90,669	97,923	102,814	107,641	112,833	120,746	126,642	130,366	136,561
AF4 MECH MAINT FOREMAN I	**2200**	79,659	86,829	94,643	102,215	107,641	112,833	118,150	126,458	132,637	136,538	143,031
AF4 FLEET FOREMAN	**2201**	87,422	95,290	103,866	112,175	118,150	123,712	129,691	138,840	145,629	149,913	157,069
INSPECTION ENFORCEMENT												
AF6 BUILDING SAFETY INSPECTOR	**2420**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
AF6 CHIEF BUILDING INSPECTOR	**2425**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF6 GRAFFITTI TECHNICIAN	**2254**	40,533	44,181	48,157	52,009	60,964	63,938	67,129	71,938	75,446	77,664	81,408
AF6 HOUSING EVALUATOR	**2130**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF6 METER READER I	**2210**	56,316	61,385	66,909	72,262	79,268	83,558	87,842	94,097	98,669	101,570	106,441
AF6 METER READER II	**2211**	63,007	68,677	74,858	80,847	85,878	90,044	94,387	101,121	106,040	109,159	114,409
AF6 PARKING ENFR OFFICER	**2230**	46,776	50,986	55,575	60,020	65,751	69,240	72,775	77,937	81,709	84,112	88,129
AF6 PARKING FAC SERVICEMAN II	**2236**	61,924	67,498	73,572	79,458	87,278	93,935	96,740	103,650	108,694	111,891	117,272
AF6 PROPERTY MAINT EVALUATOR	**2258**	69,337	75,578	82,380	88,970	94,384	99,062	103,894	111,325	116,749	120,182	125,970
AF6 REHABILITATION SPECIALIST	**2257**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
JANITORIAL												
AF7 JANITOR	**2140**	52,035	56,718	61,823	66,768	70,846	74,340	78,021	83,559	87,606	90,183	94,499
ELECTRIC												
ELECTRICIAN I	**1400**	76,315	83,183	90,669	97,923	102,814	107,641	112,825	120,746	126,642	130,366	136,559
ELECTRICIAN II	**1405**	87,422	95,290	103,866	112,175	118,150	123,712	129,691	138,840	145,629	149,913	157,069
DISPATCH*												
AF5 COMMUNICATION TECH SUPERVISOR	**2049**	83,152	86,478	89,938	93,535	97,277	101,168	105,214	109,423	113,649	116,991	122,625
AF5 PUB SAFETY DISPATCHER I	**2254**	64,123	66,688	69,356	72,130	75,015	78,016	81,136	84,382	86,077	88,609	92,847
AF5 PUB SAFETY DISPATCHER II	**2255**	71,818	74,691	77,678	80,786	84,017	87,378	90,873	94,508	98,669	101,570	106,441
AF5 COMM SHIFT SUPERVISOR	**2256**	78,888	82,044	85,325	88,738	92,288	95,980	99,819	103,811	108,333	111,519	116,877

*All dispatch employees hired prior to the ratification of this contract will be transitioned to the new wage schedule and shall follow the same step progression as new hires. Step placement of current employees shall be as outlined on the Dispatch Wage Schedule and Transition Plan. All new dispatch employees hired after the ratification date shall start at the New Step 0.

APPENDIX C

Communications Center Special Provisions

December 28, 1989

Mr. Gerald Neff
President, AFSCME Local 440
109 Inwood
Joliet, IL 60435

Re: Public Safety Dispatcher Promotions

Dear Gerry:

In response to a memo dated December 5, 1989 regarding the above issue, you suggested that Public Safety Dispatcher II's be selected in accordance with Article XVI, Section 8 of the contract. By utilizing this provision, the Police Department will consider seniority, but overall ability will be the determining factor when making the final selection.

Effective December 11, 1989, a written test will no longer be administered to fill PSD II vacancies. Rather, the vacancy shall be filled in accordance with Article XVI, Section 8 of AFSCME Local 440's contract. The provisions described in Appendix B, Selection Criteria, shall not apply when filling Public Safety Dispatcher II vacancies.

If you concur with the above change, please sign the letter in the designated area and return the original to me.

CONCURRENCE:

_____
John M. Mezera,
City Manager

_____
Gerald M. Neff
President, AFSCME Local 440

_____
Rodney S. Marion
Director of Human Resources

_____
Dennis E. Nowicki
Chief of Police

PUBLIC SAFETY COMMUNICATIONS CENTER

SELECTION CRITERIA

Applicants for bargaining unit positions in the Public Safety Communications center will be selected in accordance with the following criteria:

- Written Examination Rating
- Typing Test
- Oral Interviews
- Psychological Examinations
- Polygraph Examination
- Physical Examination

No civilian employees will be eligible for duty in the communications center without satisfying both the selection criteria established above and the individual position requirements as contained in the Public Safety Dispatcher I, Public Safety Dispatcher II and the Communications Center Shift Supervisor job descriptions, as previously negotiated and agreed upon by the Employer and the Union. Additionally, the attached memorandum of understanding pertaining to newly hired employees in the Communication Center will apply.

UNSCHEDULED VACANCIES

When the Police Department Watch Commander is notified of a vacancy in the Communications Center on the next scheduled shift, prior to the start of that shift, the employee currently on duty who is not relieved at the end of their job shift shall have the option to split the next shift with an employee on the same job classification or, when authorized by the employee's supervisor, work the 8-hour shift. No employee may leave their job until relieved by appropriate replacement personnel.

If the held over employee is not authorized to work the entire (8 Hour) subsequent shift and arrangements cannot be made for that employee to split the shift with an employee of the same job classification who is scheduled for duty on the next shift, the Watch Commander or the Communications Center Shift Supervisor shall institute overtime call out procedures per Article XII, Section 4 of the working agreement, except to the extent covered in this Memorandum of Understanding. If employees on the overtime call out list refuse the overtime or cannot be contacted, the vacancy may be filled by a police officer or fire-fighter for the duration of the shift. When a vacancy occurs during the first five (5) hours of the shift, every reasonable attempt will be made to fill such vacancy in accordance with Article XII of the Local 440 contract. When the vacancy occurs between the beginning of the sixth hour of the shift and the end of the shift, sworn personnel may be assigned to fill the vacancy for the balance of the shift without instituting the call out procedure.

EMERGENCIES

When an emergency arises which necessitates an immediate assignment of personnel to the Communications Center in order to maintain a proper level of service to the public, the Police and/or Fire Department may add sworn personnel from their ranks until the emergency has passed or until the end of the shift. Attempts will be made at the earliest reasonable time to call out appropriate bargaining unit employees in accordance with Article XII of the Local 440

working agreement.
Emergencies, as defined herein, are any sudden unexpected occurrences or conditions of pressing necessity which place an immediate demand for increased services which could not be provided by the regularly scheduled Communication Center personnel.

TRAINING

The Police and/or Fire Department may assign sworn personnel from their ranks to fill temporary vacancies in bargaining unit Communications Center positions which are created as a result of attendance by these employees at designated training sessions designed to upgrade job skills and enhance opportunities for promotion.

APPENDIX D

Neighborhood Services Special Provisions

Effective upon the ratification and execution of the 2013-2015 Collective Bargaining Agreement, the City Manager may consolidate the positions of Rehabilitation Specialist, Housing Evaluator and Property Maintenance Evaluator into a new position to be known as a Residential Property Inspector. Upon consolidation, the former positions shall be eliminated. A job description for the position of Residential Property Inspector is included as an appendix attached to this Agreement. The position of Residential Property Inspector shall have an annual base salary and pay plan steps equivalent to the position of Rehabilitation Specialist as set forth in Appendix A1. The position of Residential Property Inspector shall require valid, current International Code Council Certification as a Certified Residential Building Inspector at the time of application for the position. However, those persons holding the position of Rehabilitation Specialist, Housing Evaluator or Property Maintenance Evaluator as of March 27, 2014 shall not be required to be certified. But such persons shall be required to take the certification test until they pass and shall be eligible for a one-time bonus of $500.00 upon passing their initial certification exam. The City shall provide training to assist current Neighborhood Services inspectors and future Residential Property Inspectors to maintain their required certification.

APPENDIX E

Master Contract Settlement Agreement

Subject to ratification by all City Unions and approval by the City Council, the parties hereby agree as follows:

1. **Wages & Duration**

   a. Base wage adjustments shall be as follows:

      2016 0%

      2017 0%

      2018 2% (Effective January 1, 2018)

      2019 2% (Effective January 1, 2019)

   b. The labor agreements shall expire on December 31, 2019.

2. **Insurance**

   a. Healthcare shall remain status quo for all Employees, Retirees, Retiree spouses and family coverage under the current Group Health Insurance Benefits Plan and shall remain unchanged through December 31, 2030 and shall be a permissive subject of bargaining until December 31, 2030. Therefore, the City understands that if it should request bargaining prior to December 31, 2030, and the Union declines to discuss this Article, the City shall not be entitled to any further rights to seek modification of this Article.
   b. The only exception to Paragraph a. above is that if the Cadillac Tax (a/k/a excise tax) under the Affordable Care Act, as amended, is imposed, the labor agreements shall be reopened in 2025 if the City is penalized under such tax. All parties agree that only the financial consequences of the tax will be addressed.

3. **Outsourcing and Layoffs**

   a. The City will not layoff existing bargaining unit employees during the period January 1, 2016 through and including December 31, 2019.
   b. The City will not outsource work currently performed by existing bargaining unit employees where such outsourcing would result in the layoff of such employees.

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4-7-17

c. Nothing herein shall preclude the City from reducing the workforce by attrition, or subcontracting bargaining unit work to: 1) supplement work performed by bargaining unit employees; or 2) emergency or unforeseen circumstances.
d. The City and AFSCME Local 440 shall bargain the impact of municipal parking division outsourcing, which shall not otherwise be affected by this Agreement.
e. Paragraphs b. through d. of this paragraph 3 shall not apply to Locals 44 and 2369, IAFF. Rather, the City shall comply with the Illinois Firefighter Substitutes Act, 65 ILCS 5/10-1-14 and 65 ILCS 5/10-2.1-4 as amended.

4. **Residency**

a. All persons hired on or after ratification of this agreement shall, as a term and condition of employment, reside within the corporate limits of the City of Joliet (City Limits) within eighteen (18) months of initial employment and shall remain in the city until their 20th anniversary. Any employee who attains their 20-year anniversary date of employment with the City shall not thereafter be required to reside within the City Limits.
b. All existing employees hired prior to ratification of this agreement shall be excluded from this residency agreement. As previously agreed by the parties residency within the corporate limits of the City of Joliet shall not be required by City employees covered by this agreement.
c. The foregoing residency requirements shall not be subject to renegotiations prior to December 31, 2030.

5. **Ancillary Issues**

a. The individual Unions and the City shall meet separately to resolve any ancillary issues with respect to the terms of their 2016-2019 agreements.

Tentatively Agreed Upon:

For the City:

1/26/16

4-7-17

For the Union:

#831

#69

APPENDIX E-1

Master Contract Settlement Agreement (Local 440)

As ratified by all City Unions and approved by the City Council, the parties hereby agree as follows:

1. **Wages & Duration**

   a. Base wage adjustments shall be as follows:

2016	0%
2017	0%
2018	2% (Effective January 1, 2018)
2019	2% (Effective January 1, 2019)

   b. The labor agreements shall expire on December 31, 2019.

2. **Insurance**

   a. Healthcare shall remain status quo for all Employees, Retirees, Retiree spouses and family coverage under the current Group Health Insurance Benefits Plan and shall remain unchanged through December 31, 2030 and shall be a permissive subject of bargaining until December 31, 2030. Therefore, the City understands that if it should request bargaining prior to December 31, 2030, and the Union declines to discuss this Article, the City shall not be entitled to any further rights to seek modification of this Article.
   b. The only exception to Paragraph a. above is that if the Cadillac Tax (a/k/a excise tax) under the Affordable Care Act, as amended, is imposed, the labor agreements shall be reopened in 2025 if the City is penalized under such tax. All parties agree that only the financial consequences of the tax will be addressed.

3. **Outsourcing and Layoffs**

   a. The City will not layoff existing bargaining unit employees during the period January 1, 2016 through and including December 31, 2019.
   b. The City will not outsource work currently performed by existing bargaining unit employees where such outsourcing would result in the layoff of such employees.

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c. Nothing herein shall preclude the City from reducing the workforce by attrition, or subcontracting bargaining unit work to: 1) supplement work performed by bargaining unit employees; or 2) emergency or unforeseen circumstances.
d. The City and AFSCME Local 440 shall bargain the impact of municipal parking division outsourcing, which shall not otherwise be affected by this Agreement.
e. Paragraphs b. through d. of this paragraph 3 shall not apply to Locals 44 and 2369, IAFF. Rather, the City shall comply with the Illinois Firefighter Substitutes Act, 65 ILCS 5/10-1-14 and 65 ILCS 5/10-2.1-4 as amended.

4. **Residency**

a. All persons hired on or after ratification of this agreement shall, as a term and condition of employment, reside within the corporate limits of the City of Joliet (City Limits) within eighteen (18) months of initial employment and shall remain in the city until their 20th anniversary. Any employee who attains their 20-year anniversary date of employment with the City shall not thereafter be required to reside within the City Limits.
b. All existing employees hired prior to ratification of this agreement shall be excluded from this residency agreement. As previously agreed by the parties residency within the corporate limits of the City of Joliet shall not be required by City employees covered by this agreement.
c. The foregoing residency requirements shall not be subject to renegotiations prior to December 31, 2030.

5. **Ancillary Issues**

a. The individual Unions and the City shall meet separately to resolve any ancillary issues with respect to the terms of their 2016-2019 agreements.

For the City: James D. Hooke

For the Union: 3-4-16

3-4-16

4-7-17

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APPENDIX F

Job Descriptions

The parties historically included copies of the bargaining unit job descriptions in an Appendix to the Collective Bargaining Agreement. For administrative reasons, the parties have agreed to physically remove the job descriptions from the Agreement without changing the status quo. The parties intend for any rights and obligations related to those job descriptions to be interpreted as if the job descriptions were still included in an Appendix to this Agreement.

APPENDIX B
2025-2028 Full-Time Annual Base Wage Schedules

CITY OF JOLIET AFSCME LOCAL 440 — 2025 ANNUAL BASE SALARY RATES									
HIRED BEFORE RATIFICATION OF CONTRACT	**Position Code**	**0 STEP**	**18 STEP**	**24 STEP**	**30 STEP**	**48 STEP**	**144 STEP**	**180 STEP**	**240 STEP**
ADMINISTRATIVE									
AF1 ACCOUNT CLERK	**2015**	46,117	64,364	67,539	70,883	75,915	79,591	81,932	85,853
AF1 CLERK TYPIST	**2045**	42,002	58,442	61,318	64,364	68,918	72,245	74,370	77,924
AF1 COMPUTER OPERATOR	**2050**	48,363	67,539	70,883	74,367	79,652	83,518	85,974	90,093
AF1 LOGISTICS CLERK	**2165**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF1 POLICE AIDE	**2240**	44,400	61,828	64,875	68,096	72,930	76,461	78,710	82,472
AF1 SECRETARY I	**2260**	42,002	58,442	61,316	64,364	68,918	72,245	74,370	77,924
AF1 TRANSCRIBER	**2295**	43,001	59,858	62,810	65,922	70,592	74,009	76,186	79,825
AF1 UTILITIES CLERK	**2298**	48,363	67,539	70,883	74,334	79,617	83,479	85,934	90,055
AF1 PUBLIC SAFETY CLERK I	**2241**	42,002	58,442	61,318	64,364	68,918	72,245	74,370	77,924
AF1 PUBLIC SAFETY CLERK II	**2242**	44,400	61,828	64,875	68,096	72,930	76,461	78,710	82,472
ROADWAYS / PUBLIC WORKS / UTILITIES									
AF2 ARBORIST	**1262**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 ASST SUPR ROADWAYS	**2020**	77,919	109,043	114,487	120,047	128,667	134,960	138,930	145,645
AF2 EQUIPMENT OPERATOR I	**2090**	57,585	83,216	87,738	92,256	98,854	103,665	106,714	111,858
AF2 EQUIPMENT OPERATOR II	**2091**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF2 EQUIPMENT OPERATOR III	**2092**	67,569	94,389	99,099	103,938	111,384	116,822	120,257	126,056
AF2 GENERAL MECHANIC	**2110**	64,457	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 LIFT STATION MECHANIC	**2160**	64,457	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 MAINTENACE FOREMAN I	**2180**	67,421	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF2 MAINTENACE FOREMAN II	**2181**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF2 MAINTENANCE WORKER	**2195**	54,882	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF2 SIGNMAKER	**2270**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 UTILITY SERVICE WORKER	**2301**	64,457	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 WATER METER REPAIRMAN	**2320**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 WATER METER SHOP FOREMAN	**2325**	67,569	94,389	99,106	103,938	111,384	116,822	120,257	126,056
TECHNICAL									
AF3 DATA SYSTEMS SPECIALIST	**2065**	46,117	64,364	67,539	70,883	75,915	79,591	81,932	85,853
AF3 ENGINEER AIDE I	**2080**	55,841	78,021	81,806	85,749	91,870	96,338	99,172	103,942
AF3 ENGINEER AIDE II	**2081**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF3 ENGINEER AIDE III	**2082**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 LABORATORY TECHNICIAN	**2150**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF3 WASTEWATER PLANT OPER I	**2310**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF3 WASTEWATER PLANT OPER II	**2311**	67,569	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 CHIEF WATER PLANT OPERATOR	**2312**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 WATER PLANT OPERATOR	**2311**	67,569	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF3 MIS TECHNICIAN	**2215**	48,363	67,539	70,883	74,367	79,652	83,518	85,974	90,093
AF3 PLANNER I	**2400**	85,695	92,343	107,860	120,047	128,667	134,960	138,930	145,645
AF3 CIVIL ENGINEER	**2405**	85,695	92,343	107,860	120,047	128,667	134,960	138,930	145,645
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	87,838	94,652	110,556	123,047	131,884	138,336	142,405	149,287
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	87,838	94,652	110,556	123,047	131,884	138,336	142,405	149,287
AF3 CIVIL ENGINEER II	**2408**	89,980	96,960	113,253	126,049	135,103	141,709	145,877	152,929
AF3 CAPITAL PROGRAM ENGINEER	**2410**	89,980	96,960	113,253	126,049	135,103	141,709	145,877	152,929
AF3 TRAFFIC ENGINEER	**2415**	92,230	99,384	116,084	129,200	138,478	145,252	149,525	156,751
FLEET SERVICES									
AF4 FLEET TECHNICIAN	**2030**	64,627	89,156	93,407	97,793	104,644	109,745	112,974	118,332
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	67,635	93,407	97,793	102,502	109,699	115,056	118,439	124,065
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	67,635	93,407	97,793	102,502	109,699	115,056	118,439	124,065
AF4 FLEET SERVICE TECHNICIAN	**2035**	54,882	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF4 FLEET TECHNICIAN (FIRE)	**2100**	64,626	89,157	93,407	97,793	104,644	109,745	112,974	118,332
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	67,635	93,407	97,793	102,510	109,699	115,056	118,439	124,067
AF4 MECH MAINT FOREMAN I	**2200**	70,599	97,793	102,510	107,341	114,888	120,502	124,047	129,945
AF4 FLEET FOREMAN	**2201**	77,479	107,341	112,394	117,826	126,137	132,306	136,197	142,699
INSPECTION ENFORCEMENT									
AF6 BUILDING SAFETY INSPECTOR	**2420**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF6 CHIEF BUILDING INSPECTOR	**2425**	74,303	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF6 GRAFFITTI TECHNICIAN	**2254**	35,923	55,386	58,088	60,988	65,356	68,544	70,559	73,960
AF6 HOUSING EVALUATOR	**2130**	61,451	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF6 METER READER I	**2210**	49,911	72,016	75,914	79,805	85,488	89,642	92,278	96,703
AF6 METER READER II	**2211**	55,841	78,021	81,806	85,751	91,870	96,338	99,172	103,942
AF6 PARKING ENFR OFFICER	**2230**	41,456	59,735	62,905	66,117	70,807	74,234	76,416	80,066
AF6 PARKING FAC SERVICEMAN II	**2236**	54,882	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF6 PROPERTY MAINT EVALUATOR	**2258**	61,451	85,749	89,999	94,389	101,140	106,068	109,187	114,445
AF6 REHABILITATION SPECIALIST	**2257**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	64,457	89,999	94,389	99,099	106,199	111,376	114,651	120,180
JANITORIAL									
AF7 JANITOR	**2140**	46,117	64,364	67,539	70,883	75,915	79,591	81,932	85,853
ELECTRIC									
ELECTRICIAN I	**1400**	67,635	93,407	97,793	102,502	109,699	115,056	118,439	124,065
ELECTRICIAN II	**1405**	77,479	107,341	112,394	117,826	126,137	132,306	136,197	142,699

CITY OF JOLIET AFSCME LOCAL 440 — 2025 NEW ANNUAL BASE SALARY RATES

HIRED AFTER RATIFICATION OF CONTRACT*	Position Code	0	1	2	3	4	5	6	7	12	15	20
ADMINISTRATIVE												
AF1 ACCOUNT CLERK	**2015**	47,039	51,272	55,887	60,358	64,364	67,539	70,883	75,915	79,591	81,932	85,853
AF1 CLERK TYPIST	**2045**	42,842	46,698	50,901	54,973	58,442	61,318	64,364	68,918	72,245	74,370	77,924
AF1 COMPUTER OPERATOR	**2050**	49,331	53,770	58,610	63,298	67,539	70,883	74,367	79,652	83,518	85,974	90,093
AF1 LOGISTICS CLERK	**2165**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF1 POLICE AIDE	**2240**	45,288	49,363	53,806	58,111	61,828	64,875	68,096	72,930	76,461	78,710	82,472
AF1 SECRETARY I	**2260**	42,842	46,698	50,901	54,973	58,442	61,316	64,364	68,918	72,245	74,370	77,924
AF1 TRANSCRIBER	**2295**	43,861	47,808	52,111	56,280	59,858	62,810	65,922	70,592	74,009	76,186	79,825
AF1 UTILITIES CLERK	**2298**	49,331	53,770	58,610	63,298	67,539	70,883	74,334	79,617	83,479	85,934	90,055
AF1 PUBLIC SAFETY CLERK I	**2241**	42,842	46,698	50,901	54,973	58,442	61,318	64,364	68,918	72,245	74,370	77,924
AF1 PUBLIC SAFETY CLERK II	**2242**	45,288	49,363	53,806	58,111	61,828	64,875	68,096	72,930	76,461	78,710	82,472
ROADWAYS / PUBLIC WORKS / UTILITIES												
AF2 ARBORIST	**1262**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 ASST SUPR ROADWAYS	**2020**	79,477	86,630	94,427	101,981	109,043	114,487	120,047	128,667	134,960	138,930	145,645
AF2 EQUIPMENT OPERATOR I	**2090**	58,736	64,023	69,785	75,367	83,216	87,738	92,256	98,854	103,665	106,714	111,858
AF2 EQUIPMENT OPERATOR II	**2091**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF2 EQUIPMENT OPERATOR III	**2092**	68,920	75,123	81,884	88,435	94,389	99,099	103,938	111,384	116,822	120,257	126,056
AF2 GENERAL MECHANIC	**2110**	65,746	71,663	78,113	84,362	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 LIFT STATION MECHANIC	**2160**	65,746	71,663	78,113	84,362	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 MAINTENACE FOREMAN I	**2180**	68,770	74,959	81,705	88,242	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF2 MAINTENACE FOREMAN II	**2181**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF2 MAINTENANCE WORKER	**2195**	55,979	61,017	66,509	71,830	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF2 SIGNMAKER	**2270**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 UTILITY SERVICE WORKER	**2301**	65,746	71,663	78,113	84,362	89,999	94,389	99,106	106,199	111,376	114,651	120,180
AF2 WATER METER REPAIRMAN	**2320**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF2 WATER METER SHOP FOREMAN	**2325**	68,920	75,123	81,884	88,435	94,389	99,106	103,938	111,384	116,822	120,257	126,056
TECHNICAL												
AF3 DATA SYSTEMS SPECIALIST	**2065**	47,039	51,272	55,887	60,358	64,364	67,539	70,883	75,915	79,591	81,932	85,853
AF3 ENGINEER AIDE I	**2080**	56,958	62,084	67,671	73,085	78,021	81,806	85,749	91,870	96,338	99,172	103,942
AF3 ENGINEER AIDE II	**2081**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF3 ENGINEER AIDE III	**2082**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 LABORATORY TECHNICIAN	**2150**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF3 WASTEWATER PLANT OPER I	**2310**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF3 WASTEWATER PLANT OPER II	**2311**	68,920	75,123	81,884	88,435	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 CHIEF WATER PLANT OPERATOR	**2312**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF3 WATER PLANT OPERATOR	**2311**	68,920	75,123	81,884	88,435	94,389	99,106	103,938	111,384	116,822	120,257	126,056
AF3 MIS TECHNICIAN	**2215**	49,331	53,770	58,610	63,298	67,539	70,883	74,367	79,652	83,518	85,974	90,093
AF3 PLANNER I	**2400**	85,695	87,409	89,158	90,941	92,343	107,860	120,047	128,667	134,960	138,930	145,645
AF3 CIVIL ENGINEER	**2405**	85,695	87,409	89,158	90,941	92,343	107,860	120,047	128,667	134,960	138,930	145,645
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	87,838	89,595	91,387	93,214	94,652	110,556	123,047	131,884	138,336	142,405	149,287
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	87,838	89,595	91,387	93,214	94,652	110,556	123,047	131,884	138,336	142,405	149,287
AF3 CIVIL ENGINEER II	**2408**	89,980	91,780	93,616	95,488	96,960	113,253	126,049	135,103	141,709	145,877	152,929
AF3 CAPITAL PROGRAM ENGINEER	**2410**	89,980	91,780	93,616	95,488	96,960	113,253	126,049	135,103	141,709	145,877	152,929
AF3 TRAFFIC ENGINEER	**2415**	92,230	94,075	95,956	97,875	99,384	116,084	129,200	138,478	145,252	149,525	156,751
FLEET SERVICES												
AF4 FLEET TECHNICIAN	**2030**	65,920	71,853	78,319	84,585	89,156	93,407	97,793	104,644	109,745	112,974	118,332
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	68,988	75,197	81,964	88,521	93,407	97,793	102,502	109,699	115,056	118,439	124,065
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	68,988	75,197	81,964	88,521	93,407	97,793	102,502	109,699	115,056	118,439	124,065
AF4 FLEET SERVICE TECHNICIAN	**2035**	55,979	61,017	66,509	71,830	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF4 FLEET TECHNICIAN (FIRE)	**2100**	65,919	71,851	78,318	84,584	89,157	93,407	97,793	104,644	109,745	112,974	118,332
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	68,988	75,197	81,964	88,521	93,407	97,793	102,510	109,699	115,056	118,439	124,067
AF4 MECH MAINT FOREMAN I	**2200**	72,011	78,492	85,557	92,401	97,793	102,510	107,341	114,888	120,502	124,047	129,945
AF4 FLEET FOREMAN	**2201**	79,028	86,141	93,894	101,405	107,341	112,394	117,826	126,137	132,306	136,197	142,699
INSPECTION ENFORCEMENT												
AF6 BUILDING SAFETY INSPECTOR	**2420**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF6 CHIEF BUILDING INSPECTOR	**2425**	75,789	82,610	90,045	97,248	103,938	108,989	114,422	122,631	128,626	132,409	138,808
AF6 GRAFFITTI TECHNICIAN	**2254**	36,641	39,939	43,533	47,016	55,386	58,088	60,988	65,356	68,544	70,559	73,960
AF6 HOUSING EVALUATOR	**2130**	62,680	68,322	74,470	80,428	85,751	89,999	94,389	101,140	106,068	109,187	114,445
AF6 METER READER I	**2210**	50,909	55,491	60,485	65,324	72,016	75,914	79,805	85,488	89,642	92,278	96,703
AF6 METER READER II	**2211**	56,958	62,084	67,671	73,085	78,021	81,806	85,751	91,870	96,338	99,172	103,942
AF6 PARKING ENFR OFFICER	**2230**	42,285	46,091	50,239	54,258	59,735	62,905	66,117	70,807	74,234	76,416	80,066
AF6 PARKING FAC SERVICEMAN II	**2236**	55,979	61,017	66,509	71,830	79,293	85,341	87,889	94,167	98,749	101,654	106,543
AF6 PROPERTY MAINT EVALUATOR	**2258**	62,680	68,322	74,470	80,428	85,749	89,999	94,389	101,140	106,068	109,187	114,445
AF6 REHABILITATION SPECIALIST	**2257**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	65,746	71,663	78,113	84,362	89,999	94,389	99,099	106,199	111,376	114,651	120,180
JANITORIAL												
AF7 JANITOR	**2140**	47,039	51,272	55,887	60,358	64,364	67,539	70,883	75,915	79,591	81,932	85,853
ELECTRIC												
ELECTRICIAN I	**1400**	68,988	75,197	81,964	88,521	93,407	97,793	102,502	109,699	115,056	118,439	124,065
ELECTRICIAN II	**1405**	79,028	86,141	93,894	101,405	107,341	112,394	117,826	126,137	132,306	136,197	142,699
DISPATCH*												
AF5 COMMUNICATION TECH SUPERVISOR	**2049**	75,545	78,567	81,709	84,978	88,377	91,912	95,588	99,412	103,251	106,288	111,406
AF5 PUB SAFETY DISPATCHER I	**2254**	58,257	60,587	63,010	65,531	68,152	70,878	73,713	76,662	78,202	80,502	84,352
AF5 PUB SAFETY DISPATCHER II	**2255**	65,247	67,857	70,572	73,395	76,330	79,384	82,559	85,861	89,642	92,278	96,703
AF5 COMM SHIFT SUPERVISOR	**2256**	71,671	74,538	77,519	80,620	83,845	87,198	90,686	94,314	98,422	101,316	106,184

*All dispatch employees hired prior to the ratification of this contract will be transitioned to the new wage schedule and shall follow the same step progression as new hires. Step placement of current employees shall be as outlined on the Dispatch Wage Schedule and Transition Plan. All new dispatch employees hired after the ratification date shall start at the New Step 0.

CITY OF JOLIET AFSCME LOCAL 440 — 2026 ANNUAL BASE SALARY RATES

HIRED BEFORE RATIFICATION OF CONTRACT	Position Code	0 STEP	18 STEP	24 STEP	30 STEP	48 STEP	144 STEP	180 STEP	240 STEP
ADMINISTRATIVE									
AF1 ACCOUNT CLERK	**2015**	47,615	66,456	69,734	73,187	78,382	82,178	84,595	88,644
AF1 CLERK TYPIST	**2045**	43,367	60,341	63,311	66,456	71,158	74,593	76,787	80,456
AF1 COMPUTER OPERATOR	**2050**	49,935	69,734	73,187	76,784	82,241	86,232	88,768	93,021
AF1 LOGISTICS CLERK	**2165**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF1 POLICE AIDE	**2240**	45,843	63,838	66,984	70,310	75,300	78,946	81,268	85,152
AF1 SECRETARY I	**2260**	43,367	60,341	63,309	66,456	71,158	74,593	76,787	80,456
AF1 TRANSCRIBER	**2295**	44,398	61,804	64,851	68,064	72,886	76,414	78,662	82,419
AF1 UTILITIES CLERK	**2298**	49,935	69,734	73,187	76,750	82,205	86,192	88,727	92,981
AF1 PUBLIC SAFETY CLERK I	**2241**	43,367	60,341	63,311	66,456	71,158	74,593	76,787	80,456
AF1 PUBLIC SAFETY CLERK II	**2242**	45,843	63,838	66,984	70,310	75,300	78,946	81,268	85,152
ROADWAYS / PUBLIC WORKS / UTILITIES									
AF2 ARBORIST	**1262**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 ASST SUPR ROADWAYS	**2020**	80,451	112,587	118,208	123,948	132,849	139,346	143,445	150,379
AF2 EQUIPMENT OPERATOR I	**2090**	59,456	85,921	90,589	95,254	102,066	107,034	110,182	115,493
AF2 EQUIPMENT OPERATOR II	**2091**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF2 EQUIPMENT OPERATOR III	**2092**	69,765	97,457	102,320	107,316	115,004	120,619	124,166	130,153
AF2 GENERAL MECHANIC	**2110**	66,552	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 LIFT STATION MECHANIC	**2160**	66,552	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 MAINTENACE FOREMAN I	**2180**	69,612	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF2 MAINTENACE FOREMAN II	**2181**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF2 MAINTENANCE WORKER	**2195**	56,665	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF2 SIGNMAKER	**2270**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 UTILITY SERVICE WORKER	**2301**	66,552	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 WATER METER REPAIRMAN	**2320**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 WATER METER SHOP FOREMAN	**2325**	69,765	97,457	102,326	107,316	115,004	120,619	124,166	130,153
TECHNICAL									
AF3 DATA SYSTEMS SPECIALIST	**2065**	47,615	66,456	69,734	73,187	78,382	82,178	84,595	88,644
AF3 ENGINEER AIDE I	**2080**	57,656	80,557	84,465	88,536	94,856	99,469	102,395	107,320
AF3 ENGINEER AIDE II	**2081**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF3 ENGINEER AIDE III	**2082**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 LABORATORY TECHNICIAN	**2150**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF3 WASTEWATER PLANT OPER I	**2310**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF3 WASTEWATER PLANT OPER II	**2311**	69,765	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 CHIEF WATER PLANT OPERATOR	**2312**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 WATER PLANT OPERATOR	**2311**	69,765	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF3 MIS TECHNICIAN	**2215**	49,935	69,734	73,187	76,784	82,241	86,232	88,768	93,021
AF3 PLANNER I	**2400**	88,481	95,344	111,366	123,948	132,849	139,346	143,445	150,379
AF3 CIVIL ENGINEER	**2405**	88,481	95,344	111,366	123,948	132,849	139,346	143,445	150,379
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	90,693	97,729	114,149	127,046	136,171	142,832	147,034	154,139
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	90,693	97,729	114,149	127,046	136,171	142,832	147,034	154,139
AF3 CIVIL ENGINEER II	**2408**	92,905	100,111	116,934	130,145	139,493	146,314	150,618	157,899
AF3 CAPITAL PROGRAM ENGINEER	**2410**	92,905	100,111	116,934	130,145	139,493	146,314	150,618	157,899
AF3 TRAFFIC ENGINEER	**2415**	95,228	102,614	119,857	133,399	142,978	149,973	154,384	161,845
FLEET SERVICES									
AF4 FLEET TECHNICIAN	**2030**	66,728	92,054	96,443	100,972	108,045	113,312	116,646	122,178
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	69,833	96,443	100,972	105,834	113,264	118,795	122,288	128,097
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	69,833	96,443	100,972	105,834	113,264	118,795	122,288	128,097
AF4 FLEET SERVICE TECHNICIAN	**2035**	56,665	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF4 FLEET TECHNICIAN (FIRE)	**2100**	66,727	92,055	96,443	100,972	108,045	113,312	116,646	122,178
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	69,833	96,443	100,972	105,841	113,264	118,795	122,288	128,099
AF4 MECH MAINT FOREMAN I	**2200**	72,894	100,972	105,841	110,829	118,622	124,418	128,078	134,169
AF4 FLEET FOREMAN	**2201**	79,997	110,829	116,047	121,655	130,237	136,606	140,623	147,336
INSPECTION ENFORCEMENT									
AF6 BUILDING SAFETY INSPECTOR	**2420**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF6 CHIEF BUILDING INSPECTOR	**2425**	76,718	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF6 GRAFFITTI TECHNICIAN	**2254**	37,090	57,186	59,976	62,970	67,480	70,771	72,852	76,364
AF6 HOUSING EVALUATOR	**2130**	63,448	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF6 METER READER I	**2210**	51,533	74,356	78,381	82,399	88,266	92,555	95,277	99,846
AF6 METER READER II	**2211**	57,656	80,557	84,465	88,538	94,856	99,469	102,395	107,320
AF6 PARKING ENFR OFFICER	**2230**	42,803	61,677	64,949	68,266	73,108	76,646	78,900	82,668
AF6 PARKING FAC SERVICEMAN II	**2236**	56,665	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF6 PROPERTY MAINT EVALUATOR	**2258**	63,448	88,536	92,924	97,457	104,427	109,515	112,735	118,165
AF6 REHABILITATION SPECIALIST	**2257**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	66,552	92,924	97,457	102,320	109,650	114,995	118,377	124,086
JANITORIAL									
AF7 JANITOR	**2140**	47,615	66,456	69,734	73,187	78,382	82,178	84,595	88,644
ELECTRIC									
ELECTRICIAN I	**1400**	69,833	96,443	100,972	105,834	113,264	118,795	122,288	128,097
ELECTRICIAN II	**1405**	79,997	110,829	116,047	121,655	130,237	136,606	140,623	147,336

CITY OF JOLIET AFSCME LOCAL 440 — 2026 NEW ANNUAL BASE SALARY RATES

HIRED AFTER RATIFICATION OF CONTRACT*	Position Code	0	1	2	3	4	5	6	7	12	15	20
ADMINISTRATIVE												
AF1 ACCOUNT CLERK	**2015**	48,568	52,939	57,703	62,320	66,456	69,734	73,187	78,382	82,178	84,595	88,644
AF1 CLERK TYPIST	**2045**	44,235	48,216	52,555	56,759	60,341	63,311	66,456	71,158	74,593	76,787	80,456
AF1 COMPUTER OPERATOR	**2050**	50,934	55,518	60,514	65,356	69,734	73,187	76,784	82,241	86,232	88,768	93,021
AF1 LOGISTICS CLERK	**2165**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF1 POLICE AIDE	**2240**	46,759	50,968	55,555	59,999	63,838	66,984	70,310	75,300	78,946	81,268	85,152
AF1 SECRETARY I	**2260**	44,235	48,216	52,555	56,759	60,341	63,309	66,456	71,158	74,593	76,787	80,456
AF1 TRANSCRIBER	**2295**	45,286	49,362	53,804	58,109	61,804	64,851	68,064	72,886	76,414	78,662	82,419
AF1 UTILITIES CLERK	**2298**	50,934	55,518	60,514	65,356	69,734	73,187	76,750	82,205	86,192	88,727	92,981
AF1 PUBLIC SAFETY CLERK I	**2241**	44,235	48,216	52,555	56,759	60,341	63,311	66,456	71,158	74,593	76,787	80,456
AF1 PUBLIC SAFETY CLERK II	**2242**	46,759	50,968	55,555	59,999	63,838	66,984	70,310	75,300	78,946	81,268	85,152
ROADWAYS / PUBLIC WORKS / UTILITIES												
AF2 ARBORIST	**1262**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 ASST SUPR ROADWAYS	**2020**	82,060	89,445	97,496	105,295	112,587	118,208	123,948	132,849	139,346	143,445	150,379
AF2 EQUIPMENT OPERATOR I	**2090**	60,645	66,103	72,053	77,817	85,921	90,589	95,254	102,066	107,034	110,182	115,493
AF2 EQUIPMENT OPERATOR II	**2091**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF2 EQUIPMENT OPERATOR III	**2092**	71,160	77,565	84,545	91,309	97,457	102,320	107,316	115,004	120,619	124,166	130,153
AF2 GENERAL MECHANIC	**2110**	67,883	73,992	80,652	87,104	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 LIFT STATION MECHANIC	**2160**	67,883	73,992	80,652	87,104	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 MAINTENACE FOREMAN I	**2180**	71,005	77,395	84,361	91,109	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF2 MAINTENACE FOREMAN II	**2181**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF2 MAINTENANCE WORKER	**2195**	57,798	63,000	68,670	74,164	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF2 SIGNMAKER	**2270**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 UTILITY SERVICE WORKER	**2301**	67,883	73,992	80,652	87,104	92,924	97,457	102,326	109,650	114,995	118,377	124,086
AF2 WATER METER REPAIRMAN	**2320**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF2 WATER METER SHOP FOREMAN	**2325**	71,160	77,565	84,545	91,309	97,457	102,326	107,316	115,004	120,619	124,166	130,153
TECHNICAL												
AF3 DATA SYSTEMS SPECIALIST	**2065**	48,568	52,939	57,703	62,320	66,456	69,734	73,187	78,382	82,178	84,595	88,644
AF3 ENGINEER AIDE I	**2080**	58,809	64,101	69,871	75,460	80,557	84,465	88,536	94,856	99,469	102,395	107,320
AF3 ENGINEER AIDE II	**2081**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF3 ENGINEER AIDE III	**2082**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 LABORATORY TECHNICIAN	**2150**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF3 WASTEWATER PLANT OPER I	**2310**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF3 WASTEWATER PLANT OPER II	**2311**	71,160	77,565	84,545	91,309	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 CHIEF WATER PLANT OPERATOR	**2312**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF3 WATER PLANT OPERATOR	**2311**	71,160	77,565	84,545	91,309	97,457	102,326	107,316	115,004	120,619	124,166	130,153
AF3 MIS TECHNICIAN	**2215**	50,934	55,518	60,514	65,356	69,734	73,187	76,784	82,241	86,232	88,768	93,021
AF3 PLANNER I	**2400**	88,481	90,250	92,055	93,896	95,344	111,366	123,948	132,849	139,346	143,445	150,379
AF3 CIVIL ENGINEER	**2405**	88,481	90,250	92,055	93,896	95,344	111,366	123,948	132,849	139,346	143,445	150,379
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	90,693	92,506	94,357	96,244	97,729	114,149	127,046	136,171	142,832	147,034	154,139
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	90,693	92,506	94,357	96,244	97,729	114,149	127,046	136,171	142,832	147,034	154,139
AF3 CIVIL ENGINEER II	**2408**	92,905	94,763	96,658	98,591	100,111	116,934	130,145	139,493	146,314	150,618	157,899
AF3 CAPITAL PROGRAM ENGINEER	**2410**	92,905	94,763	96,658	98,591	100,111	116,934	130,145	139,493	146,314	150,618	157,899
AF3 TRAFFIC ENGINEER	**2415**	95,228	97,132	99,075	101,056	102,614	119,857	133,399	142,978	149,973	154,384	161,845
FLEET SERVICES												
AF4 FLEET TECHNICIAN	**2030**	68,062	74,188	80,865	87,334	92,054	96,443	100,972	108,045	113,312	116,646	122,178
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	71,230	77,640	84,628	91,398	96,443	100,972	105,834	113,264	118,795	122,288	128,097
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	71,230	77,640	84,628	91,398	96,443	100,972	105,834	113,264	118,795	122,288	128,097
AF4 FLEET SERVICE TECHNICIAN	**2035**	57,798	63,000	68,670	74,164	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF4 FLEET TECHNICIAN (FIRE)	**2100**	68,061	74,187	80,863	87,332	92,055	96,443	100,972	108,045	113,312	116,646	122,178
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	71,230	77,640	84,628	91,398	96,443	100,972	105,841	113,264	118,795	122,288	128,099
AF4 MECH MAINT FOREMAN I	**2200**	74,352	81,043	88,337	95,404	100,972	105,841	110,829	118,622	124,418	128,078	134,169
AF4 FLEET FOREMAN	**2201**	81,597	88,941	96,945	104,701	110,829	116,047	121,655	130,237	136,606	140,623	147,336
INSPECTION ENFORCEMENT												
AF6 BUILDING SAFETY INSPECTOR	**2420**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF6 CHIEF BUILDING INSPECTOR	**2425**	78,252	85,295	92,971	100,409	107,316	112,531	118,140	126,617	132,806	136,712	143,320
AF6 GRAFFITTI TECHNICIAN	**2254**	37,832	41,237	44,948	48,544	57,186	59,976	62,970	67,480	70,771	72,852	76,364
AF6 HOUSING EVALUATOR	**2130**	64,717	70,542	76,891	83,042	88,538	92,924	97,457	104,427	109,515	112,735	118,165
AF6 METER READER I	**2210**	52,564	57,295	62,451	67,447	74,356	78,381	82,399	88,266	92,555	95,277	99,846
AF6 METER READER II	**2211**	58,809	64,101	69,871	75,460	80,557	84,465	88,538	94,856	99,469	102,395	107,320
AF6 PARKING ENFR OFFICER	**2230**	43,659	47,589	51,872	56,021	61,677	64,949	68,266	73,108	76,646	78,900	82,668
AF6 PARKING FAC SERVICEMAN II	**2236**	57,798	63,000	68,670	74,164	81,870	88,115	90,746	97,228	101,959	104,958	110,005
AF6 PROPERTY MAINT EVALUATOR	**2258**	64,717	70,542	76,891	83,042	88,536	92,924	97,457	104,427	109,515	112,735	118,165
AF6 REHABILITATION SPECIALIST	**2257**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	67,883	73,992	80,652	87,104	92,924	97,457	102,320	109,650	114,995	118,377	124,086
JANITORIAL												
AF7 JANITOR	**2140**	48,568	52,939	57,703	62,320	66,456	69,734	73,187	78,382	82,178	84,595	88,644
ELECTRIC												
ELECTRICIAN I	**1400**	71,230	77,640	84,628	91,398	96,443	100,972	105,834	113,264	118,795	122,288	128,097
ELECTRICIAN II	**1405**	81,597	88,941	96,945	104,701	110,829	116,047	121,655	130,237	136,606	140,623	147,336
DISPATCH*												
AF5 COMMUNICATION TECH SUPERVISOR	**2049**	78,000	81,120	84,365	87,739	91,249	94,899	98,695	102,643	106,607	109,742	115,026
AF5 PUB SAFETY DISPATCHER I	**2254**	60,150	62,556	65,058	67,661	70,367	73,182	76,109	79,153	80,743	83,118	87,094
AF5 PUB SAFETY DISPATCHER II	**2255**	67,368	70,063	72,865	75,780	78,811	81,963	85,242	88,652	92,555	95,277	99,846
AF5 COMM SHIFT SUPERVISOR	**2256**	74,000	76,960	80,038	83,240	86,570	90,032	93,634	97,379	101,621	104,609	109,635

*All dispatch employees hired prior to the ratification of this contract will be transitioned to the new wage schedule and shall follow the same step progression as new hires. Step placement of current employees shall be as outlined on the Dispatch Wage Schedule and Transition Plan. All new dispatch employees hired after the ratification date shall start at the New Step 0.

CITY OF JOLIET AFSCME LOCAL 440 — 2027 ANNUAL BASE SALARY RATES

HIRED BEFORE RATIFICATION OF CONTRACT	Position Code	0 STEP	18 STEP	24 STEP	30 STEP	48 STEP	144 STEP	180 STEP	240 STEP
ADMINISTRATIVE									
AF1 ACCOUNT CLERK	**2015**	49,163	68,616	72,000	75,565	80,929	84,849	87,344	91,525
AF1 CLERK TYPIST	**2045**	44,777	62,302	65,369	68,616	73,471	77,017	79,283	83,071
AF1 COMPUTER OPERATOR	**2050**	51,558	72,000	75,565	79,279	84,914	89,035	91,653	96,044
AF1 LOGISTICS CLERK	**2165**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF1 POLICE AIDE	**2240**	47,332	65,912	69,160	72,595	77,747	81,511	83,909	87,920
AF1 SECRETARY I	**2260**	44,777	62,302	65,366	68,616	73,471	77,017	79,283	83,071
AF1 TRANSCRIBER	**2295**	45,841	63,812	66,959	70,277	75,255	78,897	81,219	85,098
AF1 UTILITIES CLERK	**2298**	51,558	72,000	75,565	79,244	84,876	88,993	91,610	96,003
AF1 PUBLIC SAFETY CLERK I	**2241**	44,777	62,302	65,369	68,616	73,471	77,017	79,283	83,071
AF1 PUBLIC SAFETY CLERK II	**2242**	47,332	65,912	69,160	72,595	77,747	81,511	83,909	87,920
ROADWAYS / PUBLIC WORKS / UTILITIES									
AF2 ARBORIST	**1262**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 ASST SUPR ROADWAYS	**2020**	83,066	116,246	122,049	127,977	137,166	143,875	148,107	155,266
AF2 EQUIPMENT OPERATOR I	**2090**	61,388	88,713	93,533	98,350	105,384	110,513	113,763	119,247
AF2 EQUIPMENT OPERATOR II	**2091**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF2 EQUIPMENT OPERATOR III	**2092**	72,032	100,624	105,645	110,803	118,742	124,539	128,201	134,383
AF2 GENERAL MECHANIC	**2110**	68,715	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 LIFT STATION MECHANIC	**2160**	68,715	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 MAINTENACE FOREMAN I	**2180**	71,875	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF2 MAINTENACE FOREMAN II	**2181**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF2 MAINTENANCE WORKER	**2195**	58,507	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF2 SIGNMAKER	**2270**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 UTILITY SERVICE WORKER	**2301**	68,715	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 WATER METER REPAIRMAN	**2320**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 WATER METER SHOP FOREMAN	**2325**	72,032	100,624	105,652	110,803	118,742	124,539	128,201	134,383
TECHNICAL									
AF3 DATA SYSTEMS SPECIALIST	**2065**	49,163	68,616	72,000	75,565	80,929	84,849	87,344	91,525
AF3 ENGINEER AIDE I	**2080**	59,529	83,175	87,210	91,413	97,938	102,702	105,723	110,808
AF3 ENGINEER AIDE II	**2081**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF3 ENGINEER AIDE III	**2082**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 LABORATORY TECHNICIAN	**2150**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF3 WASTEWATER PLANT OPER I	**2310**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF3 WASTEWATER PLANT OPER II	**2311**	72,032	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 CHIEF WATER PLANT OPERATOR	**2312**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 WATER PLANT OPERATOR	**2311**	72,032	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF3 MIS TECHNICIAN	**2215**	51,558	72,000	75,565	79,279	84,914	89,035	91,653	96,044
AF3 PLANNER I	**2400**	91,356	98,442	114,985	127,977	137,166	143,875	148,107	155,266
AF3 CIVIL ENGINEER	**2405**	91,356	98,442	114,985	127,977	137,166	143,875	148,107	155,266
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	93,640	100,905	117,859	131,175	140,596	147,474	151,812	159,148
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	93,640	100,905	117,859	131,175	140,596	147,474	151,812	159,148
AF3 CIVIL ENGINEER II	**2408**	95,924	103,365	120,734	134,375	144,027	151,069	155,513	163,031
AF3 CAPITAL PROGRAM ENGINEER	**2410**	95,924	103,365	120,734	134,375	144,027	151,069	155,513	163,031
AF3 TRAFFIC ENGINEER	**2415**	98,323	105,949	123,752	137,734	147,625	154,847	159,402	167,105
FLEET SERVICES									
AF4 FLEET TECHNICIAN	**2030**	68,896	95,046	99,577	104,253	111,556	116,995	120,437	126,148
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	72,103	99,577	104,253	109,273	116,945	122,656	126,263	132,260
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	72,103	99,577	104,253	109,273	116,945	122,656	126,263	132,260
AF4 FLEET SERVICE TECHNICIAN	**2035**	58,507	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF4 FLEET TECHNICIAN (FIRE)	**2100**	68,895	95,047	99,577	104,253	111,556	116,995	120,437	126,148
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	72,103	99,577	104,253	109,281	116,945	122,656	126,263	132,263
AF4 MECH MAINT FOREMAN I	**2200**	75,263	104,253	109,281	114,431	122,477	128,462	132,241	138,529
AF4 FLEET FOREMAN	**2201**	82,597	114,431	119,818	125,609	134,470	141,045	145,194	152,125
INSPECTION ENFORCEMENT									
AF6 BUILDING SAFETY INSPECTOR	**2420**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF6 CHIEF BUILDING INSPECTOR	**2425**	79,211	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF6 GRAFFITTI TECHNICIAN	**2254**	38,296	59,045	61,926	65,016	69,673	73,071	75,220	78,846
AF6 HOUSING EVALUATOR	**2130**	65,511	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF6 METER READER I	**2210**	53,208	76,773	80,928	85,077	91,135	95,563	98,373	103,091
AF6 METER READER II	**2211**	59,529	83,175	87,210	91,416	97,938	102,702	105,723	110,808
AF6 PARKING ENFR OFFICER	**2230**	44,194	63,681	67,060	70,485	75,484	79,137	81,464	85,355
AF6 PARKING FAC SERVICEMAN II	**2236**	58,507	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF6 PROPERTY MAINT EVALUATOR	**2258**	65,511	91,413	95,944	100,624	107,820	113,074	116,399	122,005
AF6 REHABILITATION SPECIALIST	**2257**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	68,715	95,944	100,624	105,645	113,214	118,733	122,224	128,119
JANITORIAL									
AF7 JANITOR	**2140**	49,163	68,616	72,000	75,565	80,929	84,849	87,344	91,525
ELECTRIC									
ELECTRICIAN I	**1400**	72,103	99,577	104,253	109,273	116,945	122,656	126,263	132,260
ELECTRICIAN II	**1405**	82,597	114,431	119,818	125,609	134,470	141,045	145,194	152,125

CITY OF JOLIET AFSCME LOCAL 440 — 2027 NEW ANNUAL BASE SALARY RATES

HIRED AFTER RATIFICATION OF CONTRACT*	Position Code	0	1	2	3	4	5	6	7	12	15	20
ADMINISTRATIVE												
AF1 ACCOUNT CLERK	**2015**	50,397	54,933	59,877	64,667	68,616	72,000	75,565	80,929	84,849	87,344	91,525
AF1 CLERK TYPIST	**2045**	45,900	50,032	54,534	58,897	62,302	65,369	68,616	73,471	77,017	79,283	83,071
AF1 COMPUTER OPERATOR	**2050**	52,852	57,609	62,794	67,817	72,000	75,565	79,279	84,914	89,035	91,653	96,044
AF1 LOGISTICS CLERK	**2165**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF1 POLICE AIDE	**2240**	48,520	52,887	57,647	62,259	65,912	69,160	72,595	77,747	81,511	83,909	87,920
AF1 SECRETARY I	**2260**	45,900	50,032	54,534	58,897	62,302	65,366	68,616	73,471	77,017	79,283	83,071
AF1 TRANSCRIBER	**2295**	46,992	51,221	55,831	60,297	63,812	66,959	70,277	75,255	78,897	81,219	85,098
AF1 UTILITIES CLERK	**2298**	52,852	57,609	62,794	67,817	72,000	75,565	79,244	84,876	88,993	91,610	96,003
AF1 PUBLIC SAFETY CLERK I	**2241**	45,900	50,032	54,534	58,897	62,302	65,369	68,616	73,471	77,017	79,283	83,071
AF1 PUBLIC SAFETY CLERK II	**2242**	48,520	52,887	57,647	62,259	65,912	69,160	72,595	77,747	81,511	83,909	87,920
ROADWAYS / PUBLIC WORKS / UTILITIES												
AF2 ARBORIST	**1262**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 ASST SUPR ROADWAYS	**2020**	85,151	92,814	101,167	109,261	116,246	122,049	127,977	137,166	143,875	148,107	155,266
AF2 EQUIPMENT OPERATOR I	**2090**	62,929	68,593	74,766	80,748	88,713	93,533	98,350	105,384	110,513	113,763	119,247
AF2 EQUIPMENT OPERATOR II	**2091**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF2 EQUIPMENT OPERATOR III	**2092**	73,840	80,486	87,730	94,748	100,624	105,645	110,803	118,742	124,539	128,201	134,383
AF2 GENERAL MECHANIC	**2110**	70,439	76,779	83,689	90,384	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 LIFT STATION MECHANIC	**2160**	70,439	76,779	83,689	90,384	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 MAINTENACE FOREMAN I	**2180**	73,679	80,310	87,538	94,541	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF2 MAINTENACE FOREMAN II	**2181**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF2 MAINTENANCE WORKER	**2195**	59,975	65,373	71,257	76,957	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF2 SIGNMAKER	**2270**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 UTILITY SERVICE WORKER	**2301**	70,439	76,779	83,689	90,384	95,944	100,624	105,652	113,214	118,733	122,224	128,119
AF2 WATER METER REPAIRMAN	**2320**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF2 WATER METER SHOP FOREMAN	**2325**	73,840	80,486	87,730	94,748	100,624	105,652	110,803	118,742	124,539	128,201	134,383
TECHNICAL												
AF3 DATA SYSTEMS SPECIALIST	**2065**	50,397	54,933	59,877	64,667	68,616	72,000	75,565	80,929	84,849	87,344	91,525
AF3 ENGINEER AIDE I	**2080**	61,024	66,516	72,502	78,302	83,175	87,210	91,413	97,938	102,702	105,723	110,808
AF3 ENGINEER AIDE II	**2081**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF3 ENGINEER AIDE III	**2082**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 LABORATORY TECHNICIAN	**2150**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF3 WASTEWATER PLANT OPER I	**2310**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF3 WASTEWATER PLANT OPER II	**2311**	73,840	80,486	87,730	94,748	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 CHIEF WATER PLANT OPERATOR	**2312**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF3 WATER PLANT OPERATOR	**2311**	73,840	80,486	87,730	94,748	100,624	105,652	110,803	118,742	124,539	128,201	134,383
AF3 MIS TECHNICIAN	**2215**	52,852	57,609	62,794	67,817	72,000	75,565	79,279	84,914	89,035	91,653	96,044
AF3 PLANNER I	**2400**	91,356	93,183	95,047	96,948	98,442	114,985	127,977	137,166	143,875	148,107	155,266
AF3 CIVIL ENGINEER	**2405**	91,356	93,183	95,047	96,948	98,442	114,985	127,977	137,166	143,875	148,107	155,266
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	93,640	95,513	97,423	99,372	100,905	117,859	131,175	140,596	147,474	151,812	159,148
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	93,640	95,513	97,423	99,372	100,905	117,859	131,175	140,596	147,474	151,812	159,148
AF3 CIVIL ENGINEER II	**2408**	95,924	97,843	99,799	101,795	103,365	120,734	134,375	144,027	151,069	155,513	163,031
AF3 CAPITAL PROGRAM ENGINEER	**2410**	95,924	97,843	99,799	101,795	103,365	120,734	134,375	144,027	151,069	155,513	163,031
AF3 TRAFFIC ENGINEER	**2415**	98,323	100,289	102,295	104,341	105,949	123,752	137,734	147,625	154,847	159,402	167,105
FLEET SERVICES												
AF4 FLEET TECHNICIAN	**2030**	70,626	76,982	83,910	90,623	95,046	99,577	104,253	111,556	116,995	120,437	126,148
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	73,912	80,565	87,815	94,841	99,577	104,253	109,273	116,945	122,656	126,263	132,260
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	73,912	80,565	87,815	94,841	99,577	104,253	109,273	116,945	122,656	126,263	132,260
AF4 FLEET SERVICE TECHNICIAN	**2035**	59,975	65,373	71,257	76,957	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF4 FLEET TECHNICIAN (FIRE)	**2100**	70,624	76,981	83,909	90,622	95,047	99,577	104,253	111,556	116,995	120,437	126,148
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	73,912	80,565	87,815	94,841	99,577	104,253	109,281	116,945	122,656	126,263	132,263
AF4 MECH MAINT FOREMAN I	**2200**	77,152	84,096	91,664	98,997	104,253	109,281	114,431	122,477	128,462	132,241	138,529
AF4 FLEET FOREMAN	**2201**	84,670	92,290	100,596	108,644	114,431	119,818	125,609	134,470	141,045	145,194	152,125
INSPECTION ENFORCEMENT												
AF6 BUILDING SAFETY INSPECTOR	**2420**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF6 CHIEF BUILDING INSPECTOR	**2425**	81,199	88,507	96,473	104,191	110,803	116,188	121,980	130,732	137,122	141,155	147,977
AF6 GRAFFITTI TECHNICIAN	**2254**	39,257	42,790	46,641	50,372	59,045	61,926	65,016	69,673	73,071	75,220	78,846
AF6 HOUSING EVALUATOR	**2130**	67,155	73,199	79,787	86,170	91,416	95,944	100,624	107,820	113,074	116,399	122,005
AF6 METER READER I	**2210**	54,544	59,452	64,803	69,987	76,773	80,928	85,077	91,135	95,563	98,373	103,091
AF6 METER READER II	**2211**	61,024	66,516	72,502	78,302	83,175	87,210	91,416	97,938	102,702	105,723	110,808
AF6 PARKING ENFR OFFICER	**2230**	45,304	49,381	53,825	58,131	63,681	67,060	70,485	75,484	79,137	81,464	85,355
AF6 PARKING FAC SERVICEMAN II	**2236**	59,975	65,373	71,257	76,957	84,531	90,979	93,695	100,387	105,272	108,369	113,580
AF6 PROPERTY MAINT EVALUATOR	**2258**	67,155	73,199	79,787	86,170	91,413	95,944	100,624	107,820	113,074	116,399	122,005
AF6 REHABILITATION SPECIALIST	**2257**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	70,439	76,779	83,689	90,384	95,944	100,624	105,645	113,214	118,733	122,224	128,119
JANITORIAL												
AF7 JANITOR	**2140**	50,397	54,933	59,877	64,667	68,616	72,000	75,565	80,929	84,849	87,344	91,525
ELECTRIC												
ELECTRICIAN I	**1400**	73,912	80,565	87,815	94,841	99,577	104,253	109,273	116,945	122,656	126,263	132,260
ELECTRICIAN II	**1405**	84,670	92,290	100,596	108,644	114,431	119,818	125,609	134,470	141,045	145,194	152,125
DISPATCH*												
AF5 COMMUNICATION TECH SUPERVISOR	**2049**	80,535	83,756	87,107	90,591	94,215	97,983	101,902	105,979	110,071	113,309	118,765
AF5 PUB SAFETY DISPATCHER I	**2254**	62,105	64,589	67,173	69,860	72,654	75,560	78,582	81,726	83,367	85,820	89,924
AF5 PUB SAFETY DISPATCHER II	**2255**	69,557	72,340	75,233	78,243	81,372	84,627	88,012	91,533	95,563	98,373	103,091
AF5 COMM SHIFT SUPERVISOR	**2256**	76,405	79,461	82,640	85,945	89,383	92,958	96,677	100,544	104,923	108,009	113,199

*All dispatch employees hired prior to the ratification of this contract will be transitioned to the new wage schedule and shall follow the same step progression as new hires. Step placement of current employees shall be as outlined on the Dispatch Wage Schedule and Transition Plan. All new dispatch employees hired after the ratification date shall start at the New Step 0.

CITY OF JOLIET AFSCME LOCAL 440 — 2028 NEW ANNUAL BASE SALARY RATES

HIRED AFTER RATIFICATION OF CONTRACT*	Position Code	0	1	2	3	4	5	6	7	12	15	20
ADMINISTRATIVE												
AF1 ACCOUNT CLERK	**2015**	52,035	56,718	61,823	66,768	70,846	74,340	78,021	83,559	87,606	90,183	94,499
AF1 CLERK TYPIST	**2045**	47,392	51,658	56,307	60,811	64,327	67,493	70,846	75,859	79,520	81,859	85,771
AF1 COMPUTER OPERATOR	**2050**	54,570	59,481	64,834	70,021	74,340	78,021	81,856	87,673	91,928	94,632	99,165
AF1 LOGISTICS CLERK	**2165**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF1 POLICE AIDE	**2240**	50,097	54,606	59,521	64,282	68,054	71,408	74,954	80,274	84,161	86,636	90,777
AF1 SECRETARY I	**2260**	47,392	51,658	56,307	60,811	64,327	67,491	70,846	75,859	79,520	81,859	85,771
AF1 TRANSCRIBER	**2295**	48,519	52,886	57,645	62,257	65,886	69,135	72,561	77,701	81,461	83,858	87,863
AF1 UTILITIES CLERK	**2298**	54,570	59,481	64,834	70,021	74,340	78,021	81,819	87,635	91,885	94,588	99,123
AF1 PUBLIC SAFETY CLERK I	**2241**	47,392	51,658	56,307	60,811	64,327	67,493	70,846	75,859	79,520	81,859	85,771
AF1 PUBLIC SAFETY CLERK II	**2242**	50,097	54,606	59,521	64,282	68,054	71,408	74,954	80,274	84,161	86,636	90,777
ROADWAYS / PUBLIC WORKS / UTILITIES												
AF2 ARBORIST	**1262**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF2 ASST SUPR ROADWAYS	**2020**	87,918	95,831	104,455	112,812	120,024	126,016	132,136	141,624	148,551	152,921	160,312
AF2 EQUIPMENT OPERATOR I	**2090**	64,974	70,822	77,196	83,372	91,597	96,573	101,546	108,808	114,104	117,460	123,122
AF2 EQUIPMENT OPERATOR II	**2091**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
AF2 EQUIPMENT OPERATOR III	**2092**	76,240	83,102	90,581	97,827	103,894	109,079	114,404	122,601	128,587	132,368	138,750
AF2 GENERAL MECHANIC	**2110**	72,729	79,274	86,409	93,322	99,062	103,894	109,086	116,893	122,592	126,197	132,282
AF2 LIFT STATION MECHANIC	**2160**	72,729	79,274	86,409	93,322	99,062	103,894	109,086	116,893	122,592	126,197	132,282
AF2 MAINTENACE FOREMAN I	**2180**	76,073	82,920	90,383	97,613	103,894	109,086	114,404	122,601	128,587	132,368	138,750
AF2 MAINTENACE FOREMAN II	**2181**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF2 MAINTENANCE WORKER	**2195**	61,924	67,498	73,572	79,458	87,278	93,935	96,740	103,650	108,694	111,891	117,272
AF2 SIGNMAKER	**2270**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF2 UTILITY SERVICE WORKER	**2301**	72,729	79,274	86,409	93,322	99,062	103,894	109,086	116,893	122,592	126,197	132,282
AF2 WATER METER REPAIRMAN	**2320**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF2 WATER METER SHOP FOREMAN	**2325**	76,240	83,102	90,581	97,827	103,894	109,086	114,404	122,601	128,587	132,368	138,750
TECHNICAL												
AF3 DATA SYSTEMS SPECIALIST	**2065**	52,035	56,718	61,823	66,768	70,846	74,340	78,021	83,559	87,606	90,183	94,499
AF3 ENGINEER AIDE I	**2080**	63,007	68,677	74,858	80,847	85,878	90,044	94,384	101,121	106,040	109,159	114,409
AF3 ENGINEER AIDE II	**2081**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
AF3 ENGINEER AIDE III	**2082**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF3 LABORATORY TECHNICIAN	**2150**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF3 WASTEWATER PLANT OPER I	**2310**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF3 WASTEWATER PLANT OPER II	**2311**	76,240	83,102	90,581	97,827	103,894	109,086	114,404	122,601	128,587	132,368	138,750
AF3 CHIEF WASTEWATER PLANT OPER	**2313**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF3 CHIEF WATER PLANT OPERATOR	**2312**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF3 WATER PLANT OPERATOR	**2311**	76,240	83,102	90,581	97,827	103,894	109,086	114,404	122,601	128,587	132,368	138,750
AF3 MIS TECHNICIAN	**2215**	54,570	59,481	64,834	70,021	74,340	78,021	81,856	87,673	91,928	94,632	99,165
AF3 PLANNER I	**2400**	94,325	96,212	98,136	100,099	101,642	118,722	132,136	141,624	148,551	152,921	160,312
AF3 CIVIL ENGINEER	**2405**	94,325	96,212	98,136	100,099	101,642	118,722	132,136	141,624	148,551	152,921	160,312
AF3 CIVIL ENGINEER/PARKING SUPERVISOR	**2406**	96,683	98,617	100,589	102,601	104,184	121,689	135,438	145,165	152,267	156,746	164,321
AF3 CIVIL ENGINEER/SUPERVISOR	**2407**	96,683	98,617	100,589	102,601	104,184	121,689	135,438	145,165	152,267	156,746	164,321
AF3 CIVIL ENGINEER II	**2408**	99,042	101,022	103,043	105,104	106,724	124,658	138,742	148,708	155,979	160,567	168,329
AF3 CAPITAL PROGRAM ENGINEER	**2410**	99,042	101,022	103,043	105,104	106,724	124,658	138,742	148,708	155,979	160,567	168,329
AF3 TRAFFIC ENGINEER	**2415**	101,518	103,548	105,619	107,732	109,393	127,774	142,211	152,423	159,879	164,582	172,536
FLEET SERVICES												
AF4 FLEET TECHNICIAN	**2030**	72,921	79,484	86,637	93,568	98,135	102,814	107,641	115,182	120,797	124,351	130,248
AF4 FLEETTECHNICIAN (BODY REPAIRS)	**2032**	76,315	83,183	90,669	97,923	102,814	107,641	112,825	120,746	126,642	130,366	136,559
AF4 FLEET TECHNICIAN (FABRICATOR)	**2033**	76,315	83,183	90,669	97,923	102,814	107,641	112,825	120,746	126,642	130,366	136,559
AF4 FLEET SERVICE TECHNICIAN	**2035**	61,924	67,498	73,572	79,458	87,278	93,935	96,740	103,650	108,694	111,891	117,272
AF4 FLEET TECHNICIAN (FIRE)	**2100**	72,920	79,483	86,636	93,567	98,136	102,814	107,641	115,182	120,797	124,351	130,248
AF4 FLEET TECHNICIAN (SENIOR FIRE)	**2101**	76,315	83,183	90,669	97,923	102,814	107,641	112,833	120,746	126,642	130,366	136,561
AF4 MECH MAINT FOREMAN I	**2200**	79,659	86,829	94,643	102,215	107,641	112,833	118,150	126,458	132,637	136,538	143,031
AF4 FLEET FOREMAN	**2201**	87,422	95,290	103,866	112,175	118,150	123,712	129,691	138,840	145,629	149,913	157,069
INSPECTION ENFORCEMENT												
AF6 BUILDING SAFETY INSPECTOR	**2420**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
AF6 CHIEF BUILDING INSPECTOR	**2425**	83,838	91,384	99,608	107,577	114,404	119,964	125,944	134,980	141,579	145,743	152,787
AF6 GRAFFITTI TECHNICIAN	**2254**	40,533	44,181	48,157	52,009	60,964	63,938	67,129	71,938	75,446	77,664	81,408
AF6 HOUSING EVALUATOR	**2130**	69,337	75,578	82,380	88,970	94,387	99,062	103,894	111,325	116,749	120,182	125,970
AF6 METER READER I	**2210**	56,316	61,385	66,909	72,262	79,268	83,558	87,842	94,097	98,669	101,570	106,441
AF6 METER READER II	**2211**	63,007	68,677	74,858	80,847	85,878	90,044	94,387	101,121	106,040	109,159	114,409
AF6 PARKING ENFR OFFICER	**2230**	46,776	50,986	55,575	60,020	65,751	69,240	72,775	77,937	81,709	84,112	88,129
AF6 PARKING FAC SERVICEMAN II	**2236**	61,924	67,498	73,572	79,458	87,278	93,935	96,740	103,650	108,694	111,891	117,272
AF6 PROPERTY MAINT EVALUATOR	**2258**	69,337	75,578	82,380	88,970	94,384	99,062	103,894	111,325	116,749	120,182	125,970
AF6 REHABILITATION SPECIALIST	**2257**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
AF6 RESIDENTIAL PROPERTY INSPECTOR	**2261**	72,729	79,274	86,409	93,322	99,062	103,894	109,079	116,893	122,592	126,197	132,282
JANITORIAL												
AF7 JANITOR	**2140**	52,035	56,718	61,823	66,768	70,846	74,340	78,021	83,559	87,606	90,183	94,499
ELECTRIC												
ELECTRICIAN I	**1400**	76,315	83,183	90,669	97,923	102,814	107,641	112,825	120,746	126,642	130,366	136,559
ELECTRICIAN II	**1405**	87,422	95,290	103,866	112,175	118,150	123,712	129,691	138,840	145,629	149,913	157,069
DISPATCH*												
AF5 COMMUNICATION TECH SUPERVISOR	**2049**	83,152	86,478	89,938	93,535	97,277	101,168	105,214	109,423	113,649	116,991	122,625
AF5 PUB SAFETY DISPATCHER I	**2254**	64,123	66,688	69,356	72,130	75,015	78,016	81,136	84,382	86,077	88,609	92,847
AF5 PUB SAFETY DISPATCHER II	**2255**	71,818	74,691	77,678	80,786	84,017	87,378	90,873	94,508	98,669	101,570	106,441
AF5 COMM SHIFT SUPERVISOR	**2256**	78,888	82,044	85,325	88,738	92,288	95,980	99,819	103,811	108,333	111,519	116,877

*All dispatch employees hired prior to the ratification of this contract will be transitioned to the new wage schedule and shall follow the same step progression as new hires. Step placement of current employees shall be as outlined on the Dispatch Wage Schedule and Transition Plan. All new dispatch employees hired after the ratification date shall start at the New Step 0.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 280-26

File ID: 280-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/24/2026

Department: City Clerk/Business Services **Final Action:**

Title: Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and AFSCME, Local 440

Agenda Date: 05/19/2026

Attachments: Resolution, Local 440 AFSCME Contract 2025-2028 (City of Joliet).pdf, Appendix B - Wage Schedules.pdf

Entered by: nhughes@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2026	Elizabeth Coronado Abrego	Approve	5/19/2026
1	2	5/15/2026	Todd Lenzie	Approve	5/19/2026
1	3	5/15/2026	Beth Beatty	Approve	5/19/2026

Memo

File #: 281-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Resolution Accepting and Placing on File the Joliet Historic Preservation Commission Annual Report for 2025

BACKGROUND:
As part of the City of Joliet's responsibilities as a Certified Local Government (CLG), an annual report of the Joliet Historic Preservation Commission's (JHPC) functions and activities has been prepared. The City of Joliet received Certified Local Government (CLG) status in 1995. The CLG Program was established by the National Historic Preservation Act Amendment of 1980 to integrate local preservation programs into the existing federal/state preservation partnership. CLG's are required to prepare and file their annual report with the State Historic Preservation Office (SHPO). City Ordinance also requires the City Council to accept and place on file said report.

The Historic Preservation Commission and City staff were actively involved in important preservation initiatives in 2025, many of which are featured on the "Historic Preservation" webpage on the City's website, joliet.gov/historicpreservation. Some 2025 highlights include:

- Completion of 15 administrative reviews of Certificates of Appropriateness applications
- Initiated a survey of hitching posts and stepping stones in the City
- Management and completion of Phase Two work at Route 66 Park at the Broadway Street Greenway
- Management of the Joliet Area African American Historic Context Study and Oral History projects (in-process)
- Implementation of the “Places Matter” media campaign for Historic Preservation Month in May during which places that matter to our City were recognized
- Sponsorship of the 2025 Historic Preservation Award program for which two projects received awards
- Co-sponsorship of the Arts, Heritage & Culture Workshop of the Joliet Comprehensive Plan

The attached annual report is in the format required by the State of Illinois Historic Preservation Office.

The Joliet Historic Preservation Commission reviewed and approved the 2025 Annual Report on at their February 22, 2026 meeting by a 5-0 vote.

CONCLUSION:
Acceptance of the 2025 Annual Report of the Joliet Historic Preservation Commission meets the City of Joliet’s responsibilities as a Certified Local Government as well as City of Joliet Ordinance requirements.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve a Resolution

accepting and placing on file the Joliet Historic Preservation Commission’s Annual Report for 2025.

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ILLINOIS DEPARTMENT OF NATURAL RESOURCES

HISTORIC Preservation DIVISION

CLG Annual Update Form

1. CLG Administration

*** 1. Certified Local Government:**

Joliet

*** 2. Completed by:**

Jayne Bernhard

*** 3. Period of Review:**

2025

4. List of current commission members and their email addresses:

1	Quinn Adamowski; quinnadamowski@gmail.com
2	Candace Johnson;uluvme419@yahoo.com
3	Sara Stovall; sarab40026@yahoo.com
4	Sharon Merwin; smerwin1@comcast.net
5	Ken Spiegel; spiegelassociates@att.net
6	Kevin Heinemann; spnajoliet@comcast.net
7	Steven Wright; jolietgenealogy@gmail.com
8	Kailee Lowry; lowrykailee@gmail.com
9	Felipe Gloria; fgloria@pueblo-studio.com

5. CLG Administration:

	Yes	No
Local Ordinance is enforced:	☑	☐
A qualified commission of members has been appointed:	☑	☐
Copies of commission minutes are sent to the SHPO:	☑	☐

Comments:

All meeting minutes are publicly available on the City's website.

6. Number of times the commission has met during the past 12 months:

The Commission held 5 regular meetings in 2025.

7. Number of reviews of building and demolition permits conducted during the past 12 months:

0 COA Commission reviews and 15 COA administrative reviews.

8. Number of decisions appealed in the past year:

None

9. Number of project denials:

0

10. Average amount of time to close-out a Certificate of Appropriateness:

n/a for 2025

11. Link to all parts of ordinance relating to landmark designation and review process:

1 https://www.joliet.gov/government/departments/community-development/planning-zoning/historic-preservation

2 https://library.municode.com/il/joliet/codes/code_of_ordinances?nodeId=COOR_CH8BUCOPRMA_ARTXIHIPR

3

12. Any comments or additional information about CLG administration duties:

City Staff also managed the following projects: Route 66 Park at the Broadway Street Greenway; Joliet Area African American Historic Context Study and Oral

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

HISTORIC Preservation DIVISION

CLG Annual Update Form

2. Survey and National Register of Historic Places

13. CLG review and comments of National Register nominations sent to SHPO within 60 day comment period?

- [ ] Yes
- [ ] No
- [x] Not applicable (no nominations to review within this evaluation period)

Comments:

14. Number of properties added to the state survey this past year:

0

15. Number of local landmarks designated (total):

117

16. Number of local landmarks added this past year:

0

17. How many parcels in the community contain locally landmarked properties?

117

18. Total number of parcels in your community:

54,400

HISTORIC Preservation DIVISION

CLG Annual Update Form

3. Public Participation

19. The public is involved in the local preservation process, including the nomination of properties to the National Register of Historic Places:

- [x] Yes
- [ ] No

Comments:

20. Commission minutes are accessible to the public:

- [x] Yes
- [ ] No

Comments:

21. Open meetings are conducted:

- [x] Yes
- [ ] No

Comments:

22. Property Owners of proposed designations are notified for public hearing:

- [x] Yes
- [ ] No

Comments:

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

HISTORIC Preservation DIVISION

CLG Annual Update Form

4. Education and Training Activities

23. Number of historic preservation or CLG workshops or seminars attended in the past year by CLG staff or commissioners:

10

24. Educational activities or projects sponsored by local government during the past 12 months:

Stone & Steeples Architecture Tour; Places Matter Campaign in May; Joliet Comprehensive Plan project; Joliet Area African American Historic Context Study -

25. Tell us about any concerns:

Lack of preservation-minded contractors in the community; Cost of construction materials.

26. Tell us about the CLG's successes:

See # 12. City staff and Commission are active overseeing in-process and soon-to-be-completed projects. Of major importance was the launch of the

RESOLUTION NO. _____

A RESOLUTION ACCEPTING AND PLACING ON FILE THE JOLIET HISTORIC PRESERVATION COMMISSION (JHPC) ANNUAL REPORT FOR 2025

WHEREAS, the National Historic Preservation Act Amendment of 1980 established the Certified Local Government (CLG) Program to integrate local preservation programs into existing federal/state partnerships, which allows for technical assistance from State Historic Preservation Offices and access to federal grant funds; and

WHEREAS, in 1990, the Mayor and City Council approved Ordinance No. 9296 creating the Joliet Historic Preservation Commission (JHPC), whose purpose is to identify and oversee the City's historic landmarks, districts, and sites for the use, observation, education, pleasure, and general welfare of the community; and

WHEREAS, the City of Joliet received Certified Local Government (CLG) status in 1995 and, as part of the city's responsibilities as a Certified Local Government (CLG), an annual Joliet Historic Preservation Commission (JHPC) report must be prepared and placed on file with the Illinois State Historic Preservation Office; and

WHEREAS, the Joliet Historic Preservation Commission held meetings, considered various issues that may have included Certificates of Appropriateness, Local Historic Landmark designations, surveys, and engaged in other related activities during the past year.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby accept and authorize the filing of the Joliet Historic Preservation Commission (JHPC) 2025 Annual report.

SECTION 2: This Resolution shall be in effect upon its passage.

PASSED this _____ day of _____, 2026

_____ MAYOR

_____ CITY CLERK

VOTING YES _____

VOTING NO _____

NOT VOTING _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 281-26

File ID: 281-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/06/2026

Department: Community Development **Final Action:**

Title: Resolution Accepting and Placing on File the Joliet Historic Preservation Commission Annual Report for 2025

Agenda Date: 05/19/2026

Attachments: CLG-Annual-Update-City of Joliet_2025.pdf, Resolution

Entered by: jbernhard@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/15/2026	Dustin Anderson	Approve	5/11/2026
1	2	5/15/2026	Todd Lenzie	Approve	5/19/2026
1	3	5/15/2026	Beth Beatty	Approve	5/19/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 282-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Jeff Carey, Chief of Fire

SUBJECT:
Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the East Side Joliet Fire Protection District

BACKGROUND:
The City of Joliet Fire Department's mission is to protect and enhance the quality of life in the community through education, active intervention, innovative prevention, and professional response. The East Joliet Fire Protection District ("EJFPD") provides emergency fire and EMS services to areas within unincorporated Joliet Township in Will County. Both agencies seek to work cooperatively to support the citizens of Joliet and the greater Will County region.

To further this goal, the JFD and EJFPD desire to enter a Memorandum of Understanding ("MOU") acknowledging their shared interest in collaborating on enhanced emergency response operations. The MOU outlines automatic aid responsibilities, response expectations, communication procedures, and operational protocols between both agencies.

The Public Safety Committee will review this matter.

CONCLUSION:
The purpose of this Memorandum of Understanding is to formalize the conditions by which the JFD and EJFPD will provide automatic aid to one another. This includes shared fire and EMS response within designated areas, communication and command procedures, and the operational expectations of each agency.

RECOMMENDATION:
The Administration recommends the Mayor and the City Council approve the attached Resolution that authorizes the Chief of the Fire Department to enter a MOU with East Side Joliet Fire Protection District.

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MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF JOLIET FIRE DEPARTMENT AND THE EAST JOLIET FIRE PROTECTION DISTRICT RELATED TO AN AUTOMATIC AID AGREEMENT.

WHEREAS, the City of JOLIET, Illinois (the "City") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois; and

WHEREAS, the City of Joliet created and maintains the Joliet Fire Department ("JFD") whose mission statement is to protect and enhance the quality of life in our community through education, active intervention, innovative prevention, and professional response.

WHEREAS, the East Joliet Fire Protection District ("EJFPD") provides emergency services to areas within unincorporated Joliet Township in Will County; and

WHEREAS, the JFD and the EJFPD wish to acknowledge in this Memorandum of Understanding that the JFD and EJFPD are working cooperatively to address their mutual interests in supporting the citizens of Joliet and greater Will County; and

WHEREAS, the City is a home rule unit of local government entitled to exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power and authority to enter into intergovernmental agreements with other agencies.

NOW THEREFORE, in consideration of the mutual promises, obligations, and undertakings set forth herein, the JFD and EJFPD agree as follows:

SECTION 1: **In General.**

The JFD and EJFPD agree to provide automatic aid to improve fire and Emergency Medical Services ("EMS") and emergency response within designated areas for both agencies. The remainder of this agreement outlines response expectations, communication procedures, and operational responsibilities of each agency.

SECTION 2. EJFPD Automatic Aid into JFD Jurisdiction. (Response 3A & 4A)

General. EJFPD Station 51 provides automatic aid to JFD for fire types ACCINF, STRUCF, and TRUCKF, and first responder EMS response for CAD types AMCPR, AMUNCO, AMCHST, AMSTRK, and AMDOA. EJFPD will initiate patient care and then transfer care to JFD, unless immediate transport by EJFPD is necessary.

Areas within JFD include JFD CAD response 3A and 4A.

Unit Availability. Should EJFPD Station 51 be unavailable to respond to calls for service, JFD's CAD response order shall be utilized.

Communications and Command. All operations within Joliet response areas will be conducted on the designated JFD Radio Channel. JFD will assume incident command, and all alarm upgrades will follow the appropriate JFD Box Card.

SECTION 3. Other Agreements.

This document shall be the final embodiment of the Agreement by and between the JFD and EJFPD. No verbal changes or modifications to this Agreement shall be permitted or allowed. Changes or modifications to this Agreement shall be made only in writing and upon the necessary and proper signature of the JFD and EJFPD.

SECTION 4: General Provisions

a. In the event that a court of competent jurisdiction shall hold any provision of this Agreement invalid or unenforceable, such holding shall not invalidate or render any provision hereto.
b. The Agreement shall be binding upon and inure to the benefits of the parties hereto, their successors and assigns.
c. Venue for this agreement shall be in the courts of the Twelfth Judicial Circuit, Will County, Illinois.
d. Appendix A through Appendix E are attached hereto and fully incorporated into this Memorandum of Understanding.
e. This Memorandum may be terminated by either party by notifying the other party in writing thirty (30) days prior to the termination date.
f. Any notices under this Agreement shall be sent as follows:

SECTION 5: Notices

Notice of this MOU shall be sent to:

East Joliet Fire Protection District
911 S Briggs Street
Joliet, Illinois 60433

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

City of Joliet
Attn: Legal Department
150 W. Jefferson Street
Joliet, Illinois 60432

Joliet Fire Department, Station 1
Attn: Fire Chief
101 E. Clinton Street
Joliet, Illinois 60432

The PARTIES agree that each shall be responsible for notifying the other of any changes in notification procedures.

_____ **Date:** _____

EJFPD Representative

_____ **Date:** _____

City of Joliet, City Manager

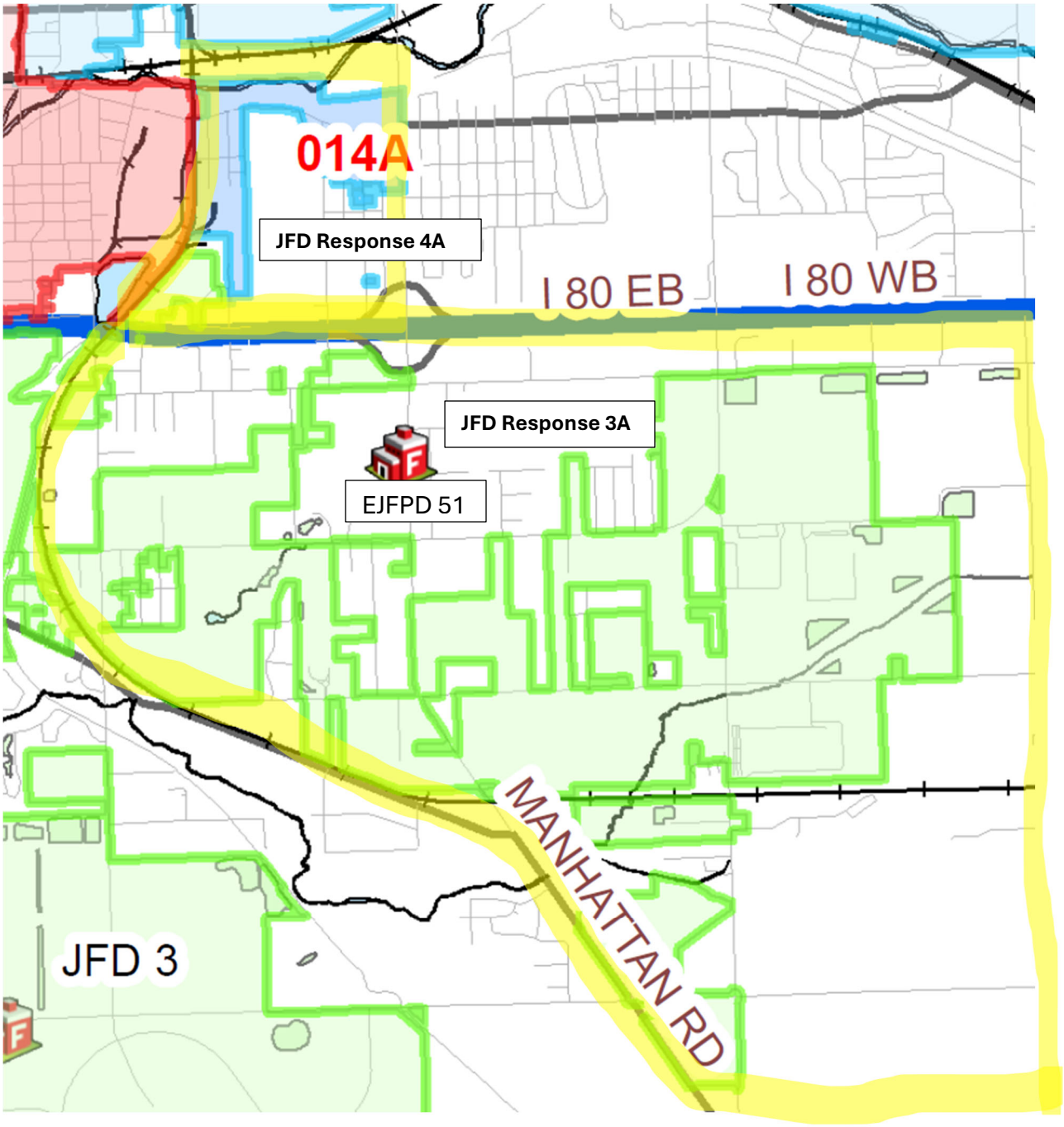
_____ **Date:** _____

City of Joliet, Fire Chief

APPENDIX A

AREAS IN WHICH EJFPD WILL RESPOND WITH AUTOMATIC AID TO JFD

JFD Response 3A and 4A



APPENDIX B

JOLIET CAD RECOMMENDATIONS FOR RESPONSE 3A AND 4A

Response 3a Medical

01/03	05/51	01/01	01/04	01/05	01/06	01/07	01/08	01/09	01/10

Response 3a Fire

01/03	05/51	01/01	01/04	01/05	01/06	01/07	01/08	01/09	01/10

Response 4a Medical

01/04	05/51	01/01	01/05	01/03	01/06	01/07	01/08	01/09	01/10

Response 4a Fire

01/04	05/51	01/01	01/05	01/03	01/06	01/07	01/08	01/09	01/10

RESOLUTION NO.

A RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF JOLIET FIRE DEPARTMENT AND THE EAST JOLIET FIRE PROTECTION DISTRICT

WHEREAS, the City of Joliet ("City") is a duly organized and existing municipal cooperation created under the provisions of the laws of the State of Illinois; and

WHEREAS, the City of Joliet created and maintains the Joliet Fire Department ("JFD"), whose mission is to protect and enhance the quality of life in the community through education, active intervention, innovative prevention, and professional response; and

WHEREAS, the East Joliet Fire Protection District ("EJFPD") provides emergency services to areas within unincorporated Joliet Township in Will County; and

WHEREAS, the JFD and EJFPD wish to acknowledge and formalize their cooperative efforts in supporting the citizens of Joliet and greater Will County by entering into an Memorandum of Understanding ("MOU"); and

WHEREAS, the City of Joliet, as a home rule unit of local government entitles to exercise any power and perform any function pertaining to its government and affairs, including, but not limited to, the power and authority to enter into intergovernmental agreements with other agencies; and

WHEREAS, the proposed MOU is attached hereto and incorporated herein as Exhibit "A."

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The City Manager is hereby authorized to execute the Memorandum of Understanding between the City of Joliet Fire Department and the East Joliet Fire Protection District related to automatic aid services.

SECTION 2: This Resolution shall be in full force and effect from and after its passage, approval, and publication as provided by law.

PASSED this ___ day of _____, 20___.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 282-26

File ID: 282-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 04/27/2026

Department: **Final Action:**

Title: Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the East Side Joliet Fire Protection District

Agenda Date: 05/19/2026

Attachments: MOU between JFD and EJFPD.pdf, Resolution

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/7/2026	Jeff Carey	Approve	5/11/2026
1	2	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	3	5/15/2026	Beth Beatty	Approve	5/12/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 283-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: William Evans, Chief of Police

SUBJECT:
Resolution Requesting Authorization to enter into a Regular 2025 Justice Assistance Grant Intergovernmental Agreement between the City of Joliet and Will County

BACKGROUND:
For the past seventeen years, the Byrne Memorial Justice Assistance Grant has been made available to the City of Joliet and Will County. Awards are based on population and the number of Part I violent crimes each jurisdiction reports to the Federal Bureau of Investigation. These funds have been used for law enforcement purposes, generally for items that are not funded through the regular budget.

The requirements for this grant program indicate that the funds must be shared with Will County, which takes on the greatest burden of housing arrestees. In 2025, one Justice Assistance grant is available to the City of Joliet and Will County: the FY 2025 JAG. After discussing the award with Will County Representatives, the FY 2025 award of $96,673 will be split equally between the two agencies, each receiving $48,336.50.

The Joliet Police Department has elected to allocate funds to two projects: continuing to activate the law-enforcement-specific mental health app Cordico and submitting DNA evidence to private labs for cold case investigations. The department has made the mental health app available to all current and retired department members and their families for the past 4 years. Members have found the resources invaluable in mitigating the significant trauma they address as law enforcement employees. In addition, funds will be made available for private lab testing of evidence collected at cold cases. These labs specialize in extracting DNA profiles from old and degraded materials, something the Illinois State lab is unable to do.

Will County has elected to use their portion of the funds to equip half of the SWAT team with ballistic vests.

The City of Joliet Police Department will be responsible for all programmatic and financial reporting, submitting all necessary paperwork, and, if awarded, will accept the award on behalf of both agencies.

This item was reviewed at the Public Safety Committee Meeting held on May 5, 2026, and recommended to the full Council for approval.

CONCLUSION:
The budgeted items will assist the Police Department in ensuring continued mental health support for

our members and in pursuing new avenues of DNA evidence collection. There is no required local cash match.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the City Manager to sign the Intergovernmental Agreement awarding the $96,673 from the Bureau of Justice Assistance.

RESOLUTION NO._____

RESOLUTION AUTHORIZING THE EXECUTION OF A 2025 JUSTICE ASSISTANCE GRANT INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF JOLIET AND WILL COUNTY

WHEREAS, the Edward Byrne Memorial Justice Assistance Grant (JAG) program has been authorized by Congress for the purpose of prevention or reduction of crime and violence and to improve the fair administration of the justice system; and

WHEREAS, the City of Joliet and the County of Will are partners of the FY2025 Justice Assistance Grant (JAG) program and have been awarded a Joint Allocation of $96,673; and

WHEREAS, the City of Joliet and the County of Will have agreed to split the award equally in amounts of $48,836.50, and the Mayor and City Council City Manager be authorized to execute the Intergovernmental Agreement (IGA) with the County of Will; and

WHEREAS, the FY2025 Justice Assistance Grant Program Funds, in the amount of $48,836.50, be allocated and used by the Joliet Police Department.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET AS FOLLOWS:

SECTION 1: The Interagency Agreement between the City of Joliet and the County of Will, which Agreement is attached hereto and made a part hereof, is approved.

SECTION 2: The City Manager is authorized to sign the Agreement on behalf of the City of Joliet.

SECTION 3: All Resolutions conflicting with any of the provisions of this Resolution shall be, and the same, are hereby repealed.

SECTION 4: Be it further resolved that the passage of this Resolution be inscribed permanently in the records of the proceedings of the Joliet City Council.

SECTION 5: This Resolution shall be in full force and effect from and after its passage, approval, and recording according to law.

PASSED this _____ day of _____, 2026.

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

THE STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

INTERGOVERNMENTAL AGREEMENT
BETWEEN THE CITY OF JOLIET, ILLINOIS AND COUNTY OF WILL, ILLINOIS

FY 2025 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD

This agreement is made and entered into this day of ____ May, 2026 by and between the COUNTY of Will, acting through its County Executive and its governing body, the County Board of Will County, hereinafter referred to as COUNTY, and the CITY of Joliet, acting by and through its governing body, the City Council, hereinafter referred to as CITY, both of Will County, State of Illinois, witnesseth:

WHEREAS, this Agreement is made under the authority of the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq: and

WHEREAS, the City of Joliet and the County of Will are public agencies as defined in the Intergovernmental Cooperation Act; and

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, each governing body finds that the performance of this Agreement is in the interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement; and

WHEREAS the COUNTY and CITY are disparate partners of the FY 2025 Justice Assistance Grant (JAG) and have been awarded a total amount of $96,673; and

WHEREAS, the COUNTY and CITY have agreed to split the aggregate award equally in amounts of $48,836.50; and

WHEREAS, the COUNTY and CITY believe it to be in their best interests to reallocate the JAG funds so that both parties receive a 50% share of the total FY 2025 JAG award; and

NOW THEREFORE, the COUNTY and CITY agree as follows:

Section 1.
CITY will act as fiscal agent and ensure that the 50%-50% split of the 2025 JAG award occurs and that both the COUNTY and CITY each receives an amount of $48,836.50 of these grant dollars.

Section 2.
The COUNTY will provide quarterly reports by the 5th day of the new quarter documenting any funds expended and a written narrative of any activities corresponding with these expenditures.

Section 3.
Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed under the Local Government and Governmental Employees Tort Immunity Act, 745 ILCS 10/1-101, et. Seq. (herein, Tort Immunity Act).

Section 4.
Nothing in the performance of this Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by the Tort Immunity Act.

Section 5.
Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 6.
The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 7.
By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

City of Joliet, IL	County of Will, IL
_____	_____
Beth Beatty Joliet City Manager	Jennifer Bertino-Tarrant Will County Executive
ATTEST:	ATTEST:
_____	_____
Joliet City Clerk	Will County Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 283-26

File ID: 283-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/06/2026

Department: **Final Action:**

Title: Resolution Requesting Authorization to enter into a Regular 2025 Justice Assistance Grant Intergovernmental Agreement between the City of Joliet and Will County

Agenda Date: 05/19/2026

Attachments: Resolution, FY25 JAG IGA.docx

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/12/2026	William Evans	Approve	5/11/2026
1	2	5/12/2026	Todd Lenzie	Approve	5/14/2026
1	3	5/15/2026	Beth Beatty	Approve	5/14/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 284-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: William Evans, Chief of Police

SUBJECT:
Resolution Approving an Intergovernmental Agreement with the County of Will for the Placement of License Plate Reading Cameras Located on County Highways

BACKGROUND:
The Joliet Police Department has determined the use of license plate reading cameras (LPR's) is of value for criminal investigations. Cameras have been placed at various strategic locations throughout the City of Joliet for years. Two of the locations are Caton Farm Road, just east of Essington Road, and south of Route 6.

This item was reviewed at the Public Safety Committee Meeting held on May 5, 2026, and recommended to the full Council for approval.

CONCLUSION:
Caton Farm Road east of Essington Road and south of Route 6 are County Highways under the jurisdiction of the Will County Department of Transportation. To keep an LPR's at these locations, Will County requires that the City of Joliet resign the intergovernmental agreement regarding maintenance, and use of the camera.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council adopt the attached Resolution approving an Intergovernmental Agreement with the County of Will for Continued License Place Reading Cameras Located on County Highways.

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RESOLUTION NO.

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH THE COUNTY OF WILL FOR THE PLACEMENT OF LICENSE PLATE READING CAMERAS LOCATED ON COUNTY HIGHWAYS

WHEREAS, the Mayor and City Council has determined that it is in the City's best interest to approve an intergovernmental agreement with the County of Will, attached hereto and incorporated herein, regarding the placement of license plate reading cameras in the rights-of-way of County highways.

WHEREAS, the City of Joliet is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois.

NOW, THEREFORE, 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 City Manager is hereby authorized to execute an Intergovernmental Agreement, which is substantially the same as attached hereto and incorporated herein, with the County of Will, regarding the placement of license plate reading cameras in the rights-of-way of County highways. 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: 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.

NOW, THEREFORE, 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_____, 2026.

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

INTERGOVERNMENTAL AGREEMENT FOR THE PLACEMENT OF LICENSE PLATE READING CAMERAS LOCATED ON COUNTY HIGHWAYS IN THE COUNTY OF WILL

WHEREAS, the City of Joliet is a Municipal Corporation and situated in Will County, (hereinafter referred to as "MUNICIPALITY") under and by virtue of the Constitution and laws of the State of Illinois, and has acted in the exercise of its legal authority in the exercise of this Agreement; and

WHEREAS, the County of Will is a body corporate and politic (hereinafter referred to as the "COUNTY"); and

WHEREAS, Article VII, Section 10, of the Constitution of the State of Illinois of 1970 provides that units of local government may contract or otherwise associate among themselves to obtain or share services and to exercise, combine or transfer any power or function in any manner not prohibited by law or by ordinance; and

WHEREAS, MUNICIPALITY and the COUNTY are public agencies within the meaning of the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 *et seq.*; and

WHEREAS, the Illinois Intergovernmental Cooperation Act authorizes municipalities to exercise jointly with any public agency of the State, including other units of local government, any power, privilege, or authority which may be exercised by a unit of local government individually, and to enter into contracts for the performance of governmental services, activities, and undertakings; and

NOW THEREFORE, in consideration of the mutual promises, obligations and undertakings set forth herein, the COUNTY and MUNICIPALITY (hereinafter collectively referred to as "PARTIES") AGREE AS FOLLOWS:

1. That the COUNTY has jurisdiction over county highways located in the MUNCIPALITY.

2. That the MUNICIPALITY is desirous to install license plate reading cameras at the location(s) indicated in EXHIBIT A of THIS AGREEMENT.

3. That EXHIBIT A of THIS AGREEMENT may be amended to add or delete locations for license plate reading cameras. Such additions or deletions shall be considered upon written request from the MUNICIPALITY to the COUNTY's County Engineer, and upon approval of said request by the COUNTY's County Engineer, EXHIBIT A shall be revised to add or delete the subject intersection.

4. All PARTIES agree that the license plate reading cameras shall be installed by MUNICIPALITY under permit with the COUNTY.

5. That THIS AGREEMENT shall not be construed, in any manner or form, to limit the power or authority of the COUNTY or the COUNTY's County Engineer, to maintain operate,

improve, manage, construct, reconstruct, repair, widen or expand County Highways as best determined by the COUNTY and as provided by law.

6. The MUNICIPALITY agrees to promptly remove, or cause to be removed, at no expense to the COUNTY, the license plate reading cameras upon receipt of written notification from the COUNTY's County Engineer, at any time and for any reason, that its permit is revoked.

7. The MUNICIPALITY agrees to indemnify, defend and hold harmless the COUNTY, its elected and appointed officials, agents, employees and representatives, and the COUNTY's Division of Transportation, its duly appointed officials, agents, employees and representatives from and against any and all claims, suits, settlements, actions, losses, expenses, damages, injuries, judgements and demands (collectively referred to as "claims") arising from and relating to the use and/or placement of the license plate reading cameras at the location(s), including but not limited to misuse or improper sharing of private or personal information, constitutional challenge or personal injury. The MUNICIPALITY further agrees to pay all damages, judgements, settlements, costs and expenses incurred by the COUNTY, including all reasonable attorney's fees and court costs, in connection with or resulting from such claims against the COUNTY.

   Nothing contained in this paragraph 7 shall be construed as prohibiting the COUNTY, its elected and appointed officials, agents, employees and representatives, from defending through the selection and use of its own agents, attorneys and experts, any claims, suits, demands, proceedings and actions brought against them. Pursuant to Illinois law, 55 ILCS 5/3-9005, any attorney representing the COUNTY, under this paragraph, is to be appointed a Special Assistant State's Attorney. The COUNTY's participation in its defense shall not remove MUNICIPALITY's duty to indemnify, defend, and hold the COUNTY harmless, as set forth above.

8. That nothing contained in THIS AGREEMENT is intended or shall be construed as in any manner or form creating or establishing a relationship of co-partners between the parties hereto, or as constituting the MUNICIPALITY (including its elected officials, duly appointed officials, officers, employees and agents) as an agent, representative or employee of the COUNTY for any purpose or in any manner whatsoever.

9. That each party warrants and represents to the other party and agrees that (1) THIS AGREEMENT is executed by duly authorized agents or officers of such party and that all such agents and officers have executed the same in accordance with the lawful authority vested in them pursuant to all applicable and substantive requirements; (2) THIS AGREEMENT is binding and valid and will be specifically enforceable against each party; and, (3) THIS AGREEMENT does not violate any presently existing provisions of law nor any applicable order, writ, injunction or decree of any court or government department, commission, board, bureau, agency or instrumentality applicable to such party.

10. That THIS AGREEMENT shall be deemed to take effect as of the date on which the duly authorized agents of the last of the parties hereto to execute THIS AGREEMENT affix their signatures.

11. This document shall be the final embodiment of THIS AGREEMENT by and between the COUNTY and MUNICIPALITY. No oral changes or modifications for THIS AGREEMENT shall be permitted or allowed. Changes or modification to THIS AGREEMENT shall be made only in writing and upon the necessary and proper signature of the COUNTY and MUNICIPALITY.

12. In the event that a court of competent jurisdiction shall hold any provisions of THIS AGREEMENT invalid or unenforceable, such holdings shall not invalidate or render unenforceable any other provision hereto.

13. THIS AGREEMENT shall be binding upon and inure to the benefits of the parties hereto, their successors and assigns.

14. Venue for enforcement of this agreement shall be in the courts of the Twelfth Judicial Circuit, Will County, Illinois.

15. Except for data shared and or/retained on a case by case basis for legitimate law enforcement purposes only, the MUNICIPALITY shall not share or transfer data collected from license plate reading cameras placed on or within COUNTY highways or rights-of-way with any federal, state, local, or private entity for purposes of creating or adding to a vehicle location service or database.

16. The MUNICIPALITY shall, apply to the Illinois State Archives Records Management Section to establish a specific records retention plan for all records generated by or maintained pursuant to the operation of license plate reading cameras. No permit to place cameras in the COUNTY's highways or rights-of-way shall be issued by the County Engineer until such time as the MUNICIPALITY presents evidence of a certified plan of records retention from the Illinois State Archives Record Retention Section.

17. Any license plate reading camera data in the possession of MUNICIPALITY and not otherwise exempt, is subject to disclosure to the general public under the Illinois Freedom of Information Act (FOIA), 5 ILCS 140/1, *et seq*. as a public record. In the event the County of Will (or any of its officers, agents, employees or officials) receives a request under FOIA for documents relating to this intergovernmental agreement or COUNTY's authorization for the MUNICIPALITY to install and operate license plate reading cameras on or within COUNTY highways or rights-of-way pursuant to this intergovernmental agreement, the MUNICIPALITY shall provide to the County of Will at no cost and within the timeframes required under FOIA, a copy of any such "public record" as required by FOIA and in compliance with the provisions of FOIA. MUNICIPALITY may identify any such records, or portions thereof, that it in good faith believes to be exempt from production, including its justification for such exemption. MUNICIPALITY shall be responsible for any costs or damages associated with defending the request for exempt treatment.

18. Any notices under this Agreement shall be sent as follows:

    If to the County:

Will County Engineer Will County Division of Transportation 16841 West Laraway Road Joliet, IL 60433	Will County State's Attorney Attention: Civil Division 57 N. Ottawa Street, 5th Floor Joliet, Illinois 60432

    If to MUNICIPALITY:

_____	_____
Attention:_____	City Attorney
_____	_____
_____	_____

19. The PARTIES agree that each shall be responsible to notify the other of any changes in notification procedures.

20. This AGREEMENT may be executed in one or more counterparts, each of which will be deemed an original, but all of which will constitute one instrument.

21. The term of this Agreement shall be for a period of three (3) years upon passage and approval by the Will County Board.

Dated at Joliet, Illinois this ____ day of _____, 20__.

WILL COUNTY **ATTEST**

_____ _____

Will County Executive Will County Clerk

(Seal)

Dated at _____, Illinois, this ____ day of _____, 20__.

_____ OF _____ **ATTEST**

_____ _____

Mayor City Clerk

Exhibit A

LIST OF LICENSE PLATE READING CAMERA LCOATIONS THAT ARE APPROVED
FOR INSTALLATION AND OPERATION
(OR THOSE PREVIOUSLY APPROVED NOW BEING DELETED)

LOCATION	EFFECTIVE DATE ADDED	EFFECTIVE DATE REMOVED	PERMIT NUMBER
South side of CH 05 approx. 475 ft east of Essington Road on existing City light pole.	1/26/23		R-05-0005
West side of CH 52 approx. 850 ft south of Rt 6 on existing City light pole.	2/5/24		R-52-0014

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 284-26

File ID: 284-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/06/2026

Department: **Final Action:**

Title: Resolution Approving an Intergovernmental Agreement with the County of Will for the Placement of License Plate Reading Cameras Located on County Highways

Agenda Date: 05/19/2026

Attachments: Resolution, Joliet IGA will county LPR.DOCX

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/12/2026	William Evans	Approve	5/11/2026
1	2	5/12/2026	Todd Lenzie	Approve	5/14/2026
1	3	5/15/2026	Beth Beatty	Approve	5/14/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 285-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Appropriating Motor Fuel Tax Funds for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST

BACKGROUND:
The 2026 Pavement Marking Program includes the markings on various major streets, state routes, neighborhood collector, and residential streets.

The Public Service Committee will review this matter.

CONCLUSION:
Funding for this project will come from Motor Fuel Tax (MFT) Funds. Since Motor Fuel Tax Funds are used for this project, the State of Illinois requires the Mayor and City Council to approve a MFT Resolution. Please find attached a Motor Fuel Tax Resolution appropriating $262,416.00 for the 2026 Pavement Marking Program.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the MFT Resolution appropriating Motor Fuel Tax Funds.

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Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☐ Yes ☒ No

Resolution Type	Resolution Number	Section Number
Original		26-00575-00-ST

BE IT RESOLVED, by the Council (Governing Body Type) of the City (Local Public Agency Type)

of Joliet (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
VARIOUS				

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Installation of Thermoplastic and Modified Urethane Pavement Markings throughout the City of Joliet.

2. That there is hereby appropriated the sum of Two Hundred Sixty Two Thousand Four Hundred Sixteen and 00/100 Dollars ($262,416.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Lauren O'Hara (Name of Clerk) City (Local Public Agency Type) Clerk in and for said City (Local Public Agency Type)

of Joliet (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council (Governing Body Type) of Joliet (Name of Local Public Agency) at a meeting held on May 19, 2026 (Date).

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this _____ (Day) day of _____ (Month, Year).

(SEAL, if required by the LPA)

Clerk Signature & Date

Approved

Regional Engineer Signature & Date
Department of Transportation

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 285-26

File ID: 285-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/05/2026

Department: Public Works **Final Action:**

Title: Resolution Appropriating Motor Fuel Tax Funds for the 2026 Pavement Marking Program - MFT Section No. 26-00575-00-ST

Agenda Date: 05/19/2026

Attachments: Resolution

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/6/2026	Greg Ruddy	Approve	5/8/2026
1	2	5/7/2026	Kevin Sing	Approve	5/8/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/11/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 286-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Glenwood Avenue, Just East of Hammes Avenue)

BACKGROUND:
The Glenwood and West Acres Water Main Improvement project is part of the 2026 Water Main Improvement Program. To construct this project an easement agreement with ComEd is required for the water main that will cross the ComEd right-of-way along Glenwood Avenue, just east of Hammes Avenue.

The Public Service Committee will review this matter.

CONCLUSION:
ComEd has provided their standard easement agreement for this work. A one-time easement fee of $8,729.94 is required.

Funds will be charged to the Water Main Replacement Fund (Org 53880000, Object 557200, $8,729.94).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the attached Resolution accepting the easement agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Glenwood Avenue, just east of Hammes Avenue).

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RESOLUTION NO.

RESOLUTION ACCEPTING AN EASEMENT AGREEMENT FROM COMED FOR THE GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENT PROJECT (GLENWOOD AVENUE, JUST EAST OF HAMMES AVENUE)

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby approve the Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project.

SECTION 2: The Mayor and City Clerk are hereby authorized to execute the Agreement on behalf of the City of Joliet.

SECTION 3: Payment for the easement agreement in the amount of $8,729.94 is authorized.

SECTION 4: That if any Section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 5: 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.

SECTION 6: That this Resolution shall be in full force and effect upon its adoption and approval according to law.

PASSED this _____ day of _____, 2026

_____ _____

MAYOR **CITY CLERK**

VOTING YES _____

VOTING NO _____

NOT VOTING _____

This Document was Prepared by:
Ericka Irby
ComEd Sr. Real Estate Representative
Real Estate & Facilities

When Recorded, Return to:
Ericka Irby, Sr. Real Estate Representative
ComEd
3 Lincoln Centre – 4th Floor
Oakbrook Terrace, IL 60181
779-231-0633

WATER MAIN EASEMENT AGREEMENT

THIS Sanitary Sewer Easement Agreement ("Easement") is made as of this ___ day of _____, 2026, by and between COMMONWEALTH EDISON COMPANY, an Illinois corporation ("Grantor"), with a mailing address of 3 Lincoln Centre, 4th Floor, Oakbrook Terrace, Illinois 60181, and City of Joliet, with a mailing address of 150 W Jefferson St., Joliet, Illinois 60432 ("Grantee").

RECITALS:

A. Grantor is the owner of a parcel of land in Joliet, IL., County of Will and State of Illinois, commonly known as Joliet-Tiedtville R/W; Will County-Joliet R/W; PIN: 30-07-07-125-047-0000, described in Exhibit A attached hereto and made a part hereof ("Grantor's Property").

B. Grantor utilizes Grantor's Property for Grantor's own business operations, which operations, for purposes hereof, shall include without limitation the construction, reconstruction, maintenance, repair, upgrade, expansion, addition, renewal, replacement, relocation, removal, use and operation of Grantor's equipment and facilities, whether now existing or hereafter to be installed, in, at, over, under, along or across Grantor's Property (collectively, "Grantor's Operations").

C. Grantee desires to install a(n) twelve-inch (12") water main and the removal of existing sixteen-inch (16") and eight-inch (8") water mains along a center line across Grantor's Property in the location shown on the diagram attached hereto as Exhibit B (for the purposes of this Easement, the "Easement Premises" shall be a strip of land twelve feet (12') wide and laying six feet (6') along either side of the water line's center line by two hundred fifty feet (250') as shown on the diagram attached hereto as Exhibit B).

NOW, THEREFORE, in consideration of Ten and No/100ths Dollars, the payments, covenants, terms, and conditions to be made, performed, kept and observed by Grantee hereunder and other good and lawful consideration, Grantor and Grantee hereby agree as follows:

1. Grant of Easement. Subject to the terms and provisions of this Easement, Grantor hereby grants and conveys, without warranty of title, a perpetual, non-exclusive easement for the right and privilege to use the Easement Premises for the following purposes and for no other purpose whatsoever: construction and maintenance of a(n) twelve-inch (12") water main in substantial conformity with the engineering plan sheets C004, C029, C033, C034 & C035, prepared by Baxter & Woodman Consulting Engineers, dated 12/12/25 and known as GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS attached hereto as Exhibit B and made a part hereof .(hereinafter referred to as the "Facilities").

2. Grantee's Use. The following general conditions shall apply to Grantee's use of the Easement Premises:

(a) Grantee shall procure and maintain at its own expense, prior to entry upon Grantor's Property hereunder, all licenses, consents, permits, authorizations and other approvals required from any federal, state or local governmental authority in connection with the construction, placement, use and operation of the Easement Premises and the Facilities, and Grantee shall strictly observe all laws, rules, statutes and regulations of any governmental authorities having jurisdiction over the Easement Premises or Grantee's operations thereon. Grantor may from time to time request reasonable evidence that all such approvals have been obtained by Grantee and are in full force and effect. In no event shall Grantee seek any governmental approvals that may affect in any way Grantor's Operations, including without limitation any zoning approvals, without in each instance obtaining Grantor's prior written consent, which consent may be granted or withheld in Grantor's sole discretion.

(b) In the event any aspect of Grantee's construction, placement, maintenance, repair, use or operation of the Easement Premises and the Facilities at any time violates or is forbidden by any law, statute, rule, regulation, order or requirement of any governmental authority, Grantee shall immediately discontinue such operations and at its own expense take all required corrective action, including without limitation removal of all or any portion of the Facilities from Grantor's Property if required, within the lesser of (i) thirty (30) days from Grantee's notice of such violation or (ii) the period of time required by law for the correction of such violation.

(c) Grantee's use of the Easement Premises shall be conducted in a manner that does not conflict or interfere with Grantor's Operations.

(d) This Easement and the rights granted hereunder are subject and subordinate in all respects to all matters and conditions affecting the Easement Premises (whether recorded or unrecorded).

(e) Grantee's obligations and liabilities to Grantor under this Easement with respect to the Easement Premises and the Facilities and all other matters shall not be limited or in any manner impaired by any agreements entered into by and between Grantee and any third parties, including without limitation any agreements related to the construction or installation of the Facilities, and Grantee shall be and remain liable to Grantor for the installation and operation of the Facilities in accordance with the terms and conditions of this Easement, notwithstanding Grantee's failure or refusal to accept delivery of or title to such facilities from any such third parties.

(f) Without limiting the generality of the foregoing, this Easement and the rights granted hereunder are subject and subordinate in all respects to the existing and future rights of Grantor and its

lessees, licensees and grantees, existing roads and highways, the rights of all existing utilities, all existing railroad rights-of-way, water courses and drainage rights that may be present in Grantor's Property. If required, Grantee shall secure the engineering consent of such prior grantees as a prerequisite to exercising its rights hereunder and provide Grantor with a copy of the same.

3. Term. The term of this Easement shall be perpetual, unless sooner terminated in accordance with the provisions of this Easement, and shall commence as of the date first hereinabove written.

4. Fees. In partial consideration of this Easement, Grantee shall pay Grantor a certain sum of money as set forth in a separate agreement between Grantor and Grantee, which amount shall be due and payable to Grantor, prior to Grantor's execution of this Easement.

5. Rights Reserved to Grantor.

(a) Grantor's rights in and to the Easement Premises, Grantor's Property and Grantor's Operations are and shall remain superior to Grantee's rights granted hereunder. Grantor shall not be liable to Grantee for damage to the Facilities due to Grantor's Operations and/or the installation, operation, maintenance or removal of any present or future facilities of Grantor.

(b) Grantor reserves the right to grant additional leases, licenses, easements and rights hereafter to third parties through, under, over and across all or any portion of Grantor's Property, including the Easement Premises, so long as there is no material adverse impact on Grantee's rights in and use of the Easement Premises pursuant to the terms of this Easement. In the event of a violation of this Paragraph 5(b), Grantee's sole and exclusive remedy against Grantor shall be seeking an injunction preventing such third party from creating such material adverse impact on Grantee's rights as aforesaid.

6. Relocation and Restoration of Easement Premises. The following terms and conditions shall govern the rights and obligations of the parties with respect to relocation and restoration of the Easement Premises:

(a) In the event any alteration, expansion, upgrade, relocation or other change in Grantor's Operations interferes or conflicts with Grantee's use of the Easement Premises hereunder, Grantor shall notify Grantee in writing of such proposed change and the conflict posed by this Easement or the presence of the Facilities on the Easement Premises. Such notice shall contain Grantor's estimate of the additional costs Grantor will incur if the proposed change in Grantor's Operations must be altered to avoid or minimize any conflict or interference with Grantee's use of the Easement Premises. Within ten (10) days after receipt of such notice, Grantee shall notify Grantor in writing of its election to (i) make such changes in the Facilities, at Grantee's cost, as in the judgment of Grantor may be required to avoid or minimize any conflict or interference with the proposed change in Grantor's Operations, including without limitation the relocation of the Easement Premises and the Facilities to another location owned by and designated by Grantor, or (ii) reimburse Grantor for all additional costs incurred by Grantor in altering the proposed change in Grantor's Operations to avoid or minimize such conflict or interference. In the event Grantee fails to notify Grantor in writing of such election within such ten (10) day period, Grantee shall be conclusively deemed to have elected to reimburse Grantor for its additional costs as provided in clause (ii) hereinabove. In the event Grantee elects to make all changes to the Easement Premises and/or the Facilities, including relocation to another location designated by Grantor, required to avoid conflict with the proposed change in Grantor's Operations, Grantee, at its sole cost and in accordance with all applicable terms and conditions of this Easement, shall promptly take all steps necessary to complete such changes and relocation within a reasonable time but in no event later than sixty (60) days after the date of such election. In the event Grantee elects to reimburse Grantor for the

additional costs to be incurred by Grantor, Grantee shall make such payment within thirty (30) days after Grantor's demand therefor.

(b) Grantee agrees that, within thirty (30) days after the termination of this Easement for any reason, Grantee shall, at its sole cost and expense and only if directed to do so by Grantor in Grantor's sole discretion, remove all of the Facilities from Grantor's Property and restore and repair Grantor's Property to the condition existing prior to the installation of the Facilities. In the event Grantee fails to so remove the Facilities and restore and repair Grantor's Property, Grantor may elect to do so at Grantee's sole cost and expense, and, in such event, Grantor may dispose of the Facilities without any duty to account to Grantee therefor. Grantee shall pay all costs and expenses incurred by Grantor in removing the Facilities, including any storage costs, and any costs incurred by Grantor in restoring and repairing Grantor's Property. Any facilities and equipment that Grantee fails to remove from Grantor's Property within thirty (30) days after the termination of this Easement shall be conclusively deemed to have been abandoned by Grantee and shall become the sole property of Grantor, without liability or obligation to account to Grantee therefor.

7. Condition of Grantor's Property. Grantee has examined the Easement Premises and knows its condition. Grantee hereby accepts the condition of the Easement Premises in its **AS-IS, WHERE-IS CONDITION, WITH ALL FAULTS**. No representations as to the condition, repair or compliance thereof with any laws, and no agreements to make any alterations, repairs or improvements in or about the Easement Premises have been made by or on behalf of Grantor. By accepting possession of the Easement Premises, Grantee shall be conclusively presumed to have accepted the condition thereof and to have unconditionally waived any and all claims whatsoever related to the condition of the Easement Premises.

8. Conditions Governing Construction, Repair, Maintenance and Other Work.

(a) All work performed by Grantee pursuant to this Easement, including without limitation all work related to the installation, alteration, maintenance (excluding only routine maintenance), repair, relocation, replacement or removal of the Easement and the Facilities, shall be performed in accordance with plans and specifications approved in writing by Grantor prior to the commencement of such work. Grantor shall review and approve any amendments, additions or other changes to such approved plans and specifications, prior to the performance of any work identified therein. Grantor shall have the right (but not the obligation) to supervise Grantee's performance of any such work at the Easement Premises (or any component thereof) and, in the event that Grantor so elects, Grantee shall reimburse Grantor for any and all costs of such supervision, together with a charge for Grantor's overhead, as determined by Grantor.

(b) Prior to the performance of any work, Grantee shall (i) obtain all applicable permits, approvals and authorizations required from any federal, state or local governmental authorities and furnish Grantor with satisfactory evidence that all such approvals have been obtained and (ii) furnish Grantor with certificates of insurance for each contractor and subcontractor evidencing such contractor's or subcontractor's compliance with the requirements of Section 11 hereof.

(c) Except for emergency repairs affecting the health and safety of the public, Grantee shall provide Grantor with not less than thirty (30) days advance notice of any work (including routine maintenance) so that Grantor may take such protective actions as Grantor deems necessary to ensure the safety and reliability of Grantor's facilities in the area of Grantee's proposed work. Grantee shall postpone the commencement of its work until such time as Grantor has completed any and all such protective work. Any cost and expense of such protective work shall be borne by Grantee and paid by Grantee within thirty (30) days after receipt of a bill therefor.

(d) Grantee hereby agrees that, in the event that Grantee (or any employee, agent, representative, contractor, licensee, invitee or guest of Grantee) performs any grading, leveling, digging or other work of any kind on the Grantor's Property (to the extent expressly permitted under the terms of this Easement) and damages any improvements, fixtures, facilities, equipment, or other property located (now or in the future) at Grantor's Property, then Grantee will either (at Grantor's sole election), (x) promptly cause any such improvements, fixtures, facilities, equipment or other property to be repaired and restored to the same or better condition as the same were in immediately prior to such damage or destruction, or (y) promptly pay Grantor the amount which Grantor estimates (as set forth in a written notice from Grantor to Grantee) will cover the cost and expense of repairing and restoring such damage or destruction. Prior to performing any such grading, leveling, digging or excavation work on the Easement Premises (which work shall be subject to Grantor's prior written approval), Grantee will notify J.U.L.I.E. at telephone number (800) 892-0123, C.U.A.N. at (312) 744-7000 if the Easement Premises are located in the City of Chicago, or in the event the Easement Premises are located outside J.U.L.I.E.'s or C.U.A.N.'s jurisdiction, any other services required by the utilities in the jurisdiction where the Easement Premises are located, at least seventy-two (72) hours prior to the commencement of such work in order to locate all existing utility lines that may be present on the Easement Premises.

(e) Except for emergency repairs affecting the health and safety of the public, which emergency repairs should be called in within the first 8-hours of entering Grantor's Property and confirmed by Grantor, Grantee shall (in addition to the notice required under subparagraph (c) above) notify Grantor's Regional Right of Way Agent in Channahon, Illinois, telephone number (224) 244-1826, at least forty-eight (48) hours in advance of entering Grantor's Property for the performance of any work (including routine maintenance). The timing and scheduling of such work shall be subject to Grantor's prior approval. In the event Grantee is required to perform any emergency repair work affecting the health and safety of the public, Grantee shall notify Grantor in writing of such repair work within forty-eight (48) hours after the performance of such repairs.

(f) Grantee hereby acknowledges that the Easement Premises may be used from time to time to accommodate equipment and facilities of other persons and/or entities (including, without limitation, pipeline and utility companies) which are (or will be) located on, above or below the surface of the Easement Premises. Grantee agrees that it will contact any such persons and/or entities holding rights to use and/or occupy the Easement Premises, and provide the proper protection required by such persons or entities, in connection with Grantee's use and occupancy of the Easement Premises. Grantee further agrees to furnish Grantor copies of the correspondence between the any such persons or entities and Grantee. Grantee agrees that this requirement shall apply to any installations currently located on, above or below the Easement Premises and any and all future installations on, above or below the Easement Premises.

(g) Grantor may withhold its approval to the performance of any work hereunder whenever any of the following conditions exist: (i) Grantee is in default under this Easement, (ii) the performance of such work and the use and occupancy of Grantor's Property contemplated by such work in Grantor's judgment will interfere with Grantor's Operations or any other then existing uses of Grantor's Property, or (iii) Grantor and Grantee have failed to enter into such supplemental agreements as Grantor deems necessary or advisable regarding the performance of such work. Grantor retains the right to suspend or stop all such work if in Grantor's sole judgment the ongoing performance of such work endangers Grantor's facilities or threatens to interfere with Grantor's Operations, and Grantor shall incur no liability for any additional cost or expense incurred by Grantee or any third parties in connection with such work stoppage.

(h) All work shall be performed in a good and workmanlike manner and in accordance with all applicable laws, statutes, building codes and regulations of applicable governmental authorities.

Without limiting the generality of the foregoing, Grantee shall cause all work and the placement of the Easement Premises and the Facilities to meet the applicable requirements of 83 Ill. Admin. Code Part 305, as amended from time to time, and shall cause all workers performing any work on behalf of Grantee, its contractors and subcontractors, to be equipped for and conform to OSHA safety regulations. Upon completion of the work, Grantee shall (i) provide waivers of liens from each contractor and such other evidence of lien-free completion of the work as Landlord may require and (ii) restore all adjacent and other affected areas of Grantor's Property to their original condition preceding the commencement of such work.

(i) Grantee shall promptly notify Grantor of any damage caused to Grantor's facilities arising our of or related to the performance of such work, including without limitation damage to crops, fences, pasture land or livestock, landscaping and the like and Grantee will reimburse Grantor on demand for the cost of any such repairs and other expenses incurred by Grantor as a result of such damage. The formula described in Section 15(b) shall be used to determine the amount due Grantor as reimbursement for the cost of such repairs. No vehicles, equipment or anything else (including, but not limited to, any equipment attached to vehicles or equipment such as antennas) having a height which exceeds the maximum allowable height under applicable OSHA height standards in effect from time to time, shall be driven, moved or transported on the Easement Premises without Grantor's prior written consent.

(j) There shall be no impairment of any natural or installed drainage facilities occasioned by any work related to the Easement Premises and/or the Facilities and Grantee at its cost shall repair and replace all drainage tiles damaged or destroyed during the performance of such work.

(k) The following additional specific requirements shall apply to the performance of the work related to the Easement Premises and/or the Facilities:

(i) Grantee agrees that the Facilities will be installed in strict conformity with the plans attached hereto as Exhibit B.

(ii) Should any proposed changes to the Easement Premises and/or the Facilities be required, either before or after installation, Grantee, or its successors, shall first submit such changes to Grantor, in the form of revised plans for Grantor's review and approval.

(iii) Where the Facilities cross Grantor's fiber optic cable (TBON), Grantor may require that split plastic duct shall be installed and secured around Grantor's underground fiber optic cables in order to protect the fiber optic cable from any damage during any backfilling operation, all of which shall be performed at Grantee's sole cost and expense.

(v) Grantee agrees, upon completion of the installation of the Facilities, Grantee will replace all backfilling material in a neat, clean and workmanlike manner, with the topsoil on the surface of Grantor's Property, together with the removal of all excess soils, including any rocks, debris or unsuitable fill from Grantor's Property that has been displaced by the placement of the Facilities. At Grantor's sole election, Grantor may permit Grantee to evenly spread any portion of the remaining topsoil over the Easement Premises so long as Grantee shall not cause or permit the existing ground grade on the Easement Premises to be increased or decreased in excess of eight (8) inches above or below the existing grade level of the Easement Premises as of the date hereof.

(vi) Grantee agrees that all of Grantor's Property as affected by the construction of the Facilities shall be leveled, dressed and the area re-seeded using grass over and along Grantee's entire construction project site, except for those areas that are either tenant occupied for agricultural purposes and/or those areas that involve in wetland construction, where governmental wetland restoration

requirements shall take precedence. Grantee shall manage the re-seeding process until a firm grass growth has been established on Grantor's Property. Grantee agrees to leave Grantor's Property in a neat, clean and orderly condition and to the satisfaction of Grantor, including, but not limited to, the re-seeding of Grantor's Property as required.

(vii) Grantee covenants and agrees that, in the event that Grantee installs (or is required (by Grantor or otherwise) to install) any fencing and/or gates in connection with Grantee's work at the Easement Premises (or its use or occupancy of the Easement Premises), Grantee will install, maintain and operate such fences and/or gates in strict compliance with any and all fencing and locking rules, regulations and guidelines which Grantor may deliver to Grantee from time to time. [OPTIONAL: A copy of Grantor's current fencing and locking rules, regulations and guidelines is attached hereto as Exhibit ___.]

(viii) Grantee acknowledges and confirms that, in connection with Grantor's review and/or approval of the plans and specifications for Grantee's work at the Easement Premises (as provided in Subsection 8(a) above), Grantor may require that barricades ("Barricades") be installed on the Easement Premises in order to protect Grantor's Operations and/or other equipment, improvements and facilities of Grantor and other users and occupants of the Easement Premises. Any such Barricades shall be installed either (at Grantor's sole option): (i) by Grantee, at Grantee's sole cost and expense, in a manner satisfactory to Grantor, or (ii) by Grantor, in which event Grantee shall pay to Grantor, prior to such installation, Grantor's reasonable estimate of the cost of such installation of the Barricades. [OPTIONAL: Grantee shall install, maintain and operate such Barricades in strict compliance with any and all rules, regulations and guidelines regarding barricades which Grantor may deliver to Grantee from time to time prior to or during the Term. [FURTHER OPTION: A copy of Grantor's current barricading rules, regulations and guidelines is attached hereto as Exhibit ___.]]

9. Covenants of Grantee. Grantee hereby covenants and agrees as follows (which covenants shall survive the expiration or termination of this Easement and Grantee's rights and privileges under this Easement):

(a) Grantee shall obtain and maintain all rights, licenses, consents and approvals required from any governmental authorities or third parties with respect to the installation, use or operation of the Easement Premises and/or the Facilities on Grantor's Property and, at Grantor's request, Grantee shall provide Grantor with evidence thereof. Grantee shall cause the Easement Premises and the Facilities to be maintained at all times in good repair and in accordance with all requirements of applicable law, and Grantee shall not permit any nuisances or other unsafe or hazardous conditions to exist in, on or under Grantor's Property in connection with the Easement Premises and/or the Facilities or Grantee's use or occupancy of Grantor's Property. In the event Grantee fails to fully and faithfully perform all such repair and maintenance obligations, Grantor shall have right (but not the obligation) after thirty (30) days' written notice to Grantee, to cause such repairs and maintenance to be performed and charge the cost thereof to Grantor. In the event Grantor elects to perform such repair and maintenance, the amount due Grantor from Grantee as reimbursement shall be determined using the formula described in Section 15(b) hereof.

(b) Grantee shall install the Facilities and use and occupy the Easement Premises in a manner that avoids any interference with Grantor's Operations. Within fifteen (15) days after Grantor's demand therefor, Grantee shall reimburse Grantor for all costs incurred by Grantor as a result of injury or damage to persons, property or business, including without limitation the cost of repairing any damage to Grantor's equipment or facilities or costs arising from electrical outages, caused by the use and occupancy of the Easement Premises by Grantee, its representatives, employees, agents, contractors, subcontractors and invitees.

(c) Grantee hereby covenants and agrees that it will not cause or permit any lien (including, without limitation, any mechanic's lien) or claim for lien to be asserted against the Easement Premises or any interest therein, whether such lien or claim for lien results from or arises out of any act or omission of Grantee or its employees, agents, consultants, representatives, contractors, subcontractors or materialmen, or otherwise. In the event any such lien or claim for lien is filed, Grantee will immediately pay and release the same. In the event such lien or claim of lien is not released and removed within five (5) days after notice from Grantor, Grantor, at its sole option and in addition to any of its other rights and remedies, may take any and all action necessary to release and remove such lien or claim of lien (it being agreed by Grantee that Grantor shall have no duty to investigate the validity thereof), and Grantee shall promptly upon notice thereof reimburse Grantor for all sums, costs and expenses, including court costs and reasonable attorneys' fees and expenses, incurred by Grantor in connection with such lien or claim of lien. Grantee hereby agrees to indemnify, defend and hold harmless Grantor from and against any and all liens or claims for lien arising out of or in any way connected with Grantee's use and occupancy of the Easement Premises.

(d) In addition to, and not in lieu of, the other payments which Grantee is required to make under this Easement, Grantee shall pay the following amounts to Grantor in respect of real estate taxes and assessments, in each case no later than thirty (30) days after Grantor's written demand therefor:

(i) All real estate taxes and other assessments which are allocable to any improvements, structures or fixtures constructed, installed, or placed by Grantee at the Easement Premises for all periods during which this Easement is in effect, plus

(ii) Any increase in the real estate taxes and other assessments payable with respect to the Easement Premises (or any tax parcel of which the Easement Premises is a part) which is allocable to this Easement, Grantee's use or occupancy of the Easement Premises, or any improvements, structures or fixtures constructed, installed or placed by Grantee at the Easement Premises (but without duplication of any amount payable pursuant to clause (a) above), for all periods during which this Easement is in effect.

For purposes of this Easement real estate taxes or assessments "for" or "with respect to" any particular period (or portion thereof) shall mean the real estate taxes or assessments which accrue with respect to such period, irrespective of the fact that such taxes or assessments may be due and payable within a different period.

Grantee hereby covenants and agrees that Grantee shall, no later than the "Tax Exemption Date" (as hereinafter defined), at Grantee's sole cost and expense, execute and deliver all documents, instruments petitions and applications, and take all other actions which may be necessary and/or appropriate, in order to cause the Easement Premises to be exempted from the payment of real estate taxes, to the extent that it is possible, under applicable law. In the event that Grantee is successful in obtaining any such real estate tax exemption for the Easement Premises, then Grantee shall thereafter cause such real estate tax exemption to be continued for each tax year (or portion thereof) during which this Easement is in effect (and Grantee shall execute such documents, instruments, petitions and applications, and take such other actions which may be necessary and/or appropriate, to cause such property tax exemption to be so continued). In the event that Grantee is unsuccessful in obtaining or continuing any such real estate tax exemption with respect to the Easement Premises, then Grantee shall thereafter use commercially reasonable efforts to continue to seek such exemption (or continuance thereof, as applicable) and shall, from time to time if Grantor so requests, take such actions as may be necessary to apply for such exemption (or continuation). For purposes hereof, the term "Tax Exemption Date" shall mean the date that is the earlier of: (i) sixty (60) days after the date of this Easement, or (ii) the deadline for submitting a real estate tax exemption petition or application for the real estate taxes for the year in which this Easement is executed and delivered.]

(e) Grantee shall notify Grantor in writing within thirty (30) days after the date Grantee ceases to use the Easement Premises and/or the Facilities and shall provide Grantor with a properly executed release of this Easement.

10. General Indemnity. To the maximum extent permitted under applicable law, Grantee agrees to protect, indemnify, defend (with counsel acceptable to Grantor) and hold harmless Grantor and Exelon Corporation, and their respective parents, subsidiaries and affiliates, and their respective officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns (collectively, the "Indemnified Parties") from and against any and all losses, costs, damages, liabilities, expenses (including, without limitation, reasonable attorneys' fees) and/or injuries (including, without limitation, damage to property and/or personal injuries) suffered or incurred by any of the Indemnified Parties (regardless of whether contingent, direct, consequential, liquidated or unliquidated) (collectively, "Losses"), and any and all claims, demands, suits and causes of action brought or raised against any of the Indemnified Parties (collectively, "Claims"), arising out of, resulting from, relating to or connected with: (i) any act or omission of Grantee or its officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns ("Grantee Parties") at, on or about Grantor's Property, and/or (ii) any breach or violation of this Easement on the part of Grantee, and notwithstanding anything to the contrary in this Easement, such obligation to indemnify and hold harmless the Indemnified Parties shall survive any termination of this Easement. This indemnification shall include, but not be limited to, claims made under any workman's compensation law or under any plan for employee's disability and death benefits (including without limitation claims and demands that may be asserted by employees, agents, contractors and subcontractors).

11. Waiver. Any entry onto Grantor's Property by Grantee Parties shall be at such parties' sole risk, and Grantor makes (and has heretofore made) no representations or warranties of any kind whatsoever regarding Grantor's Property or the condition of Grantor's Property (including, without limitation, the environmental condition thereof). To the fullest extent permitted under applicable law, each of Grantee Parties hereby waives any and all claims, demands, suits and causes of action against the Indemnified Parties, and fully and forever release the Indemnified Parties, for any loss, cost, damage, liability or expense (including, without limitation attorneys' fees) suffered or incurred by such Grantee Parties in connection with any entry onto Grantor's Property pursuant to this Easement. This Section will survive termination of this Easement.

12. Insurance. Grantee agrees to require its contractors, before commencing any work on the Easement Premises to purchase and maintain, or at the option of Grantee to itself purchase and maintain, at the cost of Grantee or its contractors, a policy or policies of insurance issued by insurance companies authorized to do business in the State of Illinois, having ratings of A-/VII or better in the Best's Key Rating Insurance Guide (latest edition in effect at the latest date stated in the Certificates of Insurance) and in a form satisfactory to Grantor as follows:

COVERAGE #1

Workers' Compensation Insurance with statutory limits, as required by the state in which the work is to be performed, –and Employers' Liability Insurance with limits not less than One Million dollars ($1,000,000.00) each accident/occurrence.

COVERAGE #2

Commercial General Liability (CGL) Policy or Policies (with coverage consistent with ISO CG 0001 (04 13)) covering all contractors, subcontractors and all their subcontractors with limits not less than Five Million dollars ($5,000,000.00) per occurrence covering liability for bodily injury

and property damage arising from premises, operations, independent contractors, personal injury/advertising injury, blanket contractual liability and products/completed operations for not less than three (3) years from the date the work is accepted Grantor shall be added as an Additional Insured providing coverage consistent with ISO Form CG 20 26 11 85 or the combination of ISO Form CG 20 10 10 01 and CG 20 37 10 01.

COVERAGE #3

Automobile Liability in an amount of not less than one million dollars ($1,000,000) per accident for bodily injury and property damage, covering all owned, leased, rented or non-owned vehicles, which shall include automobile contractual liability coverage.

Policies covering contractors may substitute lower limits for any of the policies listed above, provided that Contactors maintains an umbrella or excess liability policy or policies which provide a total minimum limit of four million dollars ($5,000,000) per occurrence for general liability and one million dollars ($1,000,000) for automobile liability, and that all other requirements of this insurance clause are satisfied by such umbrella or excess policy or policies.

Grantee may substitute lower limits for any of the policies listed above, provided that Grantee maintains an umbrella or excess liability policy or policies which provide a total minimum limit of $5,000,000.00 per occurrence for general liability, and that all other requirements of this insurance clause are satisfied by such umbrella or excess policy or policies.

If any work on the Easement Premises involves or includes Contractor handling, transporting, disposing, or performing work or operations with hazardous substances, contaminants, waste, toxic materials, or any potential pollutants, Grantee and/or contractors shall purchase and maintain pollution legal liability applicable to bodily injury; property damage, including loss of us of damaged property or of property that has not been physically injured or destroyed; cleanup costs; and defense, including costs and expenses incurred in the investigation, defense, or settlement of claims; all in connection with any loss arising from the Leased Premises. Coverage shall be maintained in an amount of at least two million dollars ($2,000,000) per loss and aggregate. Coverage shall apply to sudden and non-sudden pollution conditions resulting from the escape or release of smoke, vapors, fumes, acids, alkalis, toxic chemicals, liquids, or gases, waste materials, or other irritants, contaminants, or pollutants. Grantor shall be included as an additional insured and the policy shall be primary with respect to Grantor as the additional insured.

There shall be furnished to Grantor, prior to commencing the work above described a certificate of insurance showing the issuance of insurance policies pursuant to the requirements contained in Coverages #1, #2, and #3 of this paragraph and shall be delivered to Grantor upon written request. Insurance coverage as required herein shall be kept in force until all work has been completed. Grantee will provide proof the coverages afforded under the policies will not be canceled or materially changed until at least thirty (30) days prior written notice (ten (10) days in the case of nonpayment of premium) has been given to Exelon.

Grantee shall provide evidence of the required insurance coverage under Coverage #2 and #3, which shall be delivered to Grantor upon execution of this document. The insurance under Coverage #2 and #3 shall be kept in force through the term hereof through the above-referred policy, or such subsequent or substitute policy or policies as Grantee may, at its discretion, obtain.

Insurance coverage provided by Grantee and its contractors shall not include any of the following; any claims made insurance policies; any self-insured retention or deductible amount greater than two hundred fifty thousand dollars ($250,000) unless approved in writing by Grantor; any endorsement limiting coverage available to Grantor which is otherwise required by this Article; and any

policy or endorsement language that (i) negates coverage to Grantor for Grantor's own negligence, (ii) limits the duty to defend Grantor under the policy, (iii) provides coverage to Grantor only if Grantee or its contractors are negligent, (iv) permits recovery of defense costs from any additional insured, or (v) limits the scope of coverage for liability assumed under a contract.

To the extent permitted by applicable Laws, all above-mentioned insurance policies shall provide the following:

(1) Be primary and non-contributory to any other insurance carried by Grantor

(2) Contain cross-liability coverage as provided under standard ISO Forms' separation of insureds clause; and

(3) Provide for a waiver of all rights of subrogation which Grantee's, or its Contractors' insurance carrier might exercise against Grantor; and

(4) Any Excess or Umbrella liability coverage will not require contribution before it will apply

Grantor hereby reserves the right to amend, correct and change from time-to-time the limits, coverages and forms of polices as may be required from Grantee and/or its contractors.

WAIVER OF SUBROGATION

Grantee and its contractors shall waive all rights of subrogation against Grantor under those policies procured in accordance with this Easement.

13. Environmental Protection.

(a) Grantee covenants and agrees that Grantee shall conduct its operations on the Easement Premises in compliance with all applicable Environmental Laws (as hereinafter defined) and further covenants that neither Grantee, nor any of Grantee Parties, shall use, bring upon, transport, store, keep or cause or allow the discharge, spill or release (or allow a threatened release) in each case of any Hazardous Substances (as hereinafter defined) in, on, under or from the Easement Premises. Without limiting any other indemnification obligations of Grantee contained herein, Grantee hereby agrees to protect, indemnify, defend (with counsel acceptable to Grantor) and hold harmless the Indemnified Parties from and against any and all Losses and Claims (including, without limitation, (i) reasonable attorneys' fees, (ii) liability to third parties for toxic torts and/or personal injury claims, (iii) fines, penalties and/or assessments levied, assessed or asserted by any governmental authority or court, and (iv) assessment, remediation and mitigation costs and expenses and natural resource damage claims) arising out of, resulting from or connected with any Hazardous Substances used, brought upon, transported, stored, kept, discharged, spilled or released by any Grantee Parties or any other person or entity (except for any person or entity which is an Indemnified Party) in, on, under or from the Easement Premises. For purposes of this Easement, the term "Hazardous Substances" shall mean all toxic or hazardous substances, materials or waste, petroleum or petroleum products, petroleum additives or constituents or any other waste, contaminant or pollutant regulated under or for which liability may be imposed by any Environmental Law. "Environmental Laws" shall mean all federal, provincial, state and local environmental laws (including common law) regulating or imposing standards of care with respect to the handling, storage, use, emitting, discharge, disposal or other release of Hazardous Substances, including, but not limited to, the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901, et seq., the Clean Air Act, 42 U.S.C. §§7401, et seq., the Federal Water Pollution Control Act, 33 U.S.C. §§1251, et seq., the Emergency

Planning and Community Right to Know Act, 42 U.S.C. §§ 1101, et seq., the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601, et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601, et seq., the Oil Pollution Control Act, 33 U.S.C. §§2701, et seq., any successor statutes to the foregoing, or any other comparable local, state or federal statute, ordinance or common law pertaining to protection of human health, the environment or natural resources, including without limitation the preservation of wetlands, and all regulations pertaining thereto, as well as applicable judicial or administrative decrees, orders or decisions, authorizations or permits.

(b) If there are wetlands on the Easement Premises, or if wetlands should develop on the Easement Premises during the term of this Easement, Grantee shall strictly comply with and observe all applicable Environmental Laws. At Grantor's request, Grantee, at its cost, shall furnish Grantor with a survey of the Easement Premises delineating any wetland areas located on the Easement Premises. Under no circumstances shall Grantee change the physical characteristics of any wetland areas located on the Easement Premises or any adjoining land or place any fill material on any portion of the Easement Premises or adjoining land, without in each instance obtaining Grantor's prior written consent (which may be granted or withheld in Grantor's sole discretion), and only then in compliance with applicable Environmental Laws.

(c) Grantee shall provide Grantor with prompt written notice upon Grantee's obtaining knowledge of any potential or known release or threat of release of any Hazardous Substances affecting the Easement Premises.

(d) This Section shall survive the expiration or other termination of the Easement.

14. Defaults. The occurrence of any of the following shall constitute an event of default ("Event of Default") under this Easement:

(a) Grantee shall fail to pay when due any amount payable to Grantee hereunder and such failure continues for a period of ten (10) days after notice thereof from Grantor; or

(b) Grantee shall breach or violate any of its duties or obligations set forth in Section 9(c) or Section 12 of this Easement; or

(c) Grantee shall at any time be in default in any other covenants and conditions of this Easement to be kept, observed and performed by Grantee and such default continue for more than thirty (30) days (or such shorter time period as may specifically set forth in this Easement) after notice from Grantor; or

(d) A receiver, assignee or trustee shall be appointed for Grantee or if the Grantee shall file bankruptcy, or if involuntary bankruptcy proceedings shall be filed against Grantee; or

(e) Grantee shall fail to complete construction of the Facilities on or before twelve months after the date of this Easement or shall fail to operate or maintain the Facilities for a period of twelve (12) consecutive months.

15. Remedies. Upon the occurrence of an Event of Default, Grantor may exercise any one or more of the following remedies (which remedies shall survive the expiration or termination of this Easement and Grantee's rights and privileges under this Easement):

(a) terminate this Easement and all rights and privileges of Grantee under this Easement by written notice to Grantee; or

(b) take any and all corrective actions Grantor deems necessary or appropriate to cure such default and charge the cost thereof to Grantee, together with (i) interest thereon at the rate of nine (9%) percent and (ii) an administrative charge in an amount equal to ten percent (10%) of the cost of the corrective action to defray part of the administrative expense incurred by Grantor in administering such cure, such payment to be made by Grantee upon Grantor's presentment of demand therefor; or

(c) any other remedy available at law or in equity to Grantor, including without limitation specific performance of Grantee's obligations hereunder. Grantee shall be liable for and shall reimburse Grantor upon demand for all reasonable attorney's fees and costs incurred by Grantor in enforcing Grantee's obligations under this Easement, whether or not Grantor files legal proceedings in connection therewith. No delay or omission of Grantor to exercise any right or power arising from any default shall impair any such right or power or be construed to be a waiver of any such default or any acquiescence therein. No waiver of any breach of any of the covenants of this Easement shall be construed, taken or held to be a waiver of any other breach, or as a waiver, acquiescence in or consent to any further or succeeding breach of the same covenant. The acceptance of payment by Grantor of any of the fees or charges set forth in this Easement shall not constitute a waiver of any breach or violation of the terms or conditions of this Easement.

16. Notices. Whenever notice is required to be given pursuant to this Easement, the same shall be in writing, and either personally delivered, sent by a nationally recognized overnight delivery service, postage prepaid, or sent via United States certified mail, return receipt requested, postage prepaid, and addressed to the parties at their respective addresses as follows:

If to Grantor:

Commonwealth Edison Company
P.O. Box 767
Chicago, Illinois 60690-0767
Attn: Director of Real Estate Services

with a copy to:

Exelon Business Services Company
Law Department
P.O. Box 805379
Chicago, Illinois 60680-5379
Attn: Assistant General Counsel – Real Estate

If to Grantee:

City of Joliet
150 W Jefferson St.
Joliet, IL 60432
Attn: Allison Swisher
Director of Public Utilities

or at such other addresses as any party, by written notice in the manner specified above to the other party hereto, may designate from time to time. Unless otherwise specified to the contrary in this Easement, all notices shall be deemed to have been given upon receipt (or refusal of receipt) thereof.

17. No Assignment by Grantee. This Easement and the rights and obligations of the parties hereto shall be binding upon and inure to the benefit of the parties and their respective successors, personal representatives and assigns and the owners of Grantee's Property and Grantor's Property, from time to time; provided, however, that Grantee shall have no right to assign all or any portion of its right, title, interest or obligation in this Easement or under this Easement without the prior written consent of Grantor, which consent may be granted or withheld by Grantor in its sole and exclusive discretion. Any attempt by Grantee to assign all or any portion of its interest hereunder in violation of the foregoing shall be void and of no force and effect. The terms "Grantor" and "Grantee" as used herein are intended to include the parties and their respective legal representatives, successors and assigns (as to Grantee such assigns being limited to its permitted assigns), and the owners of Grantor's Property and Grantee's Property, from time to time. For purposes of this Easement, any transfer, directly, indirectly or by operation of law, of a "controlling" interest in Grantee shall constitute an assignment of this Easement, and shall be subject to the terms and provisions of this Section 17. For purposes hereof, a "controlling" interest in Grantee shall mean: (a) the ownership, directly or indirectly, of a majority of the outstanding voting stock or interests of Grantee, or (b) the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of Grantee, whether through the ownership of voting securities or other ownership interests, by statute, or by contract.

18. Entire Agreement. This Easement, the exhibits and addenda, if any, contain the entire agreement between Grantor and Grantee regarding the subject matter hereof, and fully supersede all prior written or oral agreements and understandings between the parties pertaining to such subject matter.

19. Transfer by Grantor. Upon any transfer or conveyance of the Easement Premises by Grantor, the transferor shall be released from any liability under this Easement, and the transferee shall be bound by and deemed to have assumed the obligations of Grantor arising after the date of such transfer or conveyance.

20. No Oral Change. This Easement cannot be changed orally or by course of conduct, and no executory agreement, oral agreement or course of conduct shall be effective to waive, change, modify or discharge it in whole or in part unless the same is in writing and is signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

21. Further Assurances. Each party agrees that it will execute and deliver such other documents and take such other action as may be reasonably requested by the other party to effectuate the purposes and intention of this Easement.

22. Governing Law, Venue. The terms and provisions of this Easement shall be governed by and construed in accordance with the laws of the State of Illinois. With respect to any suit, action or proceeding relating to this Easement (each a "Proceeding"), the parties hereto each irrevocably: (a) agree that any such Proceeding shall be commenced, brought, tried, litigated and consummated in the courts of the State of Illinois located in the County of Cook or (as applicable) the United States District Court for the Northern District of Illinois, (b) submit to the exclusive jurisdiction of the courts of the State of Illinois located in the County of Cook and the United States District Court for the Northern District of Illinois, and (c) waive any objection which they may have at any time to the laying of venue of any Proceeding brought in any such court, waive any claim that any Proceeding brought in any such court has been brought in an inconvenient forum, and further waive the right to object, with respect to such Proceeding, that any such court does not have jurisdiction over such party.

23. Time is of the Essence. Time is of the essence of each and every provision of this Easement.

24. Severability. In the event that any governmental or regulatory body or any court of competent jurisdiction determines that any covenant, term or condition of this Easement as applied to any particular facts or circumstances is wholly or partially invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect such covenant, term or condition as applied to other facts or circumstances (unless the effect of such determination precludes the application of such covenant, term or condition to other facts or circumstances) or the validity, legality or enforceability of the other covenants, terms and conditions of this Easement. In the event any provision of this Easement is held to be invalid, illegal or unenforceable, the parties shall promptly and in good faith negotiate new provisions in substitution therefor to restore this Easement to its original intent and effect.

25. No Reinstatement. No receipt of money by Grantor from Grantee, after the expiration or termination of this Easement shall renew, reinstate, continue or extend the term of this Easement.

26. Non-Affiliated. By signing this Easement, Grantee affirms and states that it is not an employee of Commonwealth Edison Company nor Exelon Corporation, and their respective parents, subsidiaries and affiliates, nor has any affiliated interest in the Commonwealth Edison Company or Exelon Corporation, and their respective parents, subsidiaries and affiliates.

27. Counterparts. This Easement may be executed by the parties in counterparts. Each such counterpart shall be deemed an original and all such counterparts, taken together, shall constitute one and the same agreement.

28. No Assessment. By signing this Easement Grantee agrees that Grantor or its public utility successor shall not be assessed for any improvements to be constructed pursuant hereto as a local improvement project or otherwise charged for the cost of such improvements.

29. No Third Party Beneficiaries. Grantor and Grantee agree and acknowledge that, except as expressly set forth herein, there are no intended third party beneficiaries of this Easement nor any of the rights and privileges conferred herein.

30. Illinois Commerce Commission Approval. Grantor and Grantee acknowledge that Grantor is a public utility regulated by the Illinois Commerce Commission ("Commission") and other governmental authorities, and this Easement and the obligations of the parties hereto are subject to all legal requirements applicable to Grantor as a public utility. Although it is not expected that the Commission's or other governmental authority's approval will be required for this Easement, the rights and obligations of the parties hereunder are conditioned upon the Commission's and any other applicable governmental authority's approval of this Easement, under any circumstances in which such approval is required. It is further agreed and understood that this Easement may be terminated by Grantor immediately at any time in the event that Grantor is required to do so by the Commission or some other governmental authority.

31. Labor Relations. Neither Grantee nor any of Grantee's authorized agents shall, at any time, directly or indirectly, employ, or permit the employment of, any contractor, mechanic or laborer in the Easement Premises, or permit any materials to be delivered to or used in the Easement Premises, if, in Grantor's sole judgment, such employment, delivery or use will interfere or cause any conflict with other contractors, mechanics or laborers engaged in the construction, maintenance or operation of Grantor's Property (or any other property) by Grantor, Grantee or others, or the use and enjoyment of Grantor's Property by Grantor or other lessees or occupants of Grantor's Property. In the event of such interference

or conflict, upon Grantor's request, Grantee shall cause all contractors, mechanics or laborers causing such interference or conflict to leave Grantor's Property immediately.

32. Independent System Operator. In the event responsibility for management or operation of all or any portion of Grantor's electrical transmission facilities located in or on the Grantor's Property is transferred or assigned by Grantor to an independent system operator ("ISO") or another third party, then Grantee agrees to recognize the right of such ISO or third party to exercise all or any part of Grantor's rights under this instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their proper officers thereunto duly authorized as of the day and year first hereinabove written.

COMMONWEALTH EDISON COMPANY

By: _____
_____

City of Joliet

By: _____
Print Name:_____
Title: _____

SCHEDULE OF EXHIBITS

A Legal description of Grantor's Property

B Easement Premises

C Additional Conditions

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of COMMONWEALTH EDISON COMPANY, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such _____, (s)he signed and delivered such instrument, as his/her free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 20___.

_____
Notary Public

Commission expires:_____

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____of _____, a _____, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____, (s)he signed and delivered such instrument pursuant to authority given by the _____ of such _____, as his/her free and voluntary act and deed, and as the free and voluntary act and deed of such _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 20___.

_____
Notary Public

Commission expires:_____

EXHIBIT A TO EASEMENT AGREEMENT

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

JOLIET-TIEDTVILLE R/W & WILL COUNTY-JOLIET R/W

SECTION 07, TOWNSHIP 35 N, RANGE 10 E

JOLIET TOWNSHIP, WILL COUNTY, IL

PIN NO: 30-07-07-125-047-0000

EXHIBIT B TO EASEMENT AGREEMENT

EASEMENT PREMISES

See attached,

02.2401619-GLENWOOD WEST ACRES

EXHIBIT C TO EASEMENT AGREEMENT

ADDITIONAL CONDITIONS

The Petitioner must adhere to the following criteria:

1. Ensure that the work scope and potential new scope of work will not encroach upon ComEd's required clearances of the existing ComEd overhead and/or underground facilities and remain within 15' of any distribution infrastructure, a minimum of 3' below transmission and/or distribution infrastructure, then ComEd sees no conflicts with the proposed work. If work does encroach onto the required clearance of the existing ComEd overhead facilities, then it will be the sole financial responsibility of the requester to replace, repair and or restore any and all ComEd facilities ensuring to stay within proper clearances and guidelines set by both the Environmental and ComEd's standards
2. Prior to digging, excavating, or re-grading work, the normal JULIE or DIGGER process must be followed.
3. A joint walk-down should be scheduled prior to construction between Adesta (AUS) Technology and the construction contractor by contacting Bob Sullivan (630) 272-9245 at Adesta (AUS) Technology to determine if the cable requires protection or needs to be relocated.
4. Surveys of fiber vaults in parcels will need to be staked out prior to any construction start.
5. If construction plans require us to protect, modify, or move any fiber optic facilities either underground or overhead, it will be done at the sole expense of the requester.
6. We should retain access rights to use and maintain all parts of the fiber optic cable.
7. Petitioner cannot plant or allow any vegetation to grow over 10 feet tall on transmission ROW and under transmission lines.
8. If during our cycle maintenance, we find vegetation over 10 feet we will give them 21 days to mitigate the issue if after that we will remove and expect reimbursement for charges.
9. Petitioner, at its sole expense, shall comply, and cause the Leased Premises to comply, with all Legal Requirements and Landlord's vegetation management practices and procedures in effect from time to time during the Term.
10. ComEd must maintain the capability to ultimately install an underground conduit package in this Right of Way for future underground 12kV feeders fed from TDC436 Hillcrest. This request should not interfere with the possible station feeder exit or expansion. Petitioner to provide proper clearance to all ComEd facilities. All overhead and underground rights to be retained on the section of the ROW and ComEd must have access to these facilities.
11. The City of Joliet water main project must maintain the proper clearances from the existing and ultimate transmission facilities. For any work occurring in the ROW, the Petitioner must follow the safety requirements for working in the vicinity of electric transmission facilities. These requirements will help to provide for the maintenance as well as the safe and effective operation of ComEd's transmission facilities.
12. Engineering review was completed using plans titled "CITY OF JOLIET, ILLINOIS GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS CITY OF JOLIET CONTRACT NO. 2930-0126 WATER MAIN REPLACEMENT IEPA LOAN NO. L17-6077," revised 4/9/26. If the final design deviates from these plans (or any additional facilities are planned to be installed), **revised plans must be sent to ComEd Engineering** for review and comments before any work is performed.

13. Please note that abandonment of retired facilities is not permitted within ComEd property. Any provisions for future retirement and removal shall be considered at this time.
14. A ComEd T&S individual will be provided as a single point of contact during the duration of the construction period. Please contact Tina Kowalczyk 1+224-244-1826 a minimum of 48 hours prior to the start and upon completion of the project.
15. Subsurface utility installations and excavations shall be a minimum of fifteen (15) feet away from the edge of any transmission structure foundation or embedded pole.
16. The edge of any workspace or laydown area shall not encroach closer than fifteen (15) feet from the edge of any transmission structure foundation or embedded pole. **No material or equipment should enter into this fifteen (15) foot buffer area around the edge of each structure. This note should be added to any construction drawings.**
17. Timing of construction shall be coordinated with ComEd to ensure no conflicts with other projects.
18. The Petitioner is advised that venting of any pipe contents is not permitted under the ComEd overhead transmission facilities. The Petitioner shall contact the Overhead Transmission Engineering department if the above note cannot be adhered to.
19. The petitioner and/or its contractor are advised that if heavy snow, rains and/or a large amount of water enters the excavation site and/or pooling occurs within the excavation site, the Overhead Transmission engineering department must be contacted for further instructions.
20. The petitioner and/or its contractor must place barriers if the excavated area must remain open overnight.
21. The petitioner and/or its contractor cannot place obstructions on ComEd property that will restrict our ability to access, operate and maintain existing and future transmission and distribution facilities.
22. The petitioner and/or its contractor cannot leave construction equipment and materials on ComEd Property when there is no work activity.
23. The petitioner and/or its contractor may not place excavated spoil within the 15-foot restriction zone at any time. Spoil piles must be no taller than 5'. Under no circumstances may any vehicle drive on top of spoils.
24. It is suggested that the Petitioner and/or their contractor ground any exposed pipe and/or equipment during all work on the ComEd right-of-way to protect against induced voltages.
25. The Petitioner is responsible for its own research and implementation, if necessary, of cathodic protection and grounding of the proposed facilities due to any existing and future ComEd equipment, and any incurred costs associated with protection or corrosion for any reason. The petitioner shall indemnify ComEd of any damage caused by induced voltages.
26. The Petitioner cannot change grade within the right-of-way. The Petitioner must ensure that the existing drainage is not adversely affected, storm water does not pool on the R/W or adjacent properties and ComEd NESC safety clearances are not violated. Spreading of excavation spoils is not permitted.
27. Any equipment cannot exceed fourteen (14) feet in height on the ComEd Transmission ROW during mobilization or travel.
28. When working in the vicinity of ComEd's electric transmission lines during the installation, ComEd requires minimum of twenty (20) feet working clearance distance must be maintained between the booms, arms or other parts that can be raised on the equipment for the Petitioner's contractor and ComEd's existing 138,000 volt electric transmission conductors and a minimum of thirty (30) feet working clearance distance must be maintained between the booms, arms or other parts that can be raised on the equipment for the Petitioner's contractor and ComEd's existing 345,000 volt electric transmission conductors. **Under no circumstances should truck beds be raised underneath ComEd transmission lines. This note should be added to any construction drawings.**

29. If the petitioner and/or its contractor determines a line outage will be required to safely work within the vicinity of the existing Overhead Transmission facilities a minimum of a 16-week prior notification will be required. The outage dates cannot be guaranteed due to system concerns and/or weather conditions. The petitioner is responsible for any costs associated with outages and their coordination. Outages on the overhead transmission facilities will not be permitted between the months of May 15 and September 15.
30. The Petitioner's facilities on ComEd's property should be designed for HS20 axle loading per AASHTO highway specifications in order to withstand ComEd construction traffic.
31. The Petitioner must be made aware that the Company does use heavy equipment and cannot be responsible for any damage to the Petitioner's facilities that may occur due to the Company's right to access our property to operate and maintain new and existing transmission and distribution facilities.
32. Upon completion of the petitioner's project, the Petitioner must remove any equipment, construction debris and material from the right-of-way and restore any other disturbed areas of the right-of-way to their pre-construction condition.
33. ComEd's Environmental Services Department (ESD) approves this request from an environmental perspective with the below comments. **Note: The items in red must be submitted to ESD for review and approval as indicated. Grantee is responsible for all costs** associated with any of the noted requirements (consulting, permitting, clean-up, sampling, audit, restoration, etc.).

Agreement Requirements

1. The property may only be used for the stated purposes of the installation of a 12-inch-diameter water main, removal/abandonment of existing 8-inch and 16-inch water mains, and associated exploratory potholing, as submitted in the plans entitled, "CITY OF JOLIET, ILLINOIS GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS CITY OF JOLIET CONTRACT NO. 2930-0126 WATER MAIN REPLACEMENT IEPA LOAN NO. L17-6077," dated December 12, 2025, plotted December 18, 2025. **Any revision to the plans must be submitted to ESD for review and approval. Grantee must submit a formal request to ComEd Real Estate and obtain written approval from ESD for any other proposed uses of ComEd property.**
2. Grantee will be held responsible for future maintenance of the water main. This includes keeping the ComEd Right-of-Way (ROW) free of garbage, debris, and any third-party dumping. If third-party dumping occurs on or around the agreement area, Grantee must notify ComEd immediately or be held responsible for cleanup of any illegally dumped materials.
3. ComEd anticipates that any leaks, spills, overflow, or similar will be addressed immediately by Grantee at their expense. In the event of a leak/spill on ComEd property, Grantee must notify ComEd within 24 hours and provide a written report within 5 business days.
4. Without prior authorization from ESD, Grantee is not permitted to develop the unpaved areas or change the grade of the subject property in any way other than what was submitted in this request. This includes activities of adding gravel or other fill material to the ComEd property.
5. No hazardous materials, including petroleum products, may be stored, used, or transferred on ComEd property. Vehicles and equipment containing petroleum products may be driven on ComEd property but may not be stored or parked on ComEd property.

Construction Project Requirements

6. All construction equipment must be free of leaks, and any leaks of oils or chemicals that occur must be cleaned up immediately and reported to the appropriate agencies as needed.

7. Daily equipment inspections must be conducted to verify proper working condition before equipment use on ComEd property. Written records of equipment inspections must be available to ESD upon request.
8. No construction, demolition, or equipment staging is permitted on ComEd-owned property.
9. Concrete washout activities are prohibited on ComEd property.
10. Vehicle and equipment fueling is prohibited on ComEd property.
11. A spill kit of appropriate size must be present and accessible at all times during construction activities on ComEd property.
12. In the event that drain tiles are damaged, Grantee shall repair or replace, as appropriate, the damaged drain tiles and accept responsibility for any adverse drainage issues and related damages that may arise.
13. ESD must provide written authorization for the discharge from excavation dewatering activities on ComEd property. If approved, dewatering activities must be conducted in accordance with Illinois Urban Manual (IUM) guidelines.

Excavation, Spoils and Materials

14. If the project requires removal of soil or waste from ComEd property, including hydrovac spoils, this must be removed by a ComEd Environmental Contractor of Choice (ECOC) and taken to a ComEd approved landfill. It is prohibited to dispose of any like material at a Clean Construction or Demolition Debris (CCDD) landfill. A list of ECOCs is enclosed with this letter.
15. Grading of excess soil is prohibited on ComEd property.
16. If the project requires additional soil and gravel, only certified "clean" fill shall be used. The source of the clean fill must be approved by ESD. For approval, the following conditions must be met:
    a. A certificate of virgin material must be obtained from the source of any aggregate material.
    b. Soils must be certified clean by the source and/or analyzed every 500 cubic yards for total concentrations of the comprehensive suite of parameters listed in Title 35 Illinois Administrative Code (35 IAC) Part 740, Site Remediation Program (SRP) Appendix A, Target Compound List (TCL), and verified to meet the Illinois Environmental Protection Agency's (IEPA's) CCDD Fill Operations and Uncontaminated Soil Fill Operations standards (35 IAC Part 1100), Maximum Allowable Concentrations (MACs).
17. Stratification of soil horizons is required for all excavation, backfilling, and restoration activities.
18. All soil must be managed in accordance with IUM guidelines.
19. No construction debris, soil, fill material, or spoils may be stored on ComEd property.
20. Environmental sampling is not permitted on ComEd property without written approval and guidance by ESD.
21. **If proposed jacking methods will utilize drilling fluids, Grantee must submit an inadvertent return plan for ESD's review and approval.**

Environmental Regulations and Permits

22. All applicable regulations must be followed, including implementation of a Stormwater Pollution Prevention Plan (SWPPP) and a Soil Erosion and Sediment Control (SESC) Plan to minimize sediment pollution in stormwater runoff, as well as any other required practices. If the plans change, a revision must be sent to ESD.
23. All applicable environmental permits must be obtained, including National Pollutant Discharge Elimination System (NPDES) stormwater permits, as well as any other applicable environmental permits.
24. **Grantee must submit copies of all required environmental permits to ESD prior to project**

start, including an IEPA NPDES ILR10 Construction Permit.

25. Requirements of all permits must be followed which could include site monitoring, reporting, and restoration extending well beyond the construction time period.
26. Grantee must follow all applicable environmental laws and regulations including those not specifically mentioned herein.

Condition of Property

27. Any damage caused by Grantee, Grantee's (sub)contractors, or Grantee's guests must be repaired immediately at Grantee's expense.
28. Grantee must provide full restoration of ComEd property when the project is complete, excepting completed improvements, including seeding as necessary.
29. **Grantee must provide documentation of the property after project completion, including an as-built topographic survey, post-restoration photographs, and a .kmz file of the asbuilt improvements.**

Should ComEd request the following materials in the future, Grantee must be prepared to provide the following information to ComEd (please reference Project Code SR 6690516 in any communications with ComEd):

30. A letter that summarizes the results of their analysis of what types of environmental permits, plans, and controls are required (e.g., wetlands, SWPPP, SESC, endangered species impacts, etc.).
31. A copy of the environmental permit applications for the project.
32. A copy of any environmental reports required by the permits.
34. Copies of certificates of clean fill.
35. Inspection records.

Exhibit B

CITY OF JOLIET, ILLINOIS

GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS

CITY OF JOLIET CONTRACT NO. 2930-0126

WATER MAIN REPLACEMENT IEPA LOAN NO. L17-6077

FINAL DESIGN
FOR CONSTRUCTION



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
G000	COVER
G001	SHEET KEY
G002	LEGEND BENCHMARKS AND ABBREVIATIONS
G003	GENERAL NOTES AND SUMMARY OF QUANTITIES
G004	SUGGESTED MAINTENANCE OF TRAFFIC NOTES
G005	SUGGESTED MAINTENANCE OF TRAFFIC TYPICAL SECTIONS
G006	ONEIDA STREET SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G007	ONEIDA STREET SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G008	ONEIDA STREET SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G009	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G010	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G011	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G012	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G013	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G014	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G015	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G016	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G017	LARKIN AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
C001	GLENWOOD AVE STA 10+00 TO STA 14+50 PLAN AND PROFILE
C002	GLENWOOD AVE STA 14+50 TO STA 20+00 PLAN AND PROFILE
C003	GLENWOOD AVE STA 20+00 TO STA 25+00 PLAN AND PROFILE
C004	GLENWOOD AVE STA 25+00 TO STA 30+00 PLAN AND PROFILE
C005	GLENWOOD AVE STA 30+00 TO STA 35+00 PLAN AND PROFILE
C006	GLENWOOD AVE STA 35+00 TO STA 40+50 PLAN AND PROFILE
C007	JOLIET WEST HS BOUNDARY STA 45+00 TO STA 50+00 PLAN AND PROFILE
C008	JOLIET WEST HS BOUNDARY STA 50+00 TO STA 55+00 PLAN AND PROFILE
C009	JOLIET WEST HS BOUNDARY STA 55+00 TO STA 60+00 PLAN AND PROFILE
C010	JOLIET WEST HS BOUNDARY STA 60+00 TO STA 63+50 PLAN AND PROFILE
C011	BORDER DR STA 63+50 TO STA 66+50 PLAN AND PROFILE
C012	WEST ACRES ROAD STA 66+50 TO STA 70+00 PLAN AND PROFILE
C013	WEST ACRES ROAD STA 70+00 TO STA 75+00 PLAN AND PROFILE
C014	WEST ACRES ROAD STA 75+00 TO STA 79+00 PLAN AND PROFILE
C015	ONEIDA STREET STA 79+00 TO STA 82+00 PLAN AND PROFILE
C016	ONEIDA STREET STA 82+00 TO STA 85+50 PLAN AND PROFILE
C017	ONEIDA STREET STA 85+00 TO STA 90+00 PLAN AND PROFILE
C018	ONEIDA STREET STA 90+00 TO STA 95+00 PLAN AND PROFILE
C019	ONEIDA STREET STA 95+00 TO STA 98+80 PLAN AND PROFILE
C020	JOLIET WEST HS STA 100+00 TO STA 105+00 PLAN AND PROFILE
C021	JOLIET WEST HS STA 105+00 TO STA 110+00 PLAN AND PROFILE
C022	JOLIET WEST HS STA 110+00 TO STA 114+00 PLAN AND PROFILE
C023	HAMMES AVE STA 120+00 TO STA 125+00 PLAN AND PROFILE
C024	HAMMES AVE STA 125+00 TO STA 130+00 PLAN AND PROFILE
C025	HAMMES AVE STA 130+00 TO STA 135+00 PLAN AND PROFILE
C026	HAMMES AVE STA 135+00 TO STA 138+00 PLAN AND PROFILE
2 C027	HOSPITAL CONNECTION & PALLADIUM ABANDONMENT
C028	JOLIET TOWNSHIP HIGH SCHOOL CONNECTION
C029	GLENWOOD AVENUE RESTORATION PLAN
C030	ONEIDA STREET RESTORATION PLAN
C031	JOLIET WEST HIGH SCHOOL RESTORATION PLAN
C032	METER PIT DETAIL
C033	CONSTRUCTION DETAILS
C034	CONSTRUCTION DETAILS
2 C035	CONSTRUCTION DETAILS
1 C036	HIGH SCHOOL METER VAULT DETAIL
2 S001	METER PIT STRUCTURAL PLANS & SECTION
S002	HIGH SCHOOL METER PIT STRUCTURAL PLANS & SECTION

EXISTING UTILITIES: #A250862668

WHERE THE DRAWINGS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES. THE INFORMATION IS INCLUDED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE UTILITY LOCATIONS WERE DETERMINED FROM THE BEST AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE DRAWINGS REGARDING THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. THE CONTRACTOR SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION REGARDING THE LOCATION OF THE UTILITY FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THE FACILITIES.

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

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1" .5" 0 1" 2" 3"

PETER M. KOZAK
062-71499
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

PROJECT MANAGER
"LICENSE EXPIRES 11-30-2027"

LICENSED PROFESSIONAL ENGINEER
EILEEN M. KENNEDY
062-077633
STATE OF ILLINOIS

PROJECT ENGINEER
"LICENSE EXPIRES 11-30-2027"

1 ADDENDUM #2 1/5/26
2 CHANGE ORDER #1 3/16/26

BAXTER & WOODMAN
Consulting Engineers
www.baxterwoodman.com

BAXTER & WOODMAN, INC.
STATE OF ILLINOIS - PROFESSIONAL DESIGN FIRM
LICENSE NO. - 184-001121 - EXPIRES 4/30/2027

PROJECT NO.: 2401619.01 DATE: 12/12/2025

P:\JOLTC\2401619-2026 WATER MAIN REPLACEMENT PROGRA\CAD\GLENWOOD - WEST ACRES\01_CIVIL 3D\01_SHTS-PLANS\2401619-GLENWOOD WEST ACRES COVER.DWG COVER
Plotted: 3/17/2026 9:14 AM By: EKENNEDY

ABANDON EXISTING FIRE HYDRANT

CONTRACTOR TO COORDINATE TEMP. BRACING OF UTILITY POLE WITH COMED (INCIDENTAL TO CONSTRUCTION)

ABANDON EXISTING FIRE HYDRANT

FOR CONTINUATION SEE SHEET C011

2.5' Steel Post

3' Firepit

ABANDON EXISTING 6" WATER MAIN

63 L.F. OF 8" WATER MAIN TO BE ABANDONED-IN-PLACE AND FILLED WITH CLSM

61 L.F. OF EXISTING 8" WATER MAIN REMOVAL

30 L.F. OF 8" WATER MAIN TO BE ABANDONED-IN-PLACE AND FILLED WITH CLSM

78 L.F. OF EXISTING 8" WATER MAIN REMOVAL

18 L.F. OF 8" WATER MAIN TO BE ABANDONED-IN-PLACE AND FILLED WITH CLSM

ABANDON EXISTING VALVE VAULT

COMED ROW

COMED ROW 250'

SILT FENCE (TYP.)

Comed

Block Patio

House

Copper

2011

Basketball Hoop

Conc steps

Hedge

Brick Border

ABANDON EXISTING 6" WATER MAIN

4' Chain Link Fence

Brick

Conc

House

Copper

1919

Plant Pot

Gate

Mulch

Plant Pot

5' Hedge

5' Chain Link Fence

3' Vinyl Split Fence

WATER SERVICE LINE (TYP.)

SEE SHEET C011 FOR DESCRIPTION OF WATER MAIN WORK

BORDER DRIVE

203 L.F. OF 12" RJT DI WATER MAIN IN 36" JACKED CASING

High Tension Wire Tower

RECOMMENDED JACKING PIT LOCATION

RECOMMENDED RECEIVING PIT LOCATION

CONTRACTOR TO WATCH AND PROTECT EXISTING UTILITY DURING WATER MAIN CROSSING. POTHOLE TO DETERMINE DEPTH OF UTILITY (INCIDENTAL TO CONSTRUCTION)

91 L.F. OF EXISTING 16" WATER MAIN REMOVAL

8 L.F. OF 6" RJT DI WATER MAIN,
(1) 12" X 6" TEE,
(1) FIRE HYDRANT

114 L.F. OF 12" DI WATER MAIN

TREE ROOT PRUNING (TYP.)

SEE SHEET C003

SEE SHEET C005

STA. 25+00

STA. 30+00

MATCH LINE

16" NICOR GAS MAIN CROSSING
MAINTAIN 10' MIN. HORIZONTAL CLEARANCE AND 3' VERTICAL CLEARANCE

42 L.F. OF 12" RJT DI WATER MAIN,
(2) 12" 45° BENDS (ROLLED UP/DOWN)

ABANDON EXISTING 16" WATER MAIN

92 L.F. OF 16" WATER MAIN TO BE ABANDONED-IN-PLACE AND FILLED WITH CLSM

69 L.F. OF EXISTING 16" WATER MAIN REMOVAL

30 L.F. OF 16" WATER MAIN TO BE ABANDONED-IN-PLACE AND FILLED WITH CLSM

ABANDON EXISTING VALVE VAULT

150 L.F. OF 12" RJT DI WATER MAIN,
(2) 12" 45° VERTICAL BENDS,
(1) 12" X 8" TEE,
(1) 12" VALVE IN 5' VAULT

WATER SERVICE CONNECTION TO WATER MAIN AND CURB STOP (TYP.)

NOTE FOR KINDER MORGAN GAS MAIN CROSSINGS:
CONTRACTOR MUST HYDRO-EXCAVATE SLIT TRENCH/VIEW PIT, AT AN OFFSET DISTANCE OF 5 FEET FROM SIDE OF PIPE, FOR EACH PIPE CROSSING, FOR KINDER MORGAN DAMAGE PREVENTION INSPECTOR TO ENSURE THE BORE/DIRECTIONAL DRILL DOES NOT HIT THE SIDE OF PIPE AS WELL AS THE DEPTH OF THE BORE/HDD IS BEYOND 24 INCHES BELOW BOTTOM OF PIPE. THE DEPTH OF THE SLIT TRENCH/VIEW PIT MUST BE AT A DEPTH OF 24 INCHES (MIN.) BELOW BOTTOM OF PIPE. THE PURPOSE OF THE PIT IS FOR THE ONSITE INSPECTOR TO ENSURE THE DIRECTIONAL BORE DOES NOT ENTER THE SIDE OF PIPE AND IS NOT WITHIN THE 24 INCH TOLERANCE ZONE. THE BORE/HDD MUST BE AT A DEPTH THAT IT DOES NOT IMPEDE THE VIEW WITHIN THE PIT. (TYPICAL)

NOTE:
WATER SERVICES: (2) WATER SERVICE CONNECTIONS ARE ANTICIPATED ON THIS SHEET. FINAL NUMBER AND LOCATION TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

NOTE:
STORM SEWER PIPE ON THIS STREET HAS BEEN PREVIOUSLY INSTALLED AS REINFORCED CONCRETE PIPE CONFORMING TO ASTM C76 WITH JOINTS CONFORMING TO ASTM C361 OR ASTM C443.

GLENWOOD AVENUE

FOR CONTINUATION SEE SHEET C010

APPROX. LOCATION OF EXISTING COMED UTILITY

EXISTING ℄ PROFILE

ABANDON EXISTING 16" WATER MAIN

EXISTING 24" GAS MAIN

EXISTING 30" GAS MAIN

EXISTING 42" GAS MAIN

APPROX. LOCATION OF EXISTING 16" GAS MAIN

PROPOSED 12" DI WATER MAIN

Ex. 16" Water Main

Ex. 27" Storm Sewer

Ex. 27" Storm Sewer

12" MIN

18" MIN

18" MIN

18" MIN

24" MIN

24" MIN

24" MIN

36" MIN

13.5'

5' MIN. (TYP.)

650 645 640 635 630

645.04 645.45 645.86 646.31 646.75 647.13 647.44 647.73 647.84 647.98 648.10

25+00 25+50 26+00 26+50 27+00 27+50 28+00 28+50 29+00 29+50 30+00

FINAL DESIGN FOR CONSTRUCTION

CONSULTANTS	REVISED – 1 ADDENDUM #1 12/22/25
BAXTER & WOODMAN Consulting Engineers	REVISED – 2 ADDENDUM #2 1/5/26
	REVISED – 3 PER COMED REVS 1/13/26
	REVISED – 4 PER COMED REVS 4/9/26

CITY OF JOLIET, ILLINOIS
GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS
CITY OF JOLIET CONTRACT NO. 2930-0126

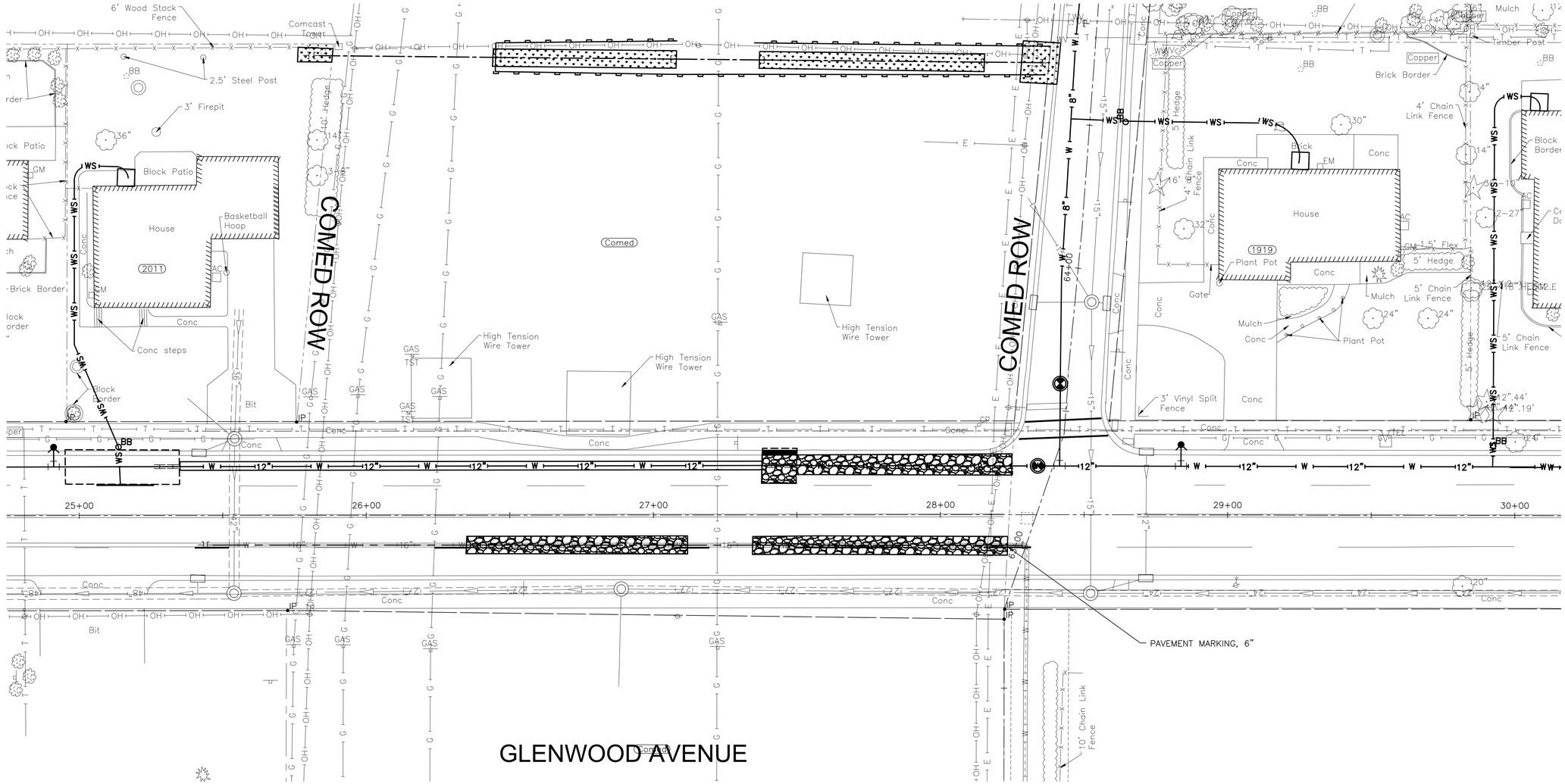
GLENWOOD AVE STA 25+00 TO STA 30+00 PLAN AND PROFILE

SCALE: HORIZ 1"=20' / VERT 1"=5'

PROJECT NO: 2401619.01

DESIGNED – EMK	TOTAL SHEETS	SHEET NO.
DRAWN – ABN	53	C004
CHECKED – PMK		
DATE – 12/12/2025		

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Plotted: 4/9/2026 9:10 AM By: EKENNEDY
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RESTORATION LEGEND

- HMA REMOVAL AND REPLACEMENT, 10–INCH BINDER AND 2–INCH SURFACE
- RESTORATION OF LAWNS AND PARKWAYS
- CONCRETE CURB AND GUTTER REMOVAL AND REPLACEMENT

FINAL DESIGN
FOR CONSTRUCTION

BAXTER & WOODMAN Consulting Engineers

CONSULTANTS	REVISED –
	REVISED –
	REVISED –
	REVISED –

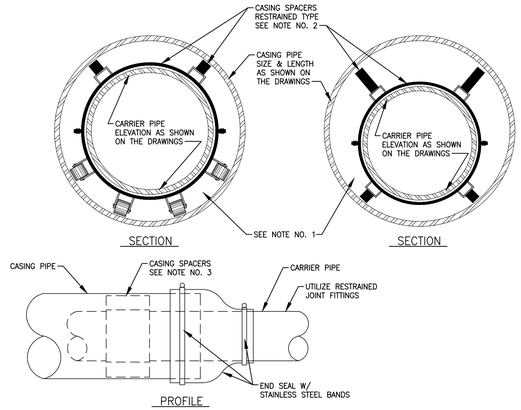
CITY OF JOLIET, ILLINOIS
GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS
CITY OF JOLIET CONTRACT NO. 2930-0126

GLENWOOD AVENUE RESTORATION PLAN

SCALE: 1" = 20' | PROJECT NO: 2401619.01

DESIGNED – EMK	TOTAL SHEETS: 53
DRAWN – ABN	SHEET NO.: C029
CHECKED – PMK	
DATE – 12/12/2025	

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Plotted: 3/6/2026 10:23 AM By: AMAKKAOUI
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NOTES

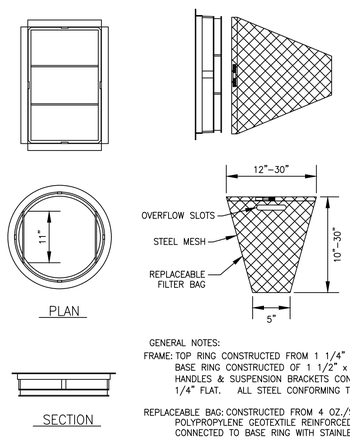
1. FILLING OF ANNULAR SPACE BETWEEN CARRIER PIPE AND CASING PIPE WITH SAND OR PEA GRAVEL IS NOT REQUIRED WHEN UTILIZING CASING SPACERS, UNLESS CONTRACTOR IS INSTRUCTED TO DO SO ON DRAWINGS OR IN SPECIFICATIONS.
2. WHERE CARRIER PIPE IS NOT CENTERED IN CASING PIPE, PROVIDE CASING SPACERS WITH LEGS THAT EXTEND TO WITHIN 1-INCH OF CASING INSIDE DIAMETER ON ALL SIDES (RESTRAINED TYPE).
3. PROVIDE NUMBER OF SPACERS AS INSTRUCTED BY SPACER MANUFACTURER, WITH A MINIMUM OF ONE SPACER ON EACH SIDE OF A PIPE JOINT, AND ONE SPACER BETWEEN JOINTS. (THREE (MIN.) PER PIPE LENGTH)
4. ALL CARRIER PIPE INSTALLED WITHIN CASING PIPE TO BE RESTRAINED JOINT TYPE

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

CASING DETAIL
GEN-01

DATE: OCT. 2017



GENERAL NOTES:

FRAME: TOP RING CONSTRUCTED FROM 1 1/4" x 1 1/4" x 1/8" ANGLE. BASE RING CONSTRUCTED OF 1 1/2" x 1/2" x 1/8" CHANNEL. HANDLES & SUSPENSION BRACKETS CONSTRUCTED FROM 1/4" x 1 1/4" FLAT. ALL STEEL CONFORMING TO ASTM-A36.

REPLACEABLE BAG: CONSTRUCTED FROM 4 OZ./SQ. YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. CONNECTED TO BASE RING WITH STAINLESS STEEL STRAP & LOCK.

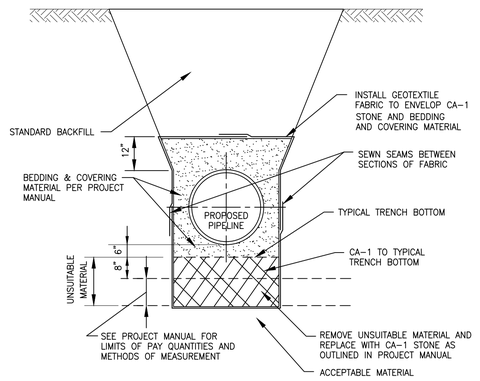
STEEL MESH: REMOVABLE STAINLESS STEEL MESH STRAINER BASKET. 1/4" DIA. HOLE SIZE, 58% OPEN AREA.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

INLET PROTECTION
FILTER DETAIL
GEN-02

DATE: OCT. 2017

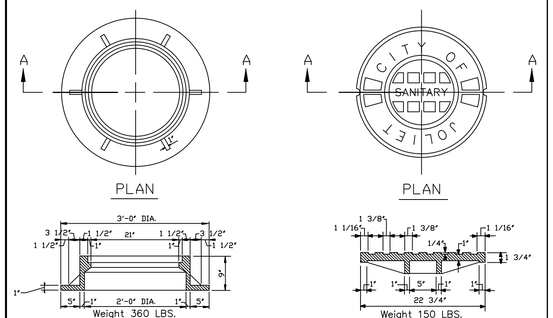


NOT TO SCALE

CITY OF JOLIET, ILLINOIS

OPEN CUT PIPELINE
INSTALLATION UNSUITABLE
MATERIAL
REMOVAL/REPLACEMENT
GEN-03

DATE: OCT. 2017



Sanitary Sewer:
East Jordan 1020 AGS cover and 1050Z1 frame W/Watertight Lid

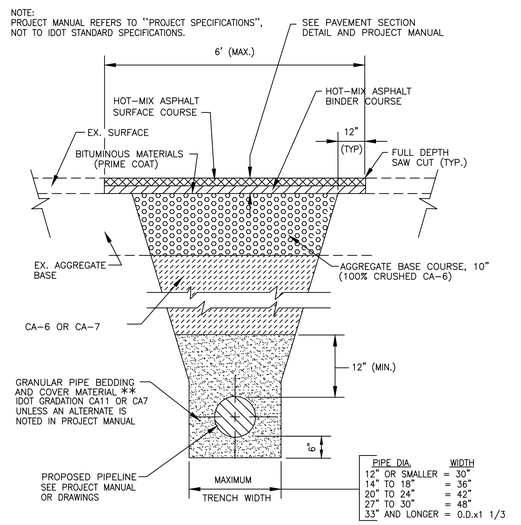
NOT TO SCALE

CITY OF JOLIET, ILLINOIS

FRAME AND COVER CASTING
SAN-19

DATE: NOVEMBER 2022

NOTE:
PROJECT MANUAL REFERS TO "PROJECT SPECIFICATIONS", NOT TO IDOT STANDARD SPECIFICATIONS.



FOR PAVEMENT WITH AGGREGATE BASE AND COMPACTED GRANULAR BACKFILL MATERIAL

** FOR FLEXIBLE THERMOPLASTIC PIPE COMPLY WITH ASTM D2321, CLASS IA, IB, OR II., (IDOT GRADATION CA15)

FOR RIGID PIPE COMPLY WITH ASTM C12, BEDDING CLASS B.

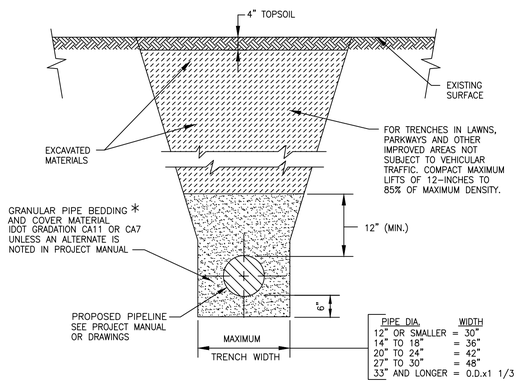
NOT TO SCALE

CITY OF JOLIET, ILLINOIS

TYPICAL TRENCH DETAIL
PAVEMENT AREA
AGGREGATE BASE
GEN-04

DATE: OCT. 2017

NOTES:
1. PROJECT MANUAL REFERS TO "PROJECT SPECIFICATIONS", NOT TO IDOT STANDARD SPECIFICATIONS.
2. FARM FIELDS, GARDENS, AND WETLAND AREAS MAY REQUIRE STRIPPING, STOCKPILING, AND REPLACING ORIGINAL MATERIAL TO A SPECIFIC DEPTH. SEE PROJECT MANUAL OR GENERAL NOTES FOR REQUIREMENTS.



FOR NON-PAVED AREAS

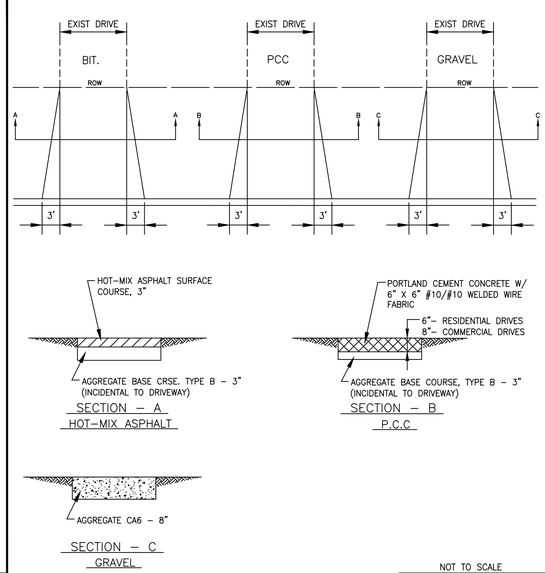
* FOR HDPE PIPE COMPLY WITH ASTM 2321, CLASS I OR II. FOR RIGID PIPE COMPLY WITH ASTM C12, BEDDING CLASS B.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

TYPICAL TRENCH DETAIL
NON PAVED AREAS
GEN-05

DATE: OCT. 2017



NOTES:

1. APRON: 8:1 SLOPE FROM FRONT OF SIDEWALK TO BACK OF CURB.
2. SIDEWALK: 1/4" / FT SLOPE

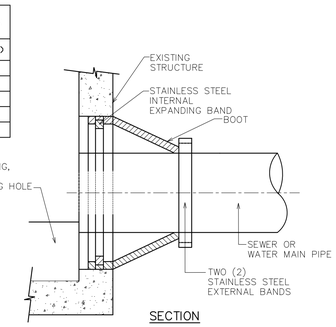
NOT TO SCALE

CITY OF JOLIET, ILLINOIS

DRIVEWAY PAVEMENT
DETAIL
PVT-01

DATE: SEPT. 2024

PVC PIPE CORING SIZES	
PIPE ø (IN.)	CORE ø (IN.)
8"	12"
10"	14"
12"	16"
15"	18"
18"	22"



NOTES:

1. CORE-DRILL CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. A-LOC OR KOR-N SEAL FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTIONS TO MANHOLES OR AS APPROVED BY CITY ENGINEERING SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. CONNECTION SHALL CONFORM TO ASTM C-923.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

CORE AND CONNECTION TO
EXISTING MANHOLE
SAN-22

DATE: NOVEMBER 2022

FINAL DESIGN
FOR CONSTRUCTION

BAXTER & WOODMAN Consulting Engineers

CONSULTANTS	REVISED -
	REVISED -
	REVISED -
	REVISED -

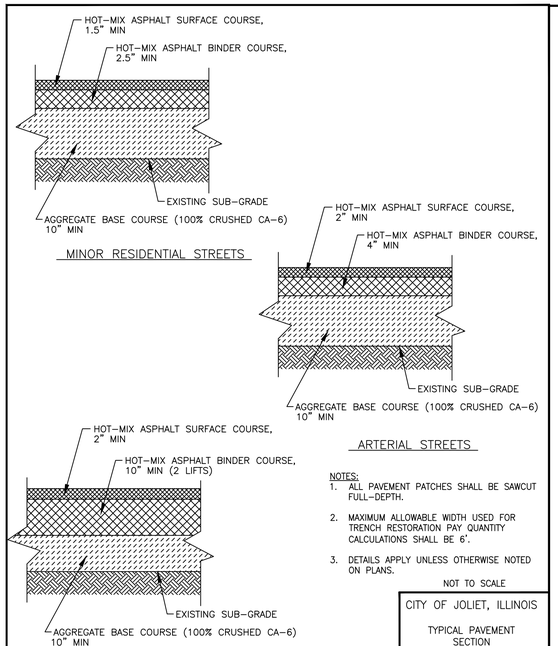
CITY OF JOLIET, ILLINOIS
GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS
CITY OF JOLIET CONTRACT NO. 2930-0126

CONSTRUCTION DETAILS

SCALE: AS NOTED | PROJECT NO: 2401619.01

		TOTAL SHEETS	SHEET NO.
DESIGNED - EMK			
DRAWN - ABN			
CHECKED - PMK		53	C033
DATE - 12/12/2025			

P:\JOLTC\2401619-2026 WATER MAIN REPLACEMENT PROGRA\CAD\GLENWOOD - WEST ACRES\01_CIVIL 3D\01_SHTS-PLANS\2401619-GLENWOOD WEST ACRES-DETAILS.DWG DETAILS
Plotted: 3/6/2026 10:24 AM By: AMAKKAOUI
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NOTES:

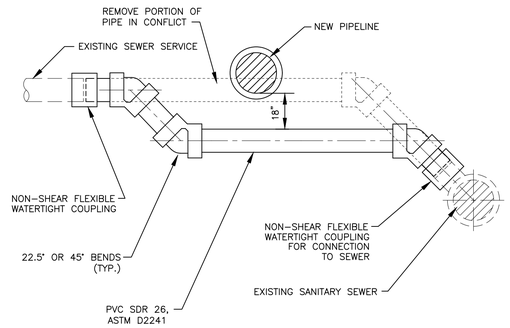
1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH.
2. MAXIMUM ALLOWABLE WIDTH USED FOR TRENCH RESTORATION PAY QUANTITY CALCULATIONS SHALL BE 6'.
3. DETAILS APPLY UNLESS OTHERWISE NOTED ON PLANS.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

TYPICAL PAVEMENT SECTION
PVT-02

DATE: OCT. 2017

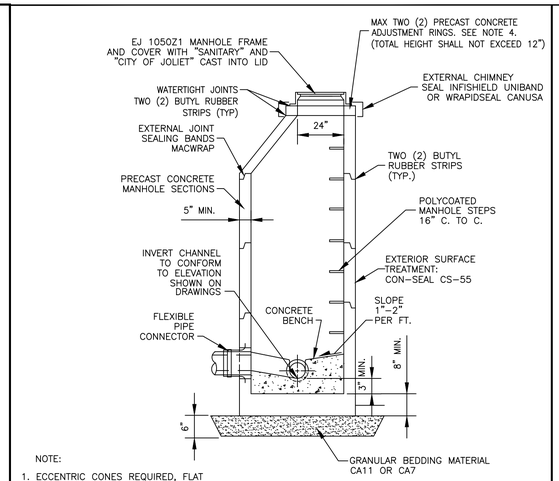


NOT TO SCALE

CITY OF JOLIET, ILLINOIS

SANITARY SEWER SERVICE RELOCATION
SAN-03

DATE: OCT. 2017



NOTE:

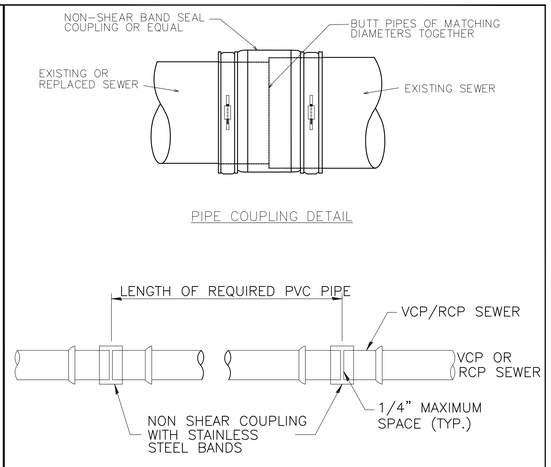
1. ECCENTRIC CONES REQUIRED, FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES.
2. MANHOLE DIAMETER SHALL BE DETERMINED BY THE SEWER DEPTH, THE SEWER OUTSIDE DIAMETER, RELATIVE ANGLES OF SEWERS TO EACH OTHER, THE SIZE OF HOLES CORED/CAST FOR BOOTS, AND A MINIMUM OF 8" BETWEEN CORED/CAST HOLES. REFER TO DESIGN MANUAL.
3. ALL LIFT HOLES ARE TO BE GROUTED FROM THE INSIDE AND OUTSIDE BEFORE BACKFILLING.
4. FOR MANHOLES INSTALLED IN PAVEMENT, PROVIDE ONE RUBBER COMPOSITE ADJUSTMENT RING. EJ INFRA-RISER OR APPROVED EQUAL.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

SANITARY MANHOLE DETAIL
SAN-01

DATE: MARCH 2019



NOTES:

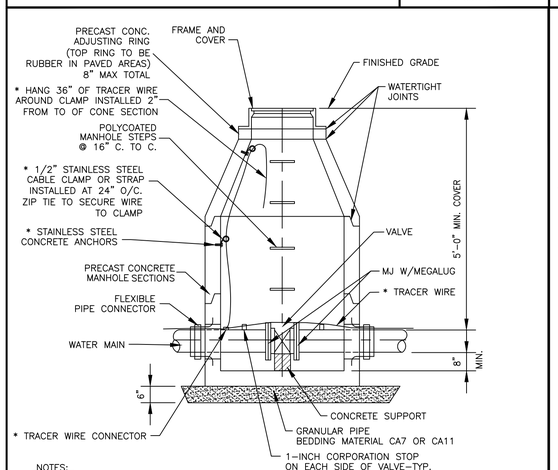
1. CONNECTION TO CIPP LINING SHALL BE NON-SHEAR COUPLINGS THAT ARE MADE SPECIFICALLY TO FIT THE OUTSIDE DIAMETER OF CURED-IN-PLACE PIPE (CIPP)

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

CONNECTING SEWER PIPES OF DISSIMILAR MATERIAL
SAN-14

DATE: NOVEMBER 2022



NOTES:

1. CONCENTRIC CONE REQUIRED FOR GATE VALVES, ECCENTRIC CONE REQUIRED FOR BUTTERFLY VALVES.
2. USE 4'-0" DIAMETER FOR WATER MAIN SIZES 4" THROUGH 10", 5'-0" FOR SIZES 12" THROUGH 16", 6'-0" FOR SIZES 20" OR GREATER
3. PROVIDE CAST IRON FRAME AND COVER WITH HEAVY DUTY LID, STAMPED WITH "CITY OF JOLIET" AND "WATER". EJ 1050Z1 OR NEENAH R170
* 4. ATTACH TRACER WIRE TO MAINTAIN MIN. 24" AWAY FROM STEPS
* 5. SECURE STAINLESS STEEL CABLE CLAMPS TO VAULT WALL WITH TAPCON 0.25" X 1.5" (MIN.) EMBEDMENT STAINLESS STEEL SCREW ANCHORS, OR APPROVED EQUAL.

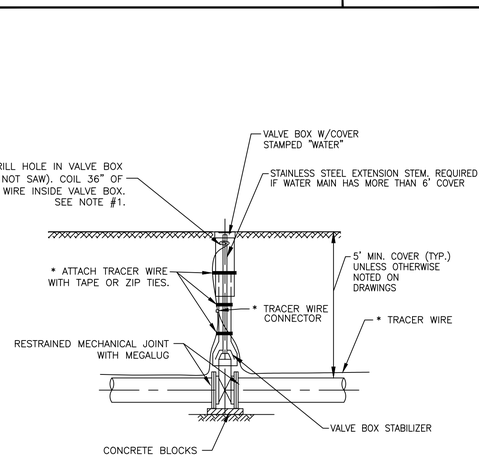
* FOR PVC WATER MAIN INSTALLATION ONLY

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER VALVE VAULT DETAIL
WTR-01

DATE: JULY 2024



NOTES:

* 1. ATTACH TRACER WIRE TO OUTSIDE OF VALVE BOX USING TAPE OR ZIP TIES. DRILL 3/8" DIA. HOLE IN VALVE BOX 6" FROM TOP OF VALVE BOX.

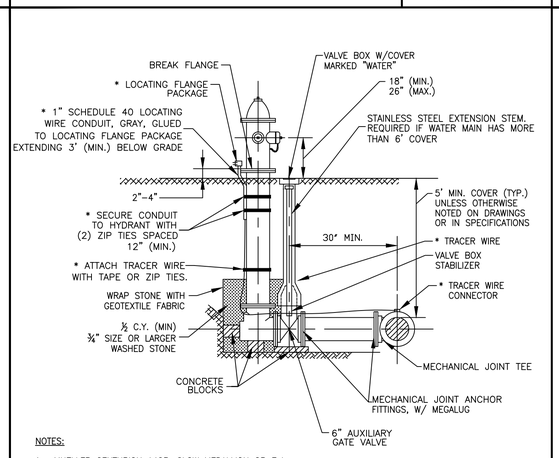
* FOR PVC WATER MAIN INSTALLATION ONLY

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER VALVE BOX DETAIL
WTR-02

DATE: NOVEMBER 2022



NOTES:

1. MUELLER CENTURION A423, CLOW MEDALLION OR E.J. 5BR250 (RED FOR MUNICIPAL TREATED WATER, GREEN FOR RAW WATER, YELLOW FOR PRIVATE HYDRANTS)
2. HYDRANTS SHALL BE LOCATED A MINIMUM OF 2 FEET BEHIND THE BACK OF CURB IN LOCATIONS SHOWN ON THE DRAWINGS
3. USE SWIVEL TEE AS CALLED OUT ON PLANS. 30" MINIMUM SEPARATION DOES NOT APPLY WHEN USING SWIVEL TEES.
*4. LOCATING WIRE CONDUIT TO BE RIGID PIPE FORMED TO HYDRANT OR TOP 18" TO BE RIGID, WITH 12" (MAX.) FLEXIBLE CONDUIT BELOW, TRANSITIONING BACK TO RIGID CONDUIT.
*5. LOCATING FLANGE PACKAGE TO BE RED COLOR COPPERHEAD INDUSTRIES COBRA HYDRANT PACKAGE PART # T1-FLPKG OR APPROVED EQUAL

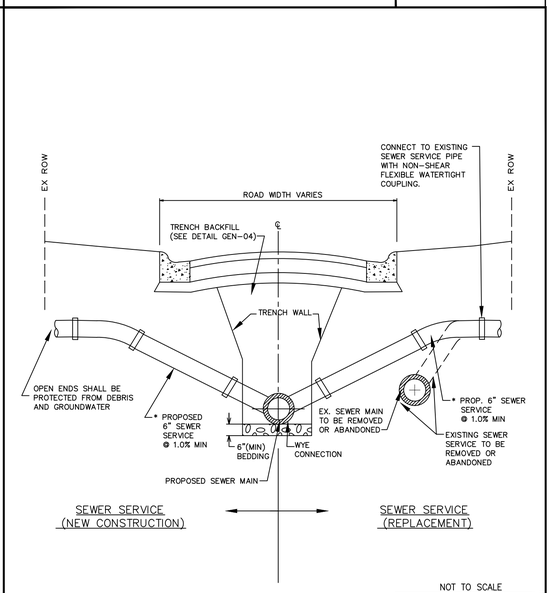
* FOR PVC WATER MAIN INSTALLATION ONLY

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

FIRE HYDRANT DETAIL
WTR-03

DATE: NOVEMBER 2022



* SERVICE PIPE MATERIAL: PVC SDR 26, ASTM D2241

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

SANITARY SEWER SERVICE
SAN-02

DATE: OCT. 2017

FINAL DESIGN
FOR CONSTRUCTION

BAXTER & WOODMAN Consulting Engineers

CONSULTANTS	REVISED –
	REVISED –
	REVISED –
	REVISED –

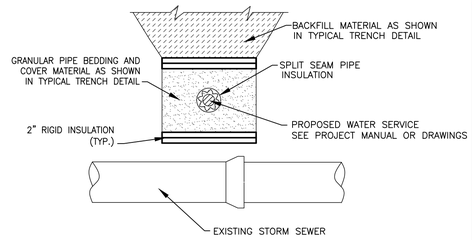
CITY OF JOLIET, ILLINOIS
GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS
CITY OF JOLIET CONTRACT NO. 2930-0126

CONSTRUCTION DETAILS

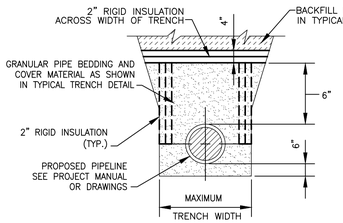
SCALE: AS NOTED | PROJECT NO: 2401619.01

		TOTAL SHEETS	SHEET NO.
DESIGNED – EMK			
DRAWN – ABN		53	C034
CHECKED – PMK			
DATE – 12/12/2025			

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WATER SERVICE



WATER MAIN

NOTES:

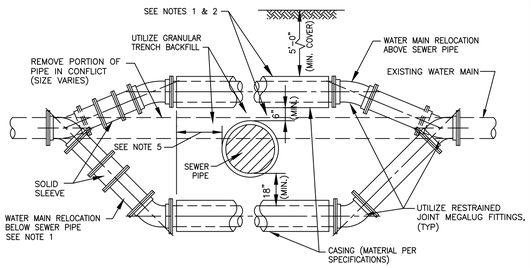
1. TO BE USED WHEN WATER MAIN AND / OR WATER SERVICE BURY DEPTH IS < 4' OR WHEN WATER SERVICE CROSSES ABOVE STORM SEWER.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

PIPE INSULATION DETAIL
WTR-04

DATE: OCT. 2017



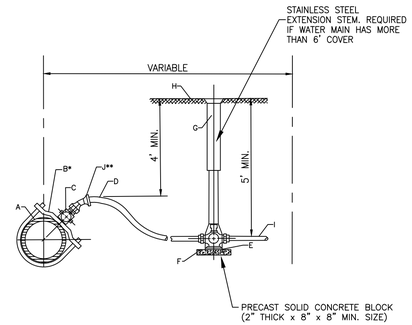
NOTES:
1. ONLY TO BE USED IF WATER MAIN CANNOT CROSS ABOVE PROPOSED SEWER AND MAINTAIN THE REQUIRED 18" OF SEPARATION AS SHOWN ON DRAWING, OR APPROVED BY ENGINEER IN FIELD.
2. WHEN WATER MAIN CROSSES ABOVE SEWER AND MAINTAINS THE REQUIRED 18" OF SEPARATION, THE CASING PIPE IS NOT REQUIRED.
3. WATER MAIN RELOCATIONS ARE SUBJECT TO INSPECTION AT NORMAL SYSTEM PRESSURE BEFORE BURIAL.
4. USE ONLY 45 DEGREE BENDS UNLESS OTHERWISE PERMITTED BY THE ENGINEER.
5. CASING MUST EXTEND A MINIMUM OF 10 FEET BEYOND OUTSIDE EDGE OF SEWER PIPE – ON BOTH SIDES OF SEWER.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER MAIN RELOCATION DETAIL
WTR-05

DATE: OCT. 2017



*REQUIRED FOR SERVICES LARGER THAN 1"
**REQUIRED FOR SERVICES WITH LESS THAN 4' COVER

CONSTRUCTION NOTES

A. WATER MAIN
B. DUCTILE IRON, EPOXY COATED BODIES WITH DOUBLE ALLOY STEEL STRAPS AND DOUBLE BOLTS (FOUR BOLTS TOTAL). MUELLER DR2A SERIES OR EQUAL
C. CORPORATION STOP, A.Y. MCDONALD 74701 BQ
D. SERVICE PIPE, SEAMLESS SOFT TEMPERED COPPER TYPE – TYPE "K" 1" OR LARGER
E. CURB STOP, A.Y. MCDONALD 76104Q
F. CONCRETE BRICK SUPPORT
G. TYLER 6500 WITH BBAF VALVE BOX STABILIZER OR APPROVED EQUAL
H. FINISHED GRADE
I. CONNECT TO EXISTING SERVICE, PROVIDE ADAPTERS AS REQUIRED
J. EIGHTH BEND COMPRESSION COUPLING – UNION

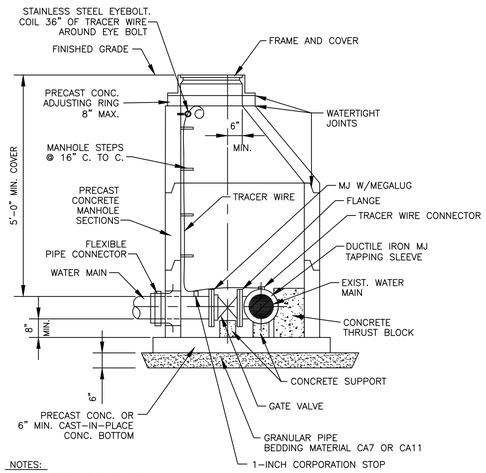
NOTE: FOR 1 1/2" OR 2" SERVICE, ADD ENLARGED BASE FOR SERVICE BOX.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER SERVICE CONNECTION DETAIL
WTR-06

DATE: OCT. 2020



NOTES:
1. ECCENTRIC CONE REQUIRED
2. USE 4'-0" DIAMETER FOR WATER MAIN SIZES 4" THRU 8", USE 5'-0" DIAMETER FOR WATER MAIN SIZES 10" THRU 14", USE 6'-0" DIAMETER (OR LARGER PER DESIGNER) FOR WATER MAIN SIZES 16" OR GREATER.
3. PROVIDE CAST IRON FRAME AND COVER WITH HEAVY DUTY LID, STAMPED WITH "CITY OF JOLIET" AND "WATER". EJ 1050Z1
4. ATTACH TRACER WIRE TO MAINTAIN MIN. 24" AWAY FROM STEPS.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

PRESSURE CONNECTION DETAIL
WTR-07

DATE: NOVEMBER 2022

DUCTILE IRON–RESTRAINT JOINT TYPE PIPE LENGTH (FEET)							
FITTING TYPE	DIAMETER (IN)						
	4"	6"	8"	10"	12"	16"	20"
HORIZONTAL BEND							
11.25°	5	5	5	5	5	5	5
22.5°	5	5	5	5	10	10	10
45°	5	10	10	10	15	15	20
90°	15	20	20	25	30	40	45
VERTICAL BEND							
45°	20	25	35	40	45	60	70
TEE	5	5	5	5	5	5	5
VALVE (OPERATING PRESSURE)	20	30	35	45	50	65	80
VALVE (TESTING PRESSURE)	40	60	75	90	105	135	165
REDUCER							
6" NOMINAL PIPE	30	–	–	–	–	–	–
8" NOMINAL PIPE	55	35	–	–	–	–	–
10" NOMINAL PIPE	75	55	30	–	–	–	–
12" NOMINAL PIPE	90	80	55	35	–	–	–
16" NOMINAL PIPE	125	115	100	80	60	–	–
20" NOMINAL PIPE	160	150	135	125	105	60	–

NOTE:
RJT LENGTHS MAY VARY DEPENDING ON SITE CONDITIONS. LENGTHS SHOWN ARE MINIMUM PER 5' BURY DEPTH OF WATER MAIN AND, AGGREGATE PIPE BACKFILL.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

POLYWRAPPED DI RJT DETAIL

WTR-09

DATE: AUGUST 2024

PVC–RESTRAINT JOINT TYPE PIPE LENGTH (FEET)							
FITTING TYPE	DIAMETER (IN)						
	4"	6"	8"	10"	12"	16"	20"
HORIZONTAL BEND							
11.25°	5	5	5	5	5	5	5
22.5°	5	5	5	5	5	10	10
45°	5	10	10	10	15	15	20
90°	10	15	15	20	25	35	40
VERTICAL BEND							
45°	15	15	20	25	30	40	45
TEE	5	5	5	5	5	5	5
VALVE (OPERATING PRESSURE)	15	20	25	30	35	45	50
VALVE (TESTING PRESSURE)	30	40	50	60	70	90	110
REDUCER							
6" NOMINAL PIPE	20	–	–	–	–	–	–
8" NOMINAL PIPE	35	20	–	–	–	–	–
10" NOMINAL PIPE	50	35	20	–	–	–	–
12" NOMINAL PIPE	60	50	40	20	–	–	–
16" NOMINAL PIPE	80	75	65	55	40	–	–
20" NOMINAL PIPE	105	95	90	80	70	40	–

NOTE:
RJT LENGTHS MAY VARY DEPENDING ON SITE CONDITIONS. LENGTHS SHOWN ARE MINIMUM PER 5' BURY DEPTH OF WATER MAIN AND, AGGREGATE PIPE BACKFILL.

NOT TO SCALE

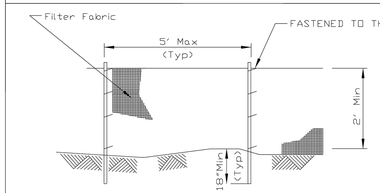
CITY OF JOLIET, ILLINOIS

PVC RJT DETAIL
WTR-09

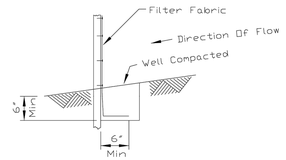
DATE: AUGUST 2024

1

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1, Class 2.
3. Fence posts shall be either standard steel post or wood post 2" X 2" nominal.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 04-15-2021
Approved ____ Date ____		

FINAL DESIGN
FOR CONSTRUCTION

CONSULTANTS	REVISED – 1 ADDENDUM #1 12/22/25
	REVISED –
	REVISED –
	REVISED –

CITY OF JOLIET, ILLINOIS
GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS
CITY OF JOLIET CONTRACT NO. 2930-0126

CONSTRUCTION DETAILS

SCALE: AS NOTED | PROJECT NO: 2401619.01

		TOTAL SHEETS	SHEET NO.
DESIGNED – EMK			
DRAWN – ABN		53	C035
CHECKED – PMK			
DATE – 12/12/2025			

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Plotted: 3/6/2026 10:24 AM By: AMAKKAOUI
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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 286-26

File ID: 286-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/06/2026

Department: Public Utilities **Final Action:**

Title: Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Glenwood Avenue, Just East of Hammes Avenue)

Agenda Date: 05/19/2026

Attachments: Resolution, ComEd Easement, SR# 06690516, Glenwood Ave East of Hammes Ave

Entered by: rliang@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/6/2026	Allison Swisher	Approve	5/8/2026
1	2	5/7/2026	Kevin Sing	Approve	5/8/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/11/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 287-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Oneida Street, Just East of Hammes Avenue)

BACKGROUND:
The Glenwood and West Acres Water Main Improvement Project is part of the 2026 Water Main Improvement Program. To construct this project an easement agreement with ComEd is required for the water main that will cross the ComEd right-of-way along Oneida Street, just east of Hammes Avenue.

The Public Service Committee will review this matter.

CONCLUSION:
ComEd has provided their standard easement agreement for this work. A one-time fee of $8,729.94 is required.

Funds will be charged to the Water Main Replacement Fund (Org 53880000, Object 557200, $8,729.94).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the attached Resolution accepting the easement agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Oneida Street, just east of Hammes Avenue).

RESOLUTION NO.

RESOLUTION ACCEPTING AN EASEMENT AGREEMENT FROM COMED FOR THE GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENT PROJECT (ONEIDA STREET, JUST EAST OF HAMMES AVENUE)

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby approve the Oneida Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project.

SECTION 2: The Mayor and City Clerk are hereby authorized to execute the Agreement on behalf of the City of Joliet.

SECTION 3: Payment for easement agreement in the amount of $8,729.94 is authorized.

SECTION 4: That if any Section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such Section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION 5: 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.

SECTION 6: That this Resolution shall be in full force and effect upon its adoption and approval according to law.

PASSED this _____ day of _____, 2026

_____ _____

MAYOR **CITY CLERK**

VOTING YES _____

VOTING NO _____

NOT VOTING _____

This Document was Prepared by:
Ericka Irby
ComEd Sr. Real Estate Representative
Real Estate & Facilities

When Recorded, Return to:
Ericka Irby, Sr. Real Estate Representative
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3 Lincoln Centre – 4th Floor
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779-231-0633

WATER MAIN EASEMENT AGREEMENT

THIS Sanitary Sewer Easement Agreement ("Easement") is made as of this ___ day of _____, 2026, by and between COMMONWEALTH EDISON COMPANY, an Illinois corporation ("Grantor"), with a mailing address of 3 Lincoln Centre, 4th Floor, Oakbrook Terrace, Illinois 60181, and City of Joliet, with a mailing address of 150 W Jefferson St., Joliet, Illinois 60432 ("Grantee").

RECITALS:

A. Grantor is the owner of a parcel of land in Joliet, IL., County of Will and State of Illinois, commonly known as Joliet-Tiedtville R/W; Will County-Joliet R/W; PIN: 30-07-07-304-012-0000, described in Exhibit A attached hereto and made a part hereof ("Grantor's Property").

B. Grantor utilizes Grantor's Property for Grantor's own business operations, which operations, for purposes hereof, shall include without limitation the construction, reconstruction, maintenance, repair, upgrade, expansion, addition, renewal, replacement, relocation, removal, use and operation of Grantor's equipment and facilities, whether now existing or hereafter to be installed, in, at, over, under, along or across Grantor's Property (collectively, "Grantor's Operations").

C. Grantee desires to install a(n) twelve-inch (12") water main along a center line across Grantor's Property in the location shown on the diagram attached hereto as Exhibit B (for the purposes of this Easement, the "Easement Premises" shall be a strip of land twelve feet (12') wide and laying six feet (6') along either side of the water line's center line by two hundred fifty feet (250') as shown on the diagram attached hereto as Exhibit B).

NOW, THEREFORE, in consideration of Ten and No/100ths Dollars, the payments, covenants, terms, and conditions to be made, performed, kept and observed by Grantee hereunder and other good and lawful consideration, Grantor and Grantee hereby agree as follows:

1. Grant of Easement. Subject to the terms and provisions of this Easement, Grantor hereby grants and conveys, without warranty of title, a perpetual, non-exclusive easement for the right and privilege to use the Easement Premises for the following purposes and for no other purpose whatsoever: construction and maintenance of a(n) twelve-inch (12") water main in substantial conformity with the engineering plan sheets C016, C030, C033, C034 & C035, prepared by Baxter & Woodman Consulting Engineers, dated 12/12/25 and known as GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS attached hereto as Exhibit B and made a part hereof .(hereinafter referred to as the "Facilities").

2. Grantee's Use. The following general conditions shall apply to Grantee's use of the Easement Premises:

(a) Grantee shall procure and maintain at its own expense, prior to entry upon Grantor's Property hereunder, all licenses, consents, permits, authorizations and other approvals required from any federal, state or local governmental authority in connection with the construction, placement, use and operation of the Easement Premises and the Facilities, and Grantee shall strictly observe all laws, rules, statutes and regulations of any governmental authorities having jurisdiction over the Easement Premises or Grantee's operations thereon. Grantor may from time-to-time request reasonable evidence that all such approvals have been obtained by Grantee and are in full force and effect. In no event shall Grantee seek any governmental approvals that may affect in any way Grantor's Operations, including without limitation any zoning approvals, without in each instance obtaining Grantor's prior written consent, which consent may be granted or withheld in Grantor's sole discretion.

(b) In the event any aspect of Grantee's construction, placement, maintenance, repair, use or operation of the Easement Premises and the Facilities at any time violates or is forbidden by any law, statute, rule, regulation, order or requirement of any governmental authority, Grantee shall immediately discontinue such operations and at its own expense take all required corrective action, including without limitation removal of all or any portion of the Facilities from Grantor's Property if required, within the lesser of (i) thirty (30) days from Grantee's notice of such violation or (ii) the period of time required by law for the correction of such violation.

(c) Grantee's use of the Easement Premises shall be conducted in a manner that does not conflict or interfere with Grantor's Operations.

(d) This Easement and the rights granted hereunder are subject and subordinate in all respects to all matters and conditions affecting the Easement Premises (whether recorded or unrecorded).

(e) Grantee's obligations and liabilities to Grantor under this Easement with respect to the Easement Premises and the Facilities and all other matters shall not be limited or in any manner impaired by any agreements entered into by and between Grantee and any third parties, including without limitation any agreements related to the construction or installation of the Facilities, and Grantee shall be and remain liable to Grantor for the installation and operation of the Facilities in accordance with the terms and conditions of this Easement, notwithstanding Grantee's failure or refusal to accept delivery of or title to such facilities from any such third parties.

(f) Without limiting the generality of the foregoing, this Easement and the rights granted hereunder are subject and subordinate in all respects to the existing and future rights of Grantor and its

lessees, licensees and grantees, existing roads and highways, the rights of all existing utilities, all existing railroad rights-of-way, water courses and drainage rights that may be present in Grantor's Property. If required, Grantee shall secure the engineering consent of such prior grantees as a prerequisite to exercising its rights hereunder and provide Grantor with a copy of the same.

3. Term. The term of this Easement shall be perpetual, unless sooner terminated in accordance with the provisions of this Easement, and shall commence as of the date first hereinabove written.

4. Fees. In partial consideration of this Easement, Grantee shall pay Grantor a certain sum of money as set forth in a separate agreement between Grantor and Grantee, which amount shall be due and payable to Grantor, prior to Grantor's execution of this Easement.

5. Rights Reserved to Grantor.

(a) Grantor's rights in and to the Easement Premises, Grantor's Property and Grantor's Operations are and shall remain superior to Grantee's rights granted hereunder. Grantor shall not be liable to Grantee for damage to the Facilities due to Grantor's Operations and/or the installation, operation, maintenance or removal of any present or future facilities of Grantor.

(b) Grantor reserves the right to grant additional leases, licenses, easements and rights hereafter to third parties through, under, over and across all or any portion of Grantor's Property, including the Easement Premises, so long as there is no material adverse impact on Grantee's rights in and use of the Easement Premises pursuant to the terms of this Easement. In the event of a violation of this Paragraph 5(b), Grantee's sole and exclusive remedy against Grantor shall be seeking an injunction preventing such third party from creating such material adverse impact on Grantee's rights as aforesaid.

6. Relocation and Restoration of Easement Premises. The following terms and conditions shall govern the rights and obligations of the parties with respect to relocation and restoration of the Easement Premises:

(a) In the event any alteration, expansion, upgrade, relocation or other change in Grantor's Operations interferes or conflicts with Grantee's use of the Easement Premises hereunder, Grantor shall notify Grantee in writing of such proposed change and the conflict posed by this Easement or the presence of the Facilities on the Easement Premises. Such notice shall contain Grantor's estimate of the additional costs Grantor will incur if the proposed change in Grantor's Operations must be altered to avoid or minimize any conflict or interference with Grantee's use of the Easement Premises. Within ten (10) days after receipt of such notice, Grantee shall notify Grantor in writing of its election to (i) make such changes in the Facilities, at Grantee's cost, as in the judgment of Grantor may be required to avoid or minimize any conflict or interference with the proposed change in Grantor's Operations, including without limitation the relocation of the Easement Premises and the Facilities to another location owned by and designated by Grantor, or (ii) reimburse Grantor for all additional costs incurred by Grantor in altering the proposed change in Grantor's Operations to avoid or minimize such conflict or interference. In the event Grantee fails to notify Grantor in writing of such election within such ten (10) day period, Grantee shall be conclusively deemed to have elected to reimburse Grantor for its additional costs as provided in clause (ii) hereinabove. In the event Grantee elects to make all changes to the Easement Premises and/or the Facilities, including relocation to another location designated by Grantor, required to avoid conflict with the proposed change in Grantor's Operations, Grantee, at its sole cost and in accordance with all applicable terms and conditions of this Easement, shall promptly take all steps necessary to complete such changes and relocation within a reasonable time but in no event later than sixty (60) days after the date of such election. In the event Grantee elects to reimburse Grantor for the

additional costs to be incurred by Grantor, Grantee shall make such payment within thirty (30) days after Grantor's demand therefor.

(b) Grantee agrees that, within thirty (30) days after the termination of this Easement for any reason, Grantee shall, at its sole cost and expense and only if directed to do so by Grantor in Grantor's sole discretion, remove all of the Facilities from Grantor's Property and restore and repair Grantor's Property to the condition existing prior to the installation of the Facilities. In the event Grantee fails to so remove the Facilities and restore and repair Grantor's Property, Grantor may elect to do so at Grantee's sole cost and expense, and, in such event, Grantor may dispose of the Facilities without any duty to account to Grantee therefor. Grantee shall pay all costs and expenses incurred by Grantor in removing the Facilities, including any storage costs, and any costs incurred by Grantor in restoring and repairing Grantor's Property. Any facilities and equipment that Grantee fails to remove from Grantor's Property within thirty (30) days after the termination of this Easement shall be conclusively deemed to have been abandoned by Grantee and shall become the sole property of Grantor, without liability or obligation to account to Grantee therefor.

7. Condition of Grantor's Property. Grantee has examined the Easement Premises and knows its condition. Grantee hereby accepts the condition of the Easement Premises in its **AS-IS, WHERE-IS CONDITION, WITH ALL FAULTS**. No representations as to the condition, repair or compliance thereof with any laws, and no agreements to make any alterations, repairs or improvements in or about the Easement Premises have been made by or on behalf of Grantor. By accepting possession of the Easement Premises, Grantee shall be conclusively presumed to have accepted the condition thereof and to have unconditionally waived any and all claims whatsoever related to the condition of the Easement Premises.

8. Conditions Governing Construction, Repair, Maintenance and Other Work.

(a) All work performed by Grantee pursuant to this Easement, including without limitation all work related to the installation, alteration, maintenance (excluding only routine maintenance), repair, relocation, replacement or removal of the Easement and the Facilities, shall be performed in accordance with plans and specifications approved in writing by Grantor prior to the commencement of such work. Grantor shall review and approve any amendments, additions or other changes to such approved plans and specifications, prior to the performance of any work identified therein. Grantor shall have the right (but not the obligation) to supervise Grantee's performance of any such work at the Easement Premises (or any component thereof) and, in the event that Grantor so elects, Grantee shall reimburse Grantor for any and all costs of such supervision, together with a charge for Grantor's overhead, as determined by Grantor.

(b) Prior to the performance of any work, Grantee shall (i) obtain all applicable permits, approvals and authorizations required from any federal, state or local governmental authorities and furnish Grantor with satisfactory evidence that all such approvals have been obtained and (ii) furnish Grantor with certificates of insurance for each contractor and subcontractor evidencing such contractor's or subcontractor's compliance with the requirements of Section 11 hereof.

(c) Except for emergency repairs affecting the health and safety of the public, Grantee shall provide Grantor with not less than thirty (30) days advance notice of any work (including routine maintenance) so that Grantor may take such protective actions as Grantor deems necessary to ensure the safety and reliability of Grantor's facilities in the area of Grantee's proposed work. Grantee shall postpone the commencement of its work until such time as Grantor has completed any and all such protective work. Any cost and expense of such protective work shall be borne by Grantee and paid by Grantee within thirty (30) days after receipt of a bill therefor.

(d) Grantee hereby agrees that, in the event that Grantee (or any employee, agent, representative, contractor, licensee, invitee or guest of Grantee) performs any grading, leveling, digging or other work of any kind on the Grantor's Property (to the extent expressly permitted under the terms of this Easement) and damages any improvements, fixtures, facilities, equipment, or other property located (now or in the future) at Grantor's Property, then Grantee will either (at Grantor's sole election), (x) promptly cause any such improvements, fixtures, facilities, equipment or other property to be repaired and restored to the same or better condition as the same were in immediately prior to such damage or destruction, or (y) promptly pay Grantor the amount which Grantor estimates (as set forth in a written notice from Grantor to Grantee) will cover the cost and expense of repairing and restoring such damage or destruction. Prior to performing any such grading, leveling, digging or excavation work on the Easement Premises (which work shall be subject to Grantor's prior written approval), Grantee will notify J.U.L.I.E. at telephone number (800) 892-0123, C.U.A.N. at (312) 744-7000 if the Easement Premises are located in the City of Chicago, or in the event the Easement Premises are located outside J.U.L.I.E.'s or C.U.A.N.'s jurisdiction, any other services required by the utilities in the jurisdiction where the Easement Premises are located, at least seventy-two (72) hours prior to the commencement of such work in order to locate all existing utility lines that may be present on the Easement Premises.

(e) Except for emergency repairs affecting the health and safety of the public, which emergency repairs should be called in within the first 8-hours of entering Grantor's Property and confirmed by Grantor, Grantee shall (in addition to the notice required under subparagraph (c) above) notify Grantor's Regional Right of Way Agent in Channahon, Illinois, telephone number (224) 244-1826, at least forty-eight (48) hours in advance of entering Grantor's Property for the performance of any work (including routine maintenance). The timing and scheduling of such work shall be subject to Grantor's prior approval. In the event Grantee is required to perform any emergency repair work affecting the health and safety of the public, Grantee shall notify Grantor in writing of such repair work within forty-eight (48) hours after the performance of such repairs.

(f) Grantee hereby acknowledges that the Easement Premises may be used from time to time to accommodate equipment and facilities of other persons and/or entities (including, without limitation, pipeline and utility companies) which are (or will be) located on, above or below the surface of the Easement Premises. Grantee agrees that it will contact any such persons and/or entities holding rights to use and/or occupy the Easement Premises, and provide the proper protection required by such persons or entities, in connection with Grantee's use and occupancy of the Easement Premises. Grantee further agrees to furnish Grantor copies of the correspondence between the any such persons or entities and Grantee. Grantee agrees that this requirement shall apply to any installations currently located on, above or below the Easement Premises and any and all future installations on, above or below the Easement Premises.

(g) Grantor may withhold its approval to the performance of any work hereunder whenever any of the following conditions exist: (i) Grantee is in default under this Easement, (ii) the performance of such work and the use and occupancy of Grantor's Property contemplated by such work in Grantor's judgment will interfere with Grantor's Operations or any other then existing uses of Grantor's Property, or (iii) Grantor and Grantee have failed to enter into such supplemental agreements as Grantor deems necessary or advisable regarding the performance of such work. Grantor retains the right to suspend or stop all such work if in Grantor's sole judgment the ongoing performance of such work endangers Grantor's facilities or threatens to interfere with Grantor's Operations, and Grantor shall incur no liability for any additional cost or expense incurred by Grantee or any third parties in connection with such work stoppage.

(h) All work shall be performed in a good and workmanlike manner and in accordance with all applicable laws, statutes, building codes and regulations of applicable governmental authorities.

Without limiting the generality of the foregoing, Grantee shall cause all work and the placement of the Easement Premises and the Facilities to meet the applicable requirements of 83 Ill. Admin. Code Part 305, as amended from time to time, and shall cause all workers performing any work on behalf of Grantee, its contractors and subcontractors, to be equipped for and conform to OSHA safety regulations. Upon completion of the work, Grantee shall (i) provide waivers of liens from each contractor and such other evidence of lien-free completion of the work as Landlord may require and (ii) restore all adjacent and other affected areas of Grantor's Property to their original condition preceding the commencement of such work.

(i) Grantee shall promptly notify Grantor of any damage caused to Grantor's facilities arising our of or related to the performance of such work, including without limitation damage to crops, fences, pasture land or livestock, landscaping and the like and Grantee will reimburse Grantor on demand for the cost of any such repairs and other expenses incurred by Grantor as a result of such damage. The formula described in Section 15(b) shall be used to determine the amount due Grantor as reimbursement for the cost of such repairs. No vehicles, equipment or anything else (including, but not limited to, any equipment attached to vehicles or equipment such as antennas) having a height which exceeds the maximum allowable height under applicable OSHA height standards in effect from time to time, shall be driven, moved or transported on the Easement Premises without Grantor's prior written consent.

(j) There shall be no impairment of any natural or installed drainage facilities occasioned by any work related to the Easement Premises and/or the Facilities and Grantee at its cost shall repair and replace all drainage tiles damaged or destroyed during the performance of such work.

(k) The following additional specific requirements shall apply to the performance of the work related to the Easement Premises and/or the Facilities:

(i) Grantee agrees that the Facilities will be installed in strict conformity with the plans attached hereto as Exhibit B.

(ii) Should any proposed changes to the Easement Premises and/or the Facilities be required, either before or after installation, Grantee, or its successors, shall first submit such changes to Grantor, in the form of revised plans for Grantor's review and approval.

(iii) Where the Facilities cross Grantor's fiber optic cable (TBON), Grantor may require that split plastic duct shall be installed and secured around Grantor's underground fiber optic cables in order to protect the fiber optic cable from any damage during any backfilling operation, all of which shall be performed at Grantee's sole cost and expense.

(v) Grantee agrees, upon completion of the installation of the Facilities, Grantee will replace all backfilling material in a neat, clean and workmanlike manner, with the topsoil on the surface of Grantor's Property, together with the removal of all excess soils, including any rocks, debris or unsuitable fill from Grantor's Property that has been displaced by the placement of the Facilities. At Grantor's sole election, Grantor may permit Grantee to evenly spread any portion of the remaining topsoil over the Easement Premises so long as Grantee shall not cause or permit the existing ground grade on the Easement Premises to be increased or decreased in excess of eight (8) inches above or below the existing grade level of the Easement Premises as of the date hereof.

(vi) Grantee agrees that all of Grantor's Property as affected by the construction of the Facilities shall be leveled, dressed and the area re-seeded using grass over and along Grantee's entire construction project site, except for those areas that are either tenant occupied for agricultural purposes and/or those areas that involve in wetland construction, where governmental wetland restoration

requirements shall take precedence. Grantee shall manage the re-seeding process until a firm grass growth has been established on Grantor's Property. Grantee agrees to leave Grantor's Property in a neat, clean and orderly condition and to the satisfaction of Grantor, including, but not limited to, the re-seeding of Grantor's Property as required.

(vii) Grantee covenants and agrees that, in the event that Grantee installs (or is required (by Grantor or otherwise) to install) any fencing and/or gates in connection with Grantee's work at the Easement Premises (or its use or occupancy of the Easement Premises), Grantee will install, maintain and operate such fences and/or gates in strict compliance with any and all fencing and locking rules, regulations and guidelines which Grantor may deliver to Grantee from time to time. [OPTIONAL: A copy of Grantor's current fencing and locking rules, regulations and guidelines is attached hereto as Exhibit ___.]

(viii) Grantee acknowledges and confirms that, in connection with Grantor's review and/or approval of the plans and specifications for Grantee's work at the Easement Premises (as provided in Subsection 8(a) above), Grantor may require that barricades ("Barricades") be installed on the Easement Premises in order to protect Grantor's Operations and/or other equipment, improvements and facilities of Grantor and other users and occupants of the Easement Premises. Any such Barricades shall be installed either (at Grantor's sole option): (i) by Grantee, at Grantee's sole cost and expense, in a manner satisfactory to Grantor, or (ii) by Grantor, in which event Grantee shall pay to Grantor, prior to such installation, Grantor's reasonable estimate of the cost of such installation of the Barricades. [OPTIONAL: Grantee shall install, maintain and operate such Barricades in strict compliance with any and all rules, regulations and guidelines regarding barricades which Grantor may deliver to Grantee from time to time prior to or during the Term. [FURTHER OPTION: A copy of Grantor's current barricading rules, regulations and guidelines is attached hereto as Exhibit ___.]]

9. Covenants of Grantee. Grantee hereby covenants and agrees as follows (which covenants shall survive the expiration or termination of this Easement and Grantee's rights and privileges under this Easement):

(a) Grantee shall obtain and maintain all rights, licenses, consents and approvals required from any governmental authorities or third parties with respect to the installation, use or operation of the Easement Premises and/or the Facilities on Grantor's Property and, at Grantor's request, Grantee shall provide Grantor with evidence thereof. Grantee shall cause the Easement Premises and the Facilities to be maintained at all times in good repair and in accordance with all requirements of applicable law, and Grantee shall not permit any nuisances or other unsafe or hazardous conditions to exist in, on or under Grantor's Property in connection with the Easement Premises and/or the Facilities or Grantee's use or occupancy of Grantor's Property. In the event Grantee fails to fully and faithfully perform all such repair and maintenance obligations, Grantor shall have right (but not the obligation) after thirty (30) days' written notice to Grantee, to cause such repairs and maintenance to be performed and charge the cost thereof to Grantor. In the event Grantor elects to perform such repair and maintenance, the amount due Grantor from Grantee as reimbursement shall be determined using the formula described in Section 15(b) hereof.

(b) Grantee shall install the Facilities and use and occupy the Easement Premises in a manner that avoids any interference with Grantor's Operations. Within fifteen (15) days after Grantor's demand therefor, Grantee shall reimburse Grantor for all costs incurred by Grantor as a result of injury or damage to persons, property or business, including without limitation the cost of repairing any damage to Grantor's equipment or facilities or costs arising from electrical outages, caused by the use and occupancy of the Easement Premises by Grantee, its representatives, employees, agents, contractors, subcontractors and invitees.

(c) Grantee hereby covenants and agrees that it will not cause or permit any lien (including, without limitation, any mechanic's lien) or claim for lien to be asserted against the Easement Premises or any interest therein, whether such lien or claim for lien results from or arises out of any act or omission of Grantee or its employees, agents, consultants, representatives, contractors, subcontractors or materialmen, or otherwise. In the event any such lien or claim for lien is filed, Grantee will immediately pay and release the same. In the event such lien or claim of lien is not released and removed within five (5) days after notice from Grantor, Grantor, at its sole option and in addition to any of its other rights and remedies, may take any and all action necessary to release and remove such lien or claim of lien (it being agreed by Grantee that Grantor shall have no duty to investigate the validity thereof), and Grantee shall promptly upon notice thereof reimburse Grantor for all sums, costs and expenses, including court costs and reasonable attorneys' fees and expenses, incurred by Grantor in connection with such lien or claim of lien. Grantee hereby agrees to indemnify, defend and hold harmless Grantor from and against any and all liens or claims for lien arising out of or in any way connected with Grantee's use and occupancy of the Easement Premises.

(d) In addition to, and not in lieu of, the other payments which Grantee is required to make under this Easement, Grantee shall pay the following amounts to Grantor in respect of real estate taxes and assessments, in each case no later than thirty (30) days after Grantor's written demand therefor:

(i) All real estate taxes and other assessments which are allocable to any improvements, structures or fixtures constructed, installed, or placed by Grantee at the Easement Premises for all periods during which this Easement is in effect, plus

(ii) Any increase in the real estate taxes and other assessments payable with respect to the Easement Premises (or any tax parcel of which the Easement Premises is a part) which is allocable to this Easement, Grantee's use or occupancy of the Easement Premises, or any improvements, structures or fixtures constructed, installed or placed by Grantee at the Easement Premises (but without duplication of any amount payable pursuant to clause (a) above), for all periods during which this Easement is in effect.

For purposes of this Easement real estate taxes or assessments "for" or "with respect to" any particular period (or portion thereof) shall mean the real estate taxes or assessments which accrue with respect to such period, irrespective of the fact that such taxes or assessments may be due and payable within a different period.

Grantee hereby covenants and agrees that Grantee shall, no later than the "Tax Exemption Date" (as hereinafter defined), at Grantee's sole cost and expense, execute and deliver all documents, instruments petitions and applications, and take all other actions which may be necessary and/or appropriate, in order to cause the Easement Premises to be exempted from the payment of real estate taxes, to the extent that it is possible, under applicable law. In the event that Grantee is successful in obtaining any such real estate tax exemption for the Easement Premises, then Grantee shall thereafter cause such real estate tax exemption to be continued for each tax year (or portion thereof) during which this Easement is in effect (and Grantee shall execute such documents, instruments, petitions and applications, and take such other actions which may be necessary and/or appropriate, to cause such property tax exemption to be so continued). In the event that Grantee is unsuccessful in obtaining or continuing any such real estate tax exemption with respect to the Easement Premises, then Grantee shall thereafter use commercially reasonable efforts to continue to seek such exemption (or continuance thereof, as applicable) and shall, from time to time if Grantor so requests, take such actions as may be necessary to apply for such exemption (or continuation). For purposes hereof, the term "Tax Exemption Date" shall mean the date that is the earlier of: (i) sixty (60) days after the date of this Easement, or (ii) the deadline for submitting a real estate tax exemption petition or application for the real estate taxes for the year in which this Easement is executed and delivered.]

(e) Grantee shall notify Grantor in writing within thirty (30) days after the date Grantee ceases to use the Easement Premises and/or the Facilities and shall provide Grantor with a properly executed release of this Easement.

10. General Indemnity. To the maximum extent permitted under applicable law, Grantee agrees to protect, indemnify, defend (with counsel acceptable to Grantor) and hold harmless Grantor and Exelon Corporation, and their respective parents, subsidiaries and affiliates, and their respective officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns (collectively, the "Indemnified Parties") from and against any and all losses, costs, damages, liabilities, expenses (including, without limitation, reasonable attorneys' fees) and/or injuries (including, without limitation, damage to property and/or personal injuries) suffered or incurred by any of the Indemnified Parties (regardless of whether contingent, direct, consequential, liquidated or unliquidated) (collectively, "Losses"), and any and all claims, demands, suits and causes of action brought or raised against any of the Indemnified Parties (collectively, "Claims"), arising out of, resulting from, relating to or connected with: (i) any act or omission of Grantee or its officers, directors, shareholders, employees, representatives, agents, contractors, licensees, lessees, guests, invitees, successors and assigns ("Grantee Parties") at, on or about Grantor's Property, and/or (ii) any breach or violation of this Easement on the part of Grantee, and notwithstanding anything to the contrary in this Easement, such obligation to indemnify and hold harmless the Indemnified Parties shall survive any termination of this Easement. This indemnification shall include, but not be limited to, claims made under any workman's compensation law or under any plan for employee's disability and death benefits (including without limitation claims and demands that may be asserted by employees, agents, contractors and subcontractors).

11. Waiver. Any entry onto Grantor's Property by Grantee Parties shall be at such parties' sole risk, and Grantor makes (and has heretofore made) no representations or warranties of any kind whatsoever regarding Grantor's Property or the condition of Grantor's Property (including, without limitation, the environmental condition thereof). To the fullest extent permitted under applicable law, each of Grantee Parties hereby waives any and all claims, demands, suits and causes of action against the Indemnified Parties, and fully and forever release the Indemnified Parties, for any loss, cost, damage, liability or expense (including, without limitation attorneys' fees) suffered or incurred by such Grantee Parties in connection with any entry onto Grantor's Property pursuant to this Easement. This Section will survive termination of this Easement.

12. Insurance. Grantee agrees to require its contractors, before commencing any work on the Easement Premises to purchase and maintain, or at the option of Grantee to itself purchase and maintain, at the cost of Grantee or its contractors, a policy or policies of insurance issued by insurance companies authorized to do business in the State of Illinois, having ratings of A-/VII or better in the Best's Key Rating Insurance Guide (latest edition in effect at the latest date stated in the Certificates of Insurance) and in a form satisfactory to Grantor as follows:

COVERAGE #1

Workers' Compensation Insurance with statutory limits, as required by the state in which the work is to be performed, –and Employers' Liability Insurance with limits not less than One Million dollars ($1,000,000.00) each accident/occurrence.

COVERAGE #2

Commercial General Liability (CGL) Policy or Policies (with coverage consistent with ISO CG 0001 (04 13)) covering all contractors, subcontractors and all their subcontractors with limits not less than Five Million dollars ($5,000,000.00) per occurrence covering liability for bodily injury

and property damage arising from premises, operations, independent contractors, personal injury/advertising injury, blanket contractual liability and products/completed operations for not less than three (3) years from the date the work is accepted Grantor shall be added as an Additional Insured providing coverage consistent with ISO Form CG 20 26 11 85 or the combination of ISO Form CG 20 10 10 01 and CG 20 37 10 01.

COVERAGE #3

Automobile Liability in an amount of not less than one million dollars ($1,000,000) per accident for bodily injury and property damage, covering all owned, leased, rented or non-owned vehicles, which shall include automobile contractual liability coverage.

Policies covering contractors may substitute lower limits for any of the policies listed above, provided that Contactors maintains an umbrella or excess liability policy or policies which provide a total minimum limit of four million dollars ($5,000,000) per occurrence for general liability and one million dollars ($1,000,000) for automobile liability, and that all other requirements of this insurance clause are satisfied by such umbrella or excess policy or policies.

Grantee may substitute lower limits for any of the policies listed above, provided that Grantee maintains an umbrella or excess liability policy or policies which provide a total minimum limit of $5,000,000.00 per occurrence for general liability, and that all other requirements of this insurance clause are satisfied by such umbrella or excess policy or policies.

If any work on the Easement Premises involves or includes Contractor handling, transporting, disposing, or performing work or operations with hazardous substances, contaminants, waste, toxic materials, or any potential pollutants, Grantee and/or contractors shall purchase and maintain pollution legal liability applicable to bodily injury; property damage, including loss of us of damaged property or of property that has not been physically injured or destroyed; cleanup costs; and defense, including costs and expenses incurred in the investigation, defense, or settlement of claims; all in connection with any loss arising from the Leased Premises. Coverage shall be maintained in an amount of at least two million dollars ($2,000,000) per loss and aggregate. Coverage shall apply to sudden and non-sudden pollution conditions resulting from the escape or release of smoke, vapors, fumes, acids, alkalis, toxic chemicals, liquids, or gases, waste materials, or other irritants, contaminants, or pollutants. Grantor shall be included as an additional insured and the policy shall be primary with respect to Grantor as the additional insured.

There shall be furnished to Grantor, prior to commencing the work above described a certificate of insurance showing the issuance of insurance policies pursuant to the requirements contained in Coverages #1, #2, and #3 of this paragraph and shall be delivered to Grantor upon written request. Insurance coverage as required herein shall be kept in force until all work has been completed. Grantee will provide proof the coverages afforded under the policies will not be canceled or materially changed until at least thirty (30) days prior written notice (ten (10) days in the case of nonpayment of premium) has been given to Exelon.

Grantee shall provide evidence of the required insurance coverage under Coverage #2 and #3, which shall be delivered to Grantor upon execution of this document. <u>The insurance under Coverage #2 and #3 shall be kept in force through the term hereof through the above-referred policy, or such subsequent or substitute policy or policies as Grantee may, at its discretion, obtain.</u>

Insurance coverage provided by Grantee and its contractors shall not include any of the following; any claims made insurance policies; any self-insured retention or deductible amount greater than two hundred fifty thousand dollars ($250,000) unless approved in writing by Grantor; any endorsement limiting coverage available to Grantor which is otherwise required by this Article; and any

policy or endorsement language that (i) negates coverage to Grantor for Grantor's own negligence, (ii) limits the duty to defend Grantor under the policy, (iii) provides coverage to Grantor only if Grantee or its contractors are negligent, (iv) permits recovery of defense costs from any additional insured, or (v) limits the scope of coverage for liability assumed under a contract.

To the extent permitted by applicable Laws, all above-mentioned insurance policies shall provide the following:

(1) Be primary and non-contributory to any other insurance carried by Grantor

(2) Contain cross-liability coverage as provided under standard ISO Forms' separation of insureds clause; and

(3) Provide for a waiver of all rights of subrogation which Grantee's, or its Contractors' insurance carrier might exercise against Grantor; and

(4) Any Excess or Umbrella liability coverage will not require contribution before it will apply

Grantor hereby reserves the right to amend, correct and change from time-to-time the limits, coverages and forms of polices as may be required from Grantee and/or its contractors.

WAIVER OF SUBROGATION

Grantee and its contractors shall waive all rights of subrogation against Grantor under those policies procured in accordance with this Easement.

13. Environmental Protection.

(a) Grantee covenants and agrees that Grantee shall conduct its operations on the Easement Premises in compliance with all applicable Environmental Laws (as hereinafter defined) and further covenants that neither Grantee, nor any of Grantee Parties, shall use, bring upon, transport, store, keep or cause or allow the discharge, spill or release (or allow a threatened release) in each case of any Hazardous Substances (as hereinafter defined) in, on, under or from the Easement Premises. Without limiting any other indemnification obligations of Grantee contained herein, Grantee hereby agrees to protect, indemnify, defend (with counsel acceptable to Grantor) and hold harmless the Indemnified Parties from and against any and all Losses and Claims (including, without limitation, (i) reasonable attorneys' fees, (ii) liability to third parties for toxic torts and/or personal injury claims, (iii) fines, penalties and/or assessments levied, assessed or asserted by any governmental authority or court, and (iv) assessment, remediation and mitigation costs and expenses and natural resource damage claims) arising out of, resulting from or connected with any Hazardous Substances used, brought upon, transported, stored, kept, discharged, spilled or released by any Grantee Parties or any other person or entity (except for any person or entity which is an Indemnified Party) in, on, under or from the Easement Premises. For purposes of this Easement, the term "Hazardous Substances" shall mean all toxic or hazardous substances, materials or waste, petroleum or petroleum products, petroleum additives or constituents or any other waste, contaminant or pollutant regulated under or for which liability may be imposed by any Environmental Law. "Environmental Laws" shall mean all federal, provincial, state and local environmental laws (including common law) regulating or imposing standards of care with respect to the handling, storage, use, emitting, discharge, disposal or other release of Hazardous Substances, including, but not limited to, the Resource Conservation and Recovery Act, 42 U.S.C. §§ 6901, et seq., the Clean Air Act, 42 U.S.C. §§7401, et seq., the Federal Water Pollution Control Act, 33 U.S.C. §§1251, et seq., the Emergency

Planning and Community Right to Know Act, 42 U.S.C. §§ 1101, et seq., the Comprehensive Environmental Response, Compensation and Liability Act, 42 U.S.C. §§ 9601, et seq., the Toxic Substances Control Act, 15 U.S.C. §§2601, et seq., the Oil Pollution Control Act, 33 U.S.C. §§2701, et seq., any successor statutes to the foregoing, or any other comparable local, state or federal statute, ordinance or common law pertaining to protection of human health, the environment or natural resources, including without limitation the preservation of wetlands, and all regulations pertaining thereto, as well as applicable judicial or administrative decrees, orders or decisions, authorizations or permits.

(b) If there are wetlands on the Easement Premises, or if wetlands should develop on the Easement Premises during the term of this Easement, Grantee shall strictly comply with and observe all applicable Environmental Laws. At Grantor's request, Grantee, at its cost, shall furnish Grantor with a survey of the Easement Premises delineating any wetland areas located on the Easement Premises. Under no circumstances shall Grantee change the physical characteristics of any wetland areas located on the Easement Premises or any adjoining land or place any fill material on any portion of the Easement Premises or adjoining land, without in each instance obtaining Grantor's prior written consent (which may be granted or withheld in Grantor's sole discretion), and only then in compliance with applicable Environmental Laws.

(c) Grantee shall provide Grantor with prompt written notice upon Grantee's obtaining knowledge of any potential or known release or threat of release of any Hazardous Substances affecting the Easement Premises.

(d) This Section shall survive the expiration or other termination of the Easement.

14. Defaults. The occurrence of any of the following shall constitute an event of default ("Event of Default") under this Easement:

(a) Grantee shall fail to pay when due any amount payable to Grantee hereunder and such failure continues for a period of ten (10) days after notice thereof from Grantor; or

(b) Grantee shall breach or violate any of its duties or obligations set forth in Section 9(c) or Section 12 of this Easement; or

(c) Grantee shall at any time be in default in any other covenants and conditions of this Easement to be kept, observed and performed by Grantee and such default continue for more than thirty (30) days (or such shorter time period as may specifically set forth in this Easement) after notice from Grantor; or

(d) A receiver, assignee or trustee shall be appointed for Grantee or if the Grantee shall file bankruptcy, or if involuntary bankruptcy proceedings shall be filed against Grantee; or

(e) Grantee shall fail to complete construction of the Facilities on or before twelve months after the date of this Easement or shall fail to operate or maintain the Facilities for a period of twelve (12) consecutive months.

15. Remedies. Upon the occurrence of an Event of Default, Grantor may exercise any one or more of the following remedies (which remedies shall survive the expiration or termination of this Easement and Grantee's rights and privileges under this Easement):

(a) terminate this Easement and all rights and privileges of Grantee under this Easement by written notice to Grantee; or

(b) take any and all corrective actions Grantor deems necessary or appropriate to cure such default and charge the cost thereof to Grantee, together with (i) interest thereon at the rate of nine (9%) percent and (ii) an administrative charge in an amount equal to ten percent (10%) of the cost of the corrective action to defray part of the administrative expense incurred by Grantor in administering such cure, such payment to be made by Grantee upon Grantor's presentment of demand therefor; or

(c) any other remedy available at law or in equity to Grantor, including without limitation specific performance of Grantee's obligations hereunder. Grantee shall be liable for and shall reimburse Grantor upon demand for all reasonable attorney's fees and costs incurred by Grantor in enforcing Grantee's obligations under this Easement, whether or not Grantor files legal proceedings in connection therewith. No delay or omission of Grantor to exercise any right or power arising from any default shall impair any such right or power or be construed to be a waiver of any such default or any acquiescence therein. No waiver of any breach of any of the covenants of this Easement shall be construed, taken or held to be a waiver of any other breach, or as a waiver, acquiescence in or consent to any further or succeeding breach of the same covenant. The acceptance of payment by Grantor of any of the fees or charges set forth in this Easement shall not constitute a waiver of any breach or violation of the terms or conditions of this Easement.

16. Notices. Whenever notice is required to be given pursuant to this Easement, the same shall be in writing, and either personally delivered, sent by a nationally recognized overnight delivery service, postage prepaid, or sent via United States certified mail, return receipt requested, postage prepaid, and addressed to the parties at their respective addresses as follows:

If to Grantor:

Commonwealth Edison Company
P.O. Box 767
Chicago, Illinois 60690-0767
Attn: Director of Real Estate Services

with a copy to:

Exelon Business Services Company
Law Department
P.O. Box 805379
Chicago, Illinois 60680-5379
Attn: Assistant General Counsel – Real Estate

If to Grantee:

City of Joliet
150 W Jefferson St.
Joliet, IL 60432
Attn: Allison Swisher
Director of Public Utilities

or at such other addresses as any party, by written notice in the manner specified above to the other party hereto, may designate from time to time. Unless otherwise specified to the contrary in this Easement, all notices shall be deemed to have been given upon receipt (or refusal of receipt) thereof.

17. No Assignment by Grantee. This Easement and the rights and obligations of the parties hereto shall be binding upon and inure to the benefit of the parties and their respective successors, personal representatives and assigns and the owners of Grantee's Property and Grantor's Property, from time to time; provided, however, that Grantee shall have no right to assign all or any portion of its right, title, interest or obligation in this Easement or under this Easement without the prior written consent of Grantor, which consent may be granted or withheld by Grantor in its sole and exclusive discretion. Any attempt by Grantee to assign all or any portion of its interest hereunder in violation of the foregoing shall be void and of no force and effect. The terms "Grantor" and "Grantee" as used herein are intended to include the parties and their respective legal representatives, successors and assigns (as to Grantee such assigns being limited to its permitted assigns), and the owners of Grantor's Property and Grantee's Property, from time to time. For purposes of this Easement, any transfer, directly, indirectly or by operation of law, of a "controlling" interest in Grantee shall constitute an assignment of this Easement, and shall be subject to the terms and provisions of this Section 17. For purposes hereof, a "controlling" interest in Grantee shall mean: (a) the ownership, directly or indirectly, of a majority of the outstanding voting stock or interests of Grantee, or (b) the possession, directly or indirectly, of the power to direct or cause the direction of the management and policies of Grantee, whether through the ownership of voting securities or other ownership interests, by statute, or by contract.

18. Entire Agreement. This Easement, the exhibits and addenda, if any, contain the entire agreement between Grantor and Grantee regarding the subject matter hereof, and fully supersede all prior written or oral agreements and understandings between the parties pertaining to such subject matter.

19. Transfer by Grantor. Upon any transfer or conveyance of the Easement Premises by Grantor, the transferor shall be released from any liability under this Easement, and the transferee shall be bound by and deemed to have assumed the obligations of Grantor arising after the date of such transfer or conveyance.

20. No Oral Change. This Easement cannot be changed orally or by course of conduct, and no executory agreement, oral agreement or course of conduct shall be effective to waive, change, modify or discharge it in whole or in part unless the same is in writing and is signed by the party against whom enforcement of any waiver, change, modification or discharge is sought.

21. Further Assurances. Each party agrees that it will execute and deliver such other documents and take such other action as may be reasonably requested by the other party to effectuate the purposes and intention of this Easement.

22. Governing Law, Venue. The terms and provisions of this Easement shall be governed by and construed in accordance with the laws of the State of Illinois. With respect to any suit, action or proceeding relating to this Easement (each a "Proceeding"), the parties hereto each irrevocably: (a) agree that any such Proceeding shall be commenced, brought, tried, litigated and consummated in the courts of the State of Illinois located in the County of Cook or (as applicable) the United States District Court for the Northern District of Illinois, (b) submit to the exclusive jurisdiction of the courts of the State of Illinois located in the County of Cook and the United States District Court for the Northern District of Illinois, and (c) waive any objection which they may have at any time to the laying of venue of any Proceeding brought in any such court, waive any claim that any Proceeding brought in any such court has been brought in an inconvenient forum, and further waive the right to object, with respect to such Proceeding, that any such court does not have jurisdiction over such party.

23. Time is of the Essence. Time is of the essence of each and every provision of this Easement.

24. Severability. In the event that any governmental or regulatory body or any court of competent jurisdiction determines that any covenant, term or condition of this Easement as applied to any particular facts or circumstances is wholly or partially invalid, illegal or unenforceable, such invalidity, illegality or unenforceability shall not affect such covenant, term or condition as applied to other facts or circumstances (unless the effect of such determination precludes the application of such covenant, term or condition to other facts or circumstances) or the validity, legality or enforceability of the other covenants, terms and conditions of this Easement. In the event any provision of this Easement is held to be invalid, illegal or unenforceable, the parties shall promptly and in good faith negotiate new provisions in substitution therefor to restore this Easement to its original intent and effect.

25. No Reinstatement. No receipt of money by Grantor from Grantee, after the expiration or termination of this Easement shall renew, reinstate, continue or extend the term of this Easement.

26. Non-Affiliated. By signing this Easement, Grantee affirms and states that it is not an employee of Commonwealth Edison Company nor Exelon Corporation, and their respective parents, subsidiaries and affiliates, nor has any affiliated interest in the Commonwealth Edison Company or Exelon Corporation, and their respective parents, subsidiaries and affiliates.

27. Counterparts. This Easement may be executed by the parties in counterparts. Each such counterpart shall be deemed an original and all such counterparts, taken together, shall constitute one and the same agreement.

28. No Assessment. By signing this Easement Grantee agrees that Grantor or its public utility successor shall not be assessed for any improvements to be constructed pursuant hereto as a local improvement project or otherwise charged for the cost of such improvements.

29. No Third Party Beneficiaries. Grantor and Grantee agree and acknowledge that, except as expressly set forth herein, there are no intended third party beneficiaries of this Easement nor any of the rights and privileges conferred herein.

30. Illinois Commerce Commission Approval. Grantor and Grantee acknowledge that Grantor is a public utility regulated by the Illinois Commerce Commission ("Commission") and other governmental authorities, and this Easement and the obligations of the parties hereto are subject to all legal requirements applicable to Grantor as a public utility. Although it is not expected that the Commission's or other governmental authority's approval will be required for this Easement, the rights and obligations of the parties hereunder are conditioned upon the Commission's and any other applicable governmental authority's approval of this Easement, under any circumstances in which such approval is required. It is further agreed and understood that this Easement may be terminated by Grantor immediately at any time in the event that Grantor is required to do so by the Commission or some other governmental authority.

31. Labor Relations. Neither Grantee nor any of Grantee's authorized agents shall, at any time, directly or indirectly, employ, or permit the employment of, any contractor, mechanic or laborer in the Easement Premises, or permit any materials to be delivered to or used in the Easement Premises, if, in Grantor's sole judgment, such employment, delivery or use will interfere or cause any conflict with other contractors, mechanics or laborers engaged in the construction, maintenance or operation of Grantor's Property (or any other property) by Grantor, Grantee or others, or the use and enjoyment of Grantor's Property by Grantor or other lessees or occupants of Grantor's Property. In the event of such interference

or conflict, upon Grantor's request, Grantee shall cause all contractors, mechanics or laborers causing such interference or conflict to leave Grantor's Property immediately.

32. Independent System Operator. In the event responsibility for management or operation of all or any portion of Grantor's electrical transmission facilities located in or on the Grantor's Property is transferred or assigned by Grantor to an independent system operator ("ISO") or another third party, then Grantee agrees to recognize the right of such ISO or third party to exercise all or any part of Grantor's rights under this instrument.

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their proper officers thereunto duly authorized as of the day and year first hereinabove written.

COMMONWEALTH EDISON COMPANY

By: _____
_____

City of Joliet

By: _____
Print Name:_____
Title: _____

SCHEDULE OF EXHIBITS

A Legal description of Grantor's Property

B Easement Premises

C Additional Conditions

STATE OF _____)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that _____, personally known to me to be the _____ of COMMONWEALTH EDISON COMPANY, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that, as such _____, (s)he signed and delivered such instrument, as his/her free and voluntary act and deed, and as the free and voluntary act and deed of such corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 20___.

_____
Notary Public

Commission expires:_____

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that _____, personally known to me to be the _____of _____, a _____, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such _____, (s)he signed and delivered such instrument pursuant to authority given by the _____ of such _____, as his/her free and voluntary act and deed, and as the free and voluntary act and deed of such _____, for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 20___.

_____
Notary Public

Commission expires:_____

EXHIBIT A TO EASEMENT AGREEMENT

LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

JOLIET-TIEDTVILLE R/W & WILL COUNTY-JOLIET R/W

SECTION 07, TOWNSHIP 35 N, RANGE 10 E

JOLIET TOWNSHIP, WILL COUNTY, IL

PIN NO: 30-07-07-304-012-0000

EXHIBIT B TO EASEMENT AGREEMENT

EASEMENT PREMISES

See attached,

02.2401619-GLENWOOD WEST ACRES

EXHIBIT C TO EASEMENT AGREEMENT

ADDITIONAL CONDITIONS

The Petitioner must adhere to the following criteria:

1. Ensure that the work scope and potential new scope of work will not encroach upon ComEd's required clearances of the existing ComEd overhead and/or underground facilities and remain within 15' of any distribution infrastructure, a minimum of 3' below transmission and/or distribution infrastructure, then ComEd sees no conflicts with the proposed work. If work does encroach onto the required clearance of the existing ComEd overhead facilities, then it will be the sole financial responsibility of the requester to replace, repair and or restore any and all ComEd facilities ensuring to stay within proper clearances and guidelines set by both the Environmental and ComEd's standards
2. Prior to digging, excavating, or re-grading work, the normal JULIE or DIGGER process must be followed.
3. A joint walk-down should be scheduled prior to construction between Adesta (AUS) Technology and the construction contractor by contacting Bob Sullivan (630) 272-9245 at Adesta (AUS) Technology to determine if the cable requires protection or needs to be relocated.
4. Surveys of fiber vaults in parcels will need to be staked out prior to any construction start.
5. If construction plans require us to protect, modify, or move any fiber optic facilities either underground or overhead, it will be done at the sole expense of the requester.
6. We should retain access rights to use and maintain all parts of the fiber optic cable.
7. Petitioner cannot plant or allow any vegetation to grow over 10 feet tall on transmission ROW and under transmission lines.
8. If during our cycle maintenance, we find vegetation over 10 feet we will give them 21 days to mitigate the issue if after that we will remove and expect reimbursement for charges.
9. Petitioner, at its sole expense, shall comply, and cause the Leased Premises to comply, with all Legal Requirements and Landlord's vegetation management practices and procedures in effect from time to time during the Term.
10. Petitioner to provide proper clearance to all ComEd facilities. All overhead and underground rights to be retained on the section of the ROW and ComEd must have access to these facilities.
11. The City of Joliet water main project must maintain the proper clearances from the existing and ultimate transmission facilities. For any work occurring in the ROW, the Petitioner must follow the safety requirements for working in the vicinity of electric transmission facilities. These requirements will help to provide for the maintenance as well as the safe and effective operation of ComEd's transmission facilities.
12. Engineering review was completed using plans titled "CITY OF JOLIET, ILLINOIS GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS CITY OF JOLIET CONTRACT NO. 2930-0126 WATER MAIN REPLACEMENT IEPA LOAN NO. L17-6077," dated December 12, 2025, plotted November 25, 2025. If the final design deviates from these plans (or any additional facilities are planned to be installed), **revised plans must be sent to ComEd Engineering** for review and comments before any work is performed.
13. Please note that abandonment of retired facilities is not permitted within ComEd property. Any provisions for future retirement and removal shall be considered at this time.

14. A ComEd T&S individual will be provided as a single point of contact during the duration of the construction period. Please contact Tina Kowalczyk 1+224-244-1826 a minimum of 48 hours prior to the start and upon completion of the project.
15. Subsurface utility installations and excavations shall be a minimum of fifteen (15) feet away from the edge of any transmission structure foundation or embedded pole.
16. The edge of any workspace or laydown area shall not encroach closer than fifteen (15) feet from the edge of any transmission structure foundation or embedded pole. **No material or equipment should enter into this fifteen (15) foot buffer area around the edge of each structure. This note should be added to any construction drawings.**
17. Timing of construction shall be coordinated with ComEd to ensure no conflicts with other projects.
18. The Petitioner is advised that venting of any pipe contents is not permitted under the ComEd overhead transmission facilities. The Petitioner shall contact the Overhead Transmission Engineering department if the above note cannot be adhered to.
19. The petitioner and/or its contractor are advised that if heavy snow, rains and/or a large amount of water enters the excavation site and/or pooling occurs within the excavation site, the Overhead Transmission engineering department must be contacted for further instructions.
20. The petitioner and/or its contractor must place barriers if the excavated area must remain open overnight.
21. The petitioner and/or its contractor cannot place obstructions on ComEd property that will restrict our ability to access, operate and maintain existing and future transmission and distribution facilities.
22. The petitioner and/or its contractor cannot leave construction equipment and materials on ComEd Property when there is no work activity.
23. The petitioner and/or its contractor may not place excavated spoil within the 15-foot restriction zone at any time. Spoil piles must be no taller than 5'. Under no circumstances may any vehicle drive on top of spoils.
24. It is suggested that the Petitioner and/or their contractor ground any exposed pipe and/or equipment during all work on the ComEd right-of-way to protect against induced voltages.
25. The Petitioner is responsible for its own research and implementation, if necessary, of cathodic protection and grounding of the proposed facilities due to any existing and future ComEd equipment, and any incurred costs associated with protection or corrosion for any reason. The petitioner shall indemnify ComEd of any damage caused by induced voltages.
26. The Petitioner cannot change grade within the right-of-way. The Petitioner must ensure that the existing drainage is not adversely affected, storm water does not pool on the R/W or adjacent properties and ComEd NESC safety clearances are not violated. Spreading of excavation spoils is not permitted.
27. Any equipment cannot exceed fourteen (14) feet in height on the ComEd Transmission ROW during mobilization or travel.
28. When working in the vicinity of ComEd's electric transmission lines during the installation, ComEd requires minimum of twenty (20) feet working clearance distance must be maintained between the booms, arms or other parts that can be raised on the equipment for the Petitioner's contractor and ComEd's existing 138,000 volt electric transmission conductors and a minimum of thirty (30) feet working clearance distance must be maintained between the booms, arms or other parts that can be raised on the equipment for the Petitioner's contractor and ComEd's existing 345,000 volt electric transmission conductors. **Under no circumstances should truck beds be raised underneath ComEd transmission lines. This note should be added to any construction drawings.**
29. If the petitioner and/or its contractor determines a line outage will be required to safely work within the vicinity of the existing Overhead Transmission facilities a minimum of a 16-week prior

notification will be required. The outage dates cannot be guaranteed due to system concerns and/or weather conditions. The petitioner is responsible for any costs associated with outages and their coordination. Outages on the overhead transmission facilities will not be permitted between the months of May 15 and September 15.

30. The Petitioner's facilities on ComEd's property should be designed for HS20 axle loading per AASHTO highway specifications in order to withstand ComEd construction traffic.
31. The Petitioner must be made aware that the Company does use heavy equipment and cannot be responsible for any damage to the Petitioner's facilities that may occur due to the Company's right to access our property to operate and maintain new and existing transmission and distribution facilities.
32. Upon completion of the petitioner's project, the Petitioner must remove any equipment, construction debris and material from the right-of-way and restore any other disturbed areas of the right-of-way to their pre-construction condition.
33. ComEd's Environmental Services Department (ESD) approves this request from an environmental perspective with the below comments. **Note: The items in red must be submitted to ESD for review and approval as indicated. Grantee is responsible for all costs** associated with any of the noted requirements (consulting, permitting, clean-up, sampling, audit, restoration, etc.).

Agreement Requirements

1. The property may only be used for the stated purposes of the installation of a 12-inch-diameter water main, removal/abandonment of existing 8-inch and 16-inch water mains, and associated exploratory potholing, as submitted in the plans entitled, "CITY OF JOLIET, ILLINOIS GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS CITY OF JOLIET CONTRACT NO. 2930-0126 WATER MAIN REPLACEMENT IEPA LOAN NO. L17-6077," dated December 12, 2025, plotted November 25, 2025. **Any revision to the plans must be submitted to ESD for review and approval. Grantee must submit a formal request to ComEd Real Estate and obtain written approval from ESD for any other proposed uses of ComEd property.**
2. Grantee will be held responsible for future maintenance of the water main. This includes keeping the ComEd Right-of-Way (ROW) free of garbage, debris, and any third-party dumping. If third-party dumping occurs on or around the agreement area, Grantee must notify ComEd immediately or be held responsible for cleanup of any illegally dumped materials.
3. ComEd anticipates that any leaks, spills, overflow, or similar will be addressed immediately by Grantee at their expense. In the event of a leak/spill on ComEd property, Grantee must notify ComEd within 24 hours and provide a written report within 5 business days.
4. Without prior authorization from ESD, Grantee is not permitted to develop the unpaved areas or change the grade of the subject property in any way other than what was submitted in this request. This includes activities of adding gravel or other fill material to the ComEd property.
5. No hazardous materials, including petroleum products, may be stored, used, or transferred on ComEd property. Vehicles and equipment containing petroleum products may be driven on ComEd property but may not be stored or parked on ComEd property.

Construction Project Requirements

6. All construction equipment must be free of leaks, and any leaks of oils or chemicals that occur must be cleaned up immediately and reported to the appropriate agencies as needed.

7. Daily equipment inspections must be conducted to verify proper working condition before equipment use on ComEd property. Written records of equipment inspections must be available

to ESD upon request.

8. No construction, demolition, or equipment staging is permitted on ComEd-owned property.
9. Concrete washout activities are prohibited on ComEd property.
10. Vehicle and equipment fueling is prohibited on ComEd property.
11. A spill kit of appropriate size must be present and accessible at all times during construction activities on ComEd property.
12. In the event that drain tiles are damaged, Grantee shall repair or replace, as appropriate, the damaged drain tiles and accept responsibility for any adverse drainage issues and related damages that may arise.
13. ESD must provide written authorization for the discharge from excavation dewatering activities on ComEd property. If approved, dewatering activities must be conducted in accordance with Illinois Urban Manual (IUM) guidelines.

Excavation, Spoils and Materials

14. If the project requires removal of soil or waste from ComEd property, including hydrovac spoils, this must be removed by a ComEd Environmental Contractor of Choice (ECOC) and taken to a ComEd approved landfill. It is prohibited to dispose of any like material at a Clean Construction or Demolition Debris (CCDD) landfill. A list of ECOCs is enclosed with this letter.
15. Grading of excess soil is prohibited on ComEd property.
16. If the project requires additional soil and gravel, only certified "clean" fill shall be used. The source of the clean fill must be approved by ESD. For approval, the following conditions must be met:
    a. A certificate of virgin material must be obtained from the source of any aggregate material.
    b. Soils must be certified clean by the source and/or analyzed every 500 cubic yards for total concentrations of the comprehensive suite of parameters listed in Title 35 Illinois Administrative Code (35 IAC) Part 740, Site Remediation Program (SRP) Appendix A, Target Compound List (TCL), and verified to meet the Illinois Environmental Protection Agency's (IEPA's) CCDD Fill Operations and Uncontaminated Soil Fill Operations standards (35 IAC Part 1100), Maximum Allowable Concentrations (MACs).
17. Stratification of soil horizons is required for all excavation, backfilling, and restoration activities.
18. All soil must be managed in accordance with IUM guidelines.
19. No construction debris, soil, fill material, or spoils may be stored on ComEd property.
20. Environmental sampling is not permitted on ComEd property without written approval and guidance by ESD.
21. **If proposed jacking methods will utilize drilling fluids, Grantee must submit an inadvertent return plan for ESD's review and approval.**

Environmental Regulations and Permits

22. All applicable regulations must be followed, including implementation of a Stormwater Pollution Prevention Plan (SWPPP) and a Soil Erosion and Sediment Control (SESC) Plan to minimize sediment pollution in stormwater runoff, as well as any other required practices. If the plans change, a revision must be sent to ESD.
23. All applicable environmental permits must be obtained, including National Pollutant Discharge Elimination System (NPDES) stormwater permits, as well as any other applicable environmental permits.
24. **Grantee must submit copies of all required environmental permits to ESD prior to project start, including an IEPA NPDES ILR10 Construction Permit.**
25. Requirements of all permits must be followed which could include site monitoring, reporting, and

restoration extending well beyond the construction time period.

26. Grantee must follow all applicable environmental laws and regulations including those not specifically mentioned herein.

Condition of Property

27. Any damage caused by Grantee, Grantee's (sub)contractors, or Grantee's guests must be repaired immediately at Grantee's expense.
28. Grantee must provide full restoration of ComEd property when the project is complete, excepting completed improvements, including seeding as necessary.
29. **Grantee must provide documentation of the property after project completion, including an as-built topographic survey, post-restoration photographs, and a .kmz file of the asbuilt improvements.**

Should ComEd request the following materials in the future, Grantee must be prepared to provide the following information to ComEd (please reference Project Code SR 6690516 in any communications with ComEd):

30. A letter that summarizes the results of their analysis of what types of environmental permits, plans, and controls are required (e.g., wetlands, SWPPP, SESC, endangered species impacts, etc.).
31. A copy of the environmental permit applications for the project.
32. A copy of any environmental reports required by the permits.
34. Copies of certificates of clean fill.
35. Inspection records.

FINAL DESIGN
FOR CONSTRUCTION

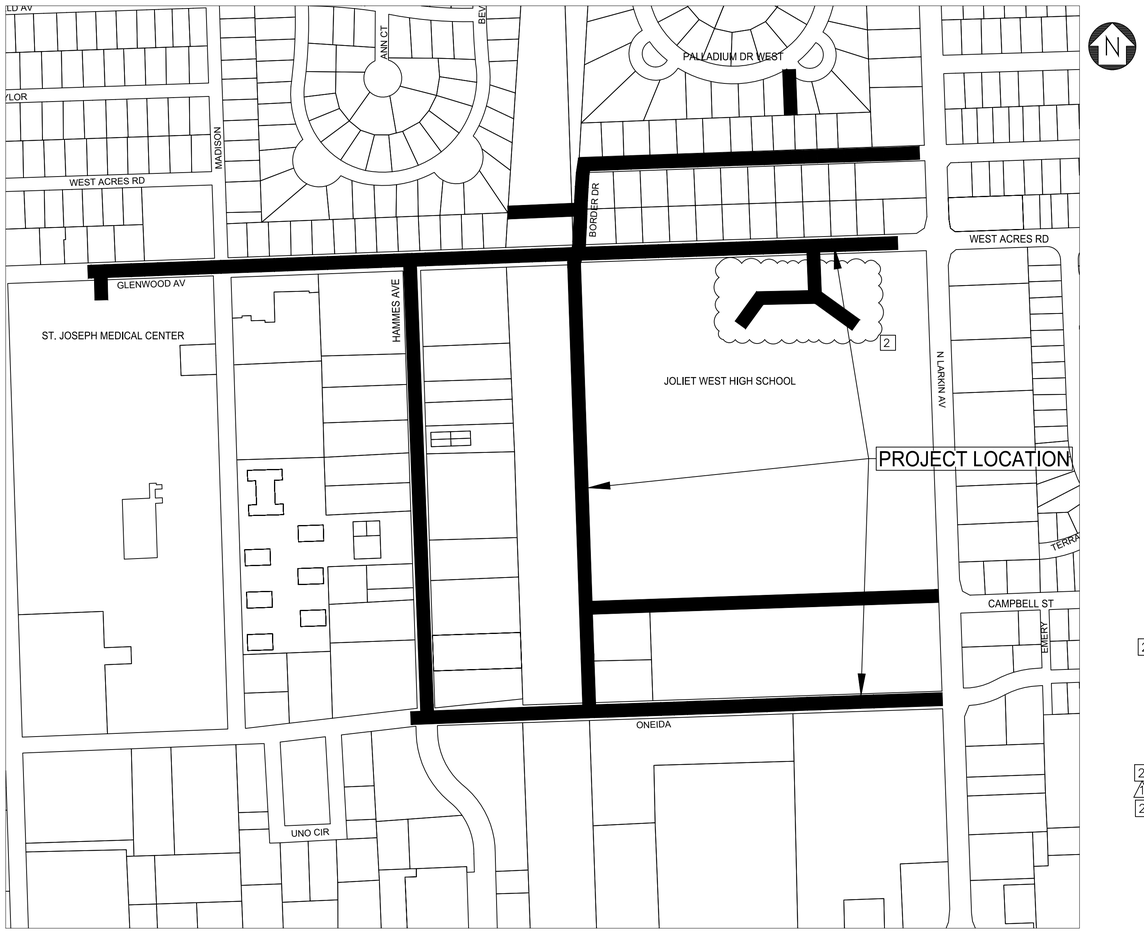
Exhibit B

CITY OF JOLIET, ILLINOIS

GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS

CITY OF JOLIET CONTRACT NO. 2930-0126

WATER MAIN REPLACEMENT IEPA LOAN NO. L17-6077



VICINITY MAP

Sheet List Table	
Sheet Number	Sheet Title
G000	COVER
G001	SHEET KEY
G002	LEGEND BENCHMARKS AND ABBREVIATIONS
G003	GENERAL NOTES AND SUMMARY OF QUANTITIES
G004	SUGGESTED MAINTENANCE OF TRAFFIC NOTES
G005	SUGGESTED MAINTENANCE OF TRAFFIC TYPICAL SECTIONS
G006	ONEIDA STREET SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G007	ONEIDA STREET SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G008	ONEIDA STREET SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G009	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G010	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G011	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G012	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G013	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G014	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G015	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G016	GLENWOOD AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
G017	LARKIN AVENUE SUGGESTED MAINTENANCE OF TRAFFIC PLAN
C001	GLENWOOD AVE STA 10+00 TO STA 14+50 PLAN AND PROFILE
C002	GLENWOOD AVE STA 14+50 TO STA 20+00 PLAN AND PROFILE
C003	GLENWOOD AVE STA 20+00 TO STA 25+00 PLAN AND PROFILE
C004	GLENWOOD AVE STA 25+00 TO STA 30+00 PLAN AND PROFILE
C005	GLENWOOD AVE STA 30+00 TO STA 35+00 PLAN AND PROFILE
C006	GLENWOOD AVE STA 35+00 TO STA 40+50 PLAN AND PROFILE
C007	JOLIET WEST HS BOUNDARY STA 45+00 TO STA 50+00 PLAN AND PROFILE
C008	JOLIET WEST HS BOUNDARY STA 50+00 TO STA 55+00 PLAN AND PROFILE
C009	JOLIET WEST HS BOUNDARY STA 55+00 TO STA 60+00 PLAN AND PROFILE
C010	JOLIET WEST HS BOUNDARY STA 60+00 TO STA 63+50 PLAN AND PROFILE
C011	BORDER DR STA 63+50 TO STA 66+50 PLAN AND PROFILE
C012	WEST ACRES ROAD STA 66+50 TO STA 70+00 PLAN AND PROFILE
C013	WEST ACRES ROAD STA 70+00 TO STA 75+00 PLAN AND PROFILE
C014	WEST ACRES ROAD STA 75+00 TO STA 79+00 PLAN AND PROFILE
C015	ONEIDA STREET STA 79+00 TO STA 82+00 PLAN AND PROFILE
C016	ONEIDA STREET STA 82+00 TO STA 85+50 PLAN AND PROFILE
C017	ONEIDA STREET STA 85+00 TO STA 90+00 PLAN AND PROFILE
C018	ONEIDA STREET STA 90+00 TO STA 95+00 PLAN AND PROFILE
C019	ONEIDA STREET STA 95+00 TO STA 98+80 PLAN AND PROFILE
C020	JOLIET WEST HS STA 100+00 TO STA 105+00 PLAN AND PROFILE
C021	JOLIET WEST HS STA 105+00 TO STA 110+00 PLAN AND PROFILE
C022	JOLIET WEST HS STA 110+00 TO STA 114+00 PLAN AND PROFILE
C023	HAMMES AVE STA 120+00 TO STA 125+00 PLAN AND PROFILE
C024	HAMMES AVE STA 125+00 TO STA 130+00 PLAN AND PROFILE
C025	HAMMES AVE STA 130+00 TO STA 135+00 PLAN AND PROFILE
C026	HAMMES AVE STA 135+00 TO STA 138+00 PLAN AND PROFILE
2 C027	HOSPITAL CONNECTION & PALLADIUM ABANDONMENT
C028	JOLIET TOWNSHIP HIGH SCHOOL CONNECTION
C029	GLENWOOD AVENUE RESTORATION PLAN
C030	ONEIDA STREET RESTORATION PLAN
C031	JOLIET WEST HIGH SCHOOL RESTORATION PLAN
C032	METER PIT DETAIL
C033	CONSTRUCTION DETAILS
C034	CONSTRUCTION DETAILS
2 C035	CONSTRUCTION DETAILS
1 2 C036	HIGH SCHOOL METER VAULT DETAIL
2 S001	METER PIT STRUCTURAL PLANS & SECTION
S002	HIGH SCHOOL METER PIT STRUCTURAL PLANS & SECTION

EXISTING UTILITIES: #A250862668

WHERE THE DRAWINGS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES. THE INFORMATION IS INCLUDED ONLY FOR THE CONVENIENCE OF THE CONTRACTOR. THE UTILITY LOCATIONS WERE DETERMINED FROM THE BEST AVAILABLE RECORDS. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY WHATEVER WITH RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE DRAWINGS REGARDING THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH FACILITIES. THE CONTRACTOR SHALL OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES DETAILED INFORMATION REGARDING THE LOCATION OF THE UTILITY FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THE FACILITIES.

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

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1" .5" 0 1" 2" 3"

PETER M. KOZAK
062-71499
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
PROJECT MANAGER
"LICENSE EXPIRES 11-30-2027"

LICENSED PROFESSIONAL ENGINEER
EILEEN M. KENNEDY
062-077633
STATE OF ILLINOIS
PROJECT ENGINEER
"LICENSE EXPIRES 11-30-2027"

1 ADDENDUM #2 1/5/26
2 CHANGE ORDER #1 3/16/26

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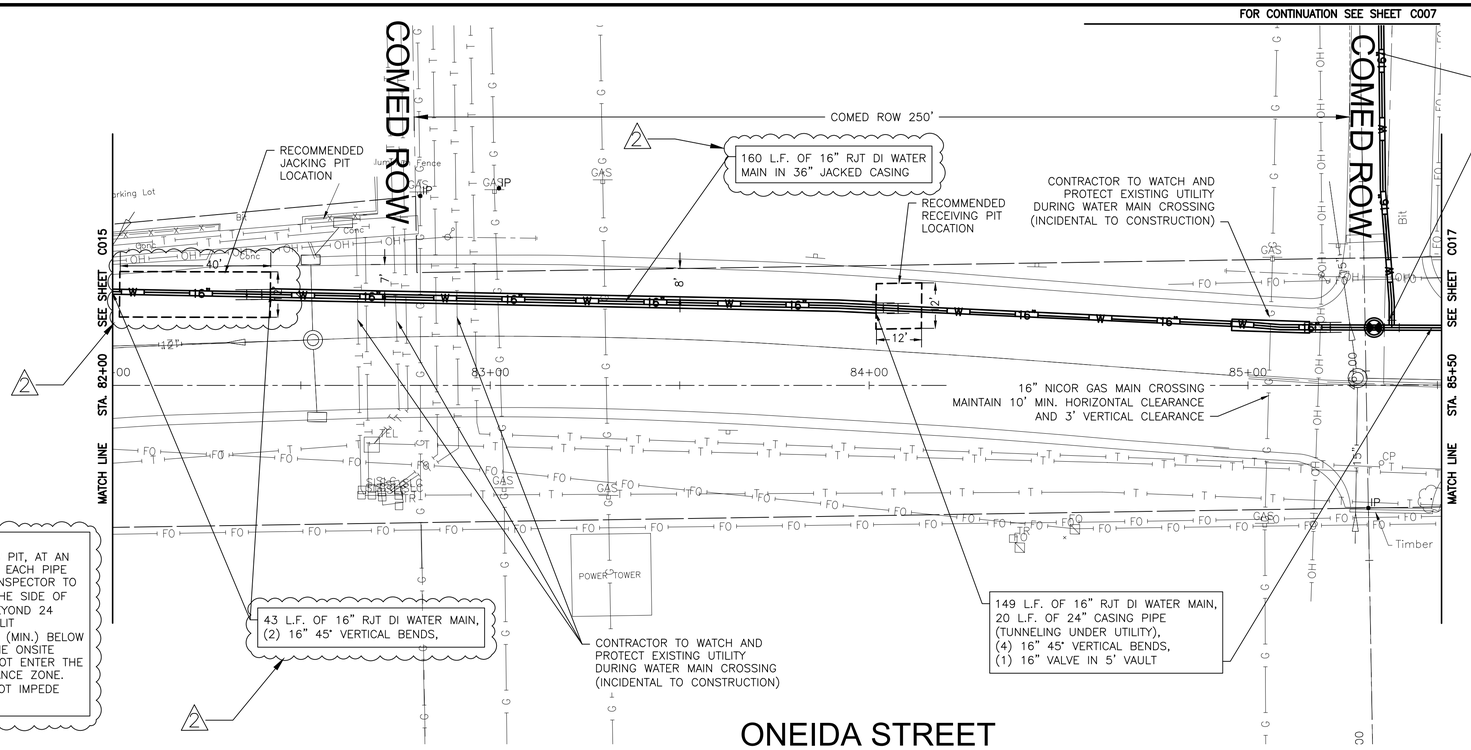
BAXTER & WOODMAN, INC.
STATE OF ILLINOIS - PROFESSIONAL DESIGN FIRM
LICENSE NO. - 184-001121 - EXPIRES 4/30/2027

PROJECT NO.: 2401619.01 DATE: 12/12/2025

P:\JOLTC\2401619-2026 WATER MAIN REPLACEMENT PROGRA\CAD\GLENWOOD - WEST ACRES\01_CIVIL 3D\01_SHTS-PLANS\2401619-GLENWOOD WEST ACRES COVER.DWG COVER
Plotted: 3/17/2026 9:14 AM By: EKENNEDY

NOTE:
CONTRACTOR TO MAINTAIN ACCESS TO PARKING LOT DURING CONSTRUCTION, OR WORK WITH CITY AND PROPERTY OWNER TO PROVIDE SUITABLE ALTERNATE PARKING FOR THE DURATION OF THE JACK AND BORE INSTALLATION.

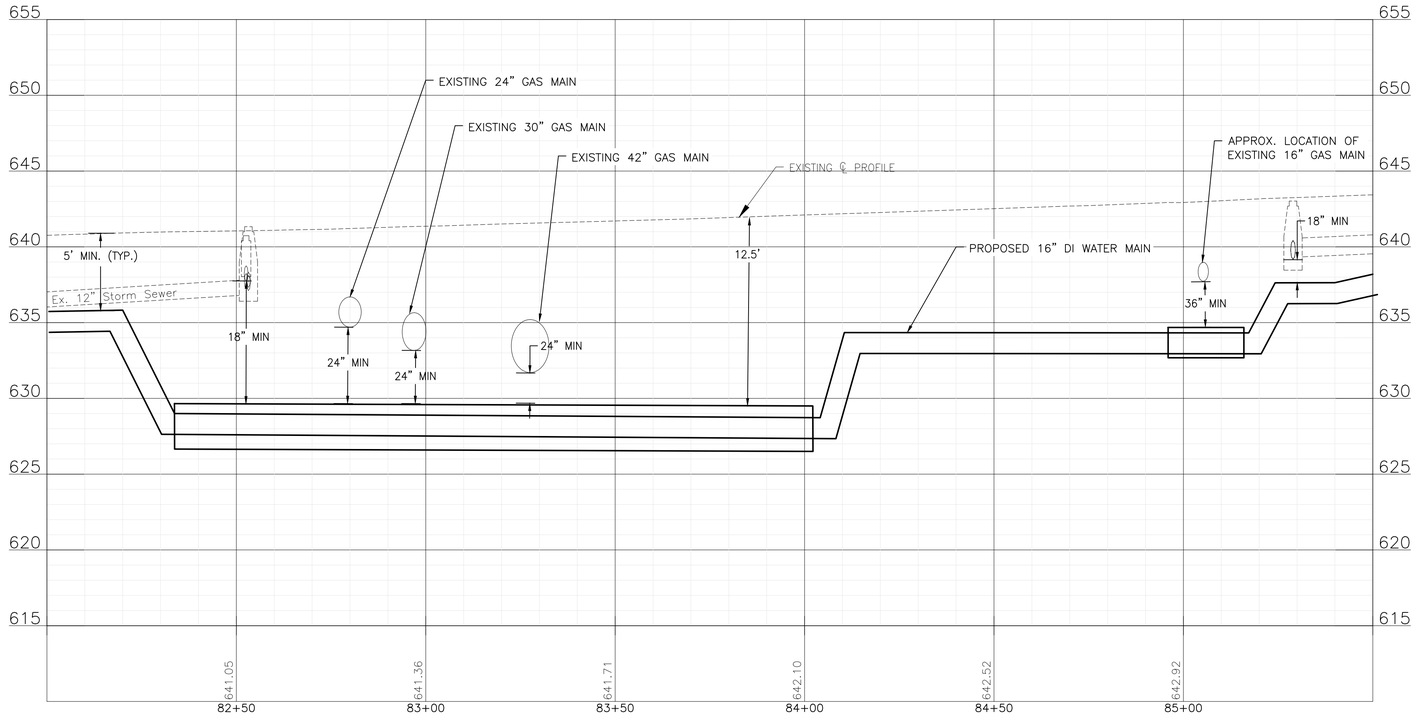
NOTE FOR KINDER MORGAN GAS MAIN CROSSINGS:
CONTRACTOR MUST HYDRO-EXCAVATE SLIT TRENCH/VIEW PIT, AT AN OFFSET DISTANCE OF 5 FEET FROM SIDE OF PIPE, FOR EACH PIPE CROSSING, FOR KINDER MORGAN DAMAGE PREVENTION INSPECTOR TO ENSURE THE BORE/DIRECTIONAL DRILL DOES NOT HIT THE SIDE OF PIPE AS WELL AS THE DEPTH OF THE BORE/HDD IS BEYOND 24 INCHES BELOW BOTTOM OF PIPE. THE DEPTH OF THE SLIT TRENCH/VIEW PIT MUST BE AT A DEPTH OF 24 INCHES (MIN.) BELOW BOTTOM OF PIPE. THE PURPOSE OF THE PIT IS FOR THE ONSITE INSPECTOR TO ENSURE THE DIRECTIONAL BORE DOES NOT ENTER THE SIDE OF PIPE AND IS NOT WITHIN THE 24 INCH TOLERANCE ZONE. THE BORE/HDD MUST BE AT A DEPTH THAT IT DOES NOT IMPEDE THE VIEW WITHIN THE PIT. (TYPICAL)



SEE SHEET C007
FOR DESCRIPTION OF WATER MAIN WORK

NOTE:
WATER SERVICES: (0) WATER SERVICE CONNECTIONS ARE ANTICIPATED ON THIS SHEET. FINAL NUMBER AND LOCATION TO BE DETERMINED IN THE FIELD BY THE ENGINEER.

NOTE:
STORM SEWER PIPE ON THIS STREET HAS BEEN PREVIOUSLY INSTALLED AS REINFORCED CONCRETE PIPE CONFORMING TO ASTM C76 WITH JOINTS CONFORMING TO ASTM C361 OR ASTM C443.



FINAL DESIGN
FOR CONSTRUCTION

CONSULTANTS	REVISED – ⚠1 ADDENDUM #1 12/22/25
	REVISED – ⚠2 ADDENDUM #2 1/5/26
	REVISED –
	REVISED –

BAXTER & WOODMAN Consulting Engineers

CITY OF JOLIET, ILLINOIS
GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS
CITY OF JOLIET CONTRACT NO. 2930-0126

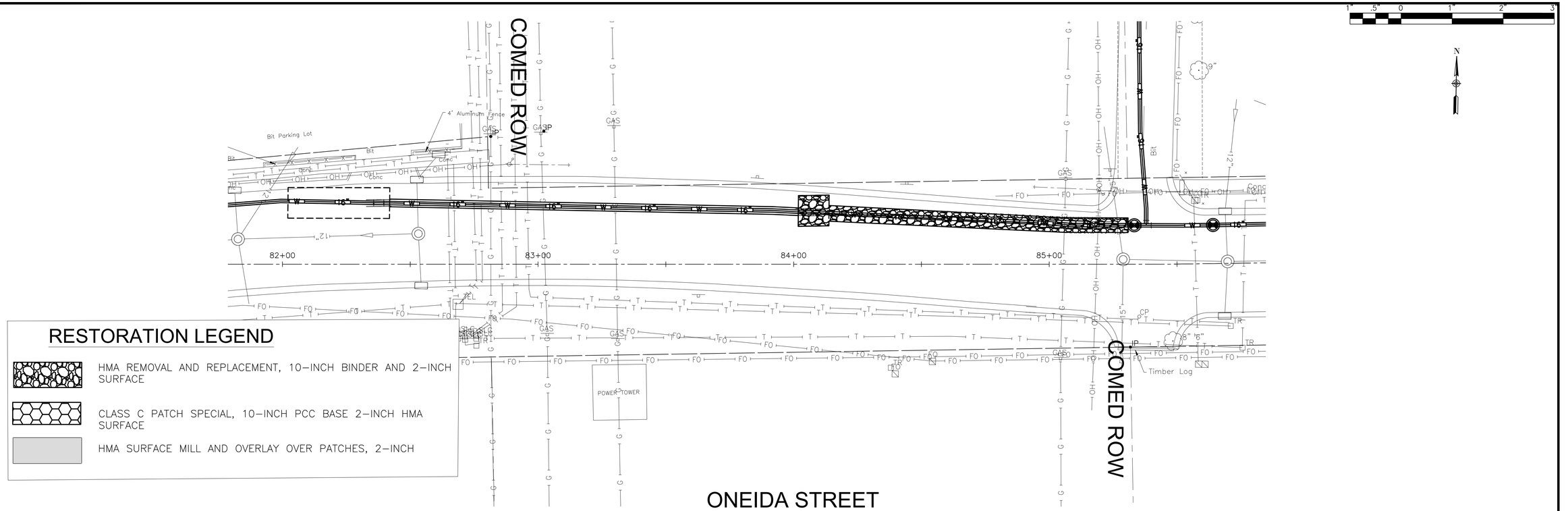
ONEIDA STREET STA 82+00 TO STA 85+50 PLAN AND PROFILE

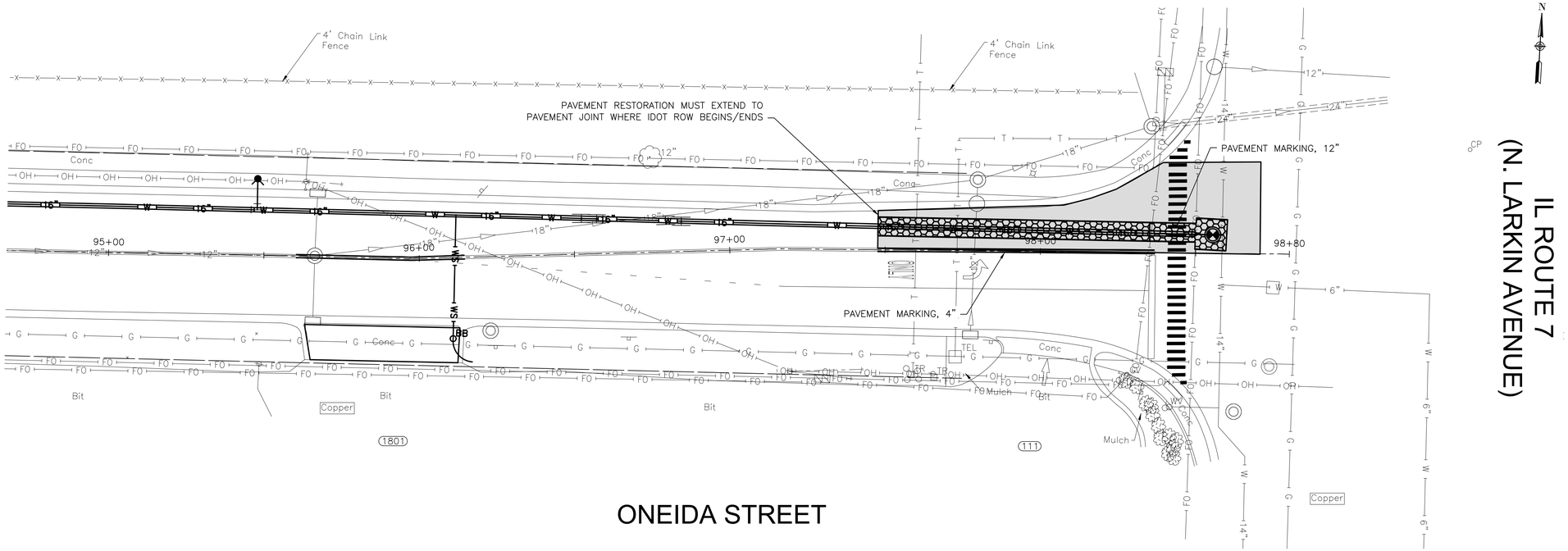
SCALE: HORIZ 1"=20' / VERT 1"=5'
PROJECT NO: 2401619.01

DESIGNED – EMK	
DRAWN – ABN	
CHECKED – PMK	
DATE – 12/12/2025	

TOTAL SHEETS	SHEET NO.
53	C016

P:\JOLTC\2401619-2026 WATER MAIN REPLACEMENT PROGRA\CAD\GLENWOOD - WEST ACRES\01_CIVIL 3D\01_SHTS-PLANS\2401619-GLENWOOD WEST ACRES PNP.DWG 82+00
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FINAL DESIGN
FOR CONSTRUCTION

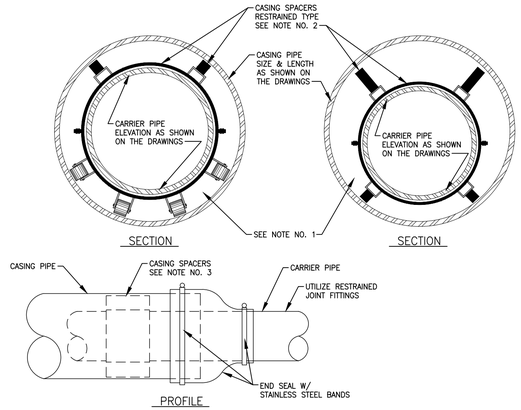
BAXTER & WOODMAN Consulting Engineers	CONSULTANTS	REVISED –	CITY OF JOLIET, ILLINOIS GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS CITY OF JOLIET CONTRACT NO. 2930-0126
		REVISED –	
		REVISED –	
		REVISED –	

ONEIDA STREET RESTORATION PLAN

SCALE: 1" = 20' | PROJECT NO: 2401619.01

DESIGNED – EMK	TOTAL SHEETS	SHEET NO.
DRAWN – ABN	53	C030
CHECKED – PMK		
DATE – 12/12/2025		

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Plotted: 3/6/2026 10:23 AM By: AMAKKAOUI
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NOTES

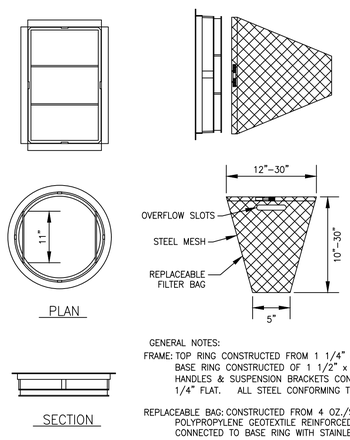
1. FILLING OF ANNULAR SPACE BETWEEN CARRIER PIPE AND CASING PIPE WITH SAND OR PEA GRAVEL IS NOT REQUIRED WHEN UTILIZING CASING SPACERS, UNLESS CONTRACTOR IS INSTRUCTED TO DO SO ON DRAWINGS OR IN SPECIFICATIONS.
2. WHERE CARRIER PIPE IS NOT CENTERED IN CASING PIPE, PROVIDE CASING SPACERS WITH LEGS THAT EXTEND TO WITHIN 1-INCH OF CASING INSIDE DIAMETER ON ALL SIDES (RESTRAINED TYPE).
3. PROVIDE NUMBER OF SPACERS AS INSTRUCTED BY SPACER MANUFACTURER, WITH A MINIMUM OF ONE SPACER ON EACH SIDE OF A PIPE JOINT, AND ONE SPACER BETWEEN JOINTS. (THREE (MIN.) PER PIPE LENGTH)
4. ALL CARRIER PIPE INSTALLED WITHIN CASING PIPE TO BE RESTRAINED JOINT TYPE

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

CASING DETAIL
GEN-01

DATE: OCT. 2017



GENERAL NOTES:

FRAME: TOP RING CONSTRUCTED FROM 1 1/4" x 1 1/4" x 1/8" ANGLE. BASE RING CONSTRUCTED OF 1 1/2" x 1/2" x 1/8" CHANNEL. HANDLES & SUSPENSION BRACKETS CONSTRUCTED FROM 1/4" x 1 1/4" FLAT. ALL STEEL CONFORMING TO ASTM-A36.

REPLACEABLE BAG: CONSTRUCTED FROM 4 OZ./SQ. YD. NON-WOVEN POLYPROPYLENE GEOTEXTILE REINFORCED WITH POLYESTER MESH. CONNECTED TO BASE RING WITH STAINLESS STEEL STRAP & LOCK.

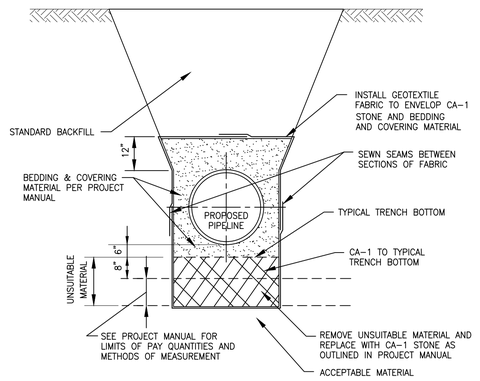
STEEL MESH: REMOVABLE STAINLESS STEEL MESH STRAINER BASKET. 1/4" DIA. HOLE SIZE, 58% OPEN AREA.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

INLET PROTECTION
FILTER DETAIL
GEN-02

DATE: OCT. 2017

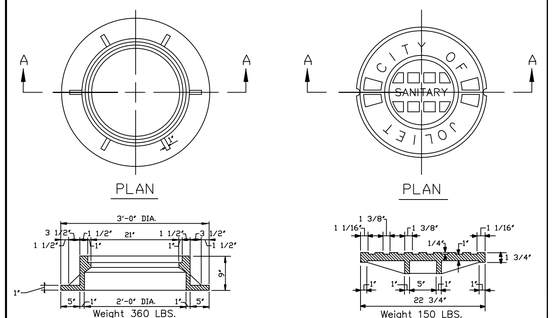


NOT TO SCALE

CITY OF JOLIET, ILLINOIS

OPEN CUT PIPELINE
INSTALLATION UNSUITABLE
MATERIAL
REMOVAL/REPLACEMENT
GEN-03

DATE: OCT. 2017



Sanitary Sewer:
East Jordan 1020 AGS cover and 1050Z1 frame W/Watertight Lid

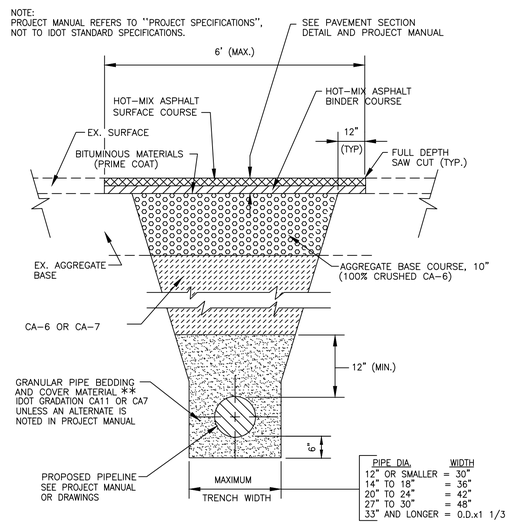
NOT TO SCALE

CITY OF JOLIET, ILLINOIS

FRAME AND COVER CASTING
SAN-19

DATE: NOVEMBER 2022

NOTE:
PROJECT MANUAL REFERS TO "PROJECT SPECIFICATIONS", NOT TO IDOT STANDARD SPECIFICATIONS.



FOR PAVEMENT WITH AGGREGATE BASE AND COMPACTED GRANULAR BACKFILL MATERIAL

** FOR FLEXIBLE THERMOPLASTIC PIPE COMPLY WITH ASTM D2321, CLASS IA, IB, OR II., (IDOT GRADATION CA15)

FOR RIGID PIPE COMPLY WITH ASTM C12, BEDDING CLASS B.

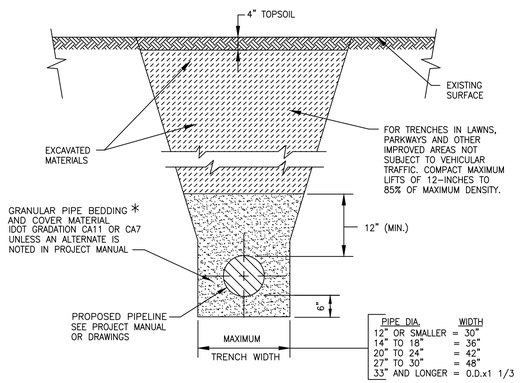
NOT TO SCALE

CITY OF JOLIET, ILLINOIS

TYPICAL TRENCH DETAIL
PAVEMENT AREA
AGGREGATE BASE
GEN-04

DATE: OCT. 2017

NOTES:
1. PROJECT MANUAL REFERS TO "PROJECT SPECIFICATIONS", NOT TO IDOT STANDARD SPECIFICATIONS.
2. FARM FIELDS, GARDENS, AND WETLAND AREAS MAY REQUIRE STRIPPING, STOCKPILING, AND REPLACING ORIGINAL MATERIAL TO A SPECIFIC DEPTH. SEE PROJECT MANUAL OR GENERAL NOTES FOR REQUIREMENTS.



FOR NON-PAVED AREAS

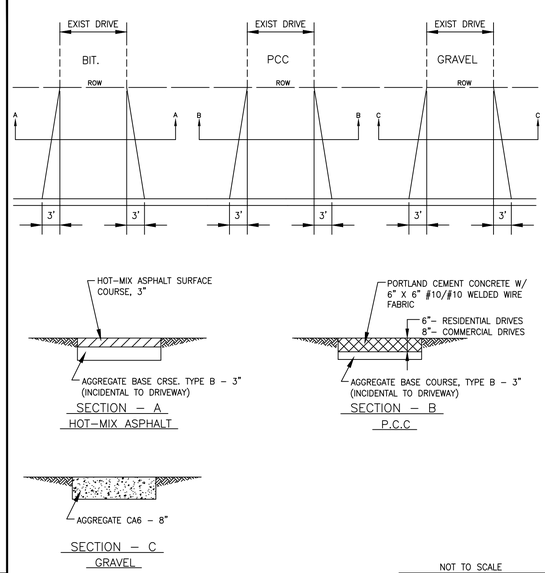
* FOR HDPE PIPE COMPLY WITH ASTM 2321, CLASS I OR II. FOR RIGID PIPE COMPLY WITH ASTM C12, BEDDING CLASS B.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

TYPICAL TRENCH DETAIL
NON PAVED AREAS
GEN-05

DATE: OCT. 2017



NOTES:

1. APRON: 8:1 SLOPE FROM FRONT OF SIDEWALK TO BACK OF CURB.
2. SIDEWALK: 1/4" / FT SLOPE

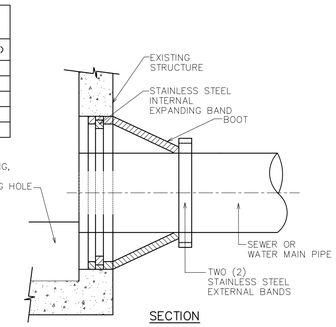
NOT TO SCALE

CITY OF JOLIET, ILLINOIS

DRIVEWAY PAVEMENT
DETAIL
PVT-01

DATE: SEPT. 2024

PVC PIPE CORING SIZES	
PIPE ø (IN.)	CORE ø (IN.)
8"	12"
10"	14"
12"	16"
15"	18"
18"	22"



NOTES:

1. CORE-DRILL CIRCULAR OPENING IN STRUCTURE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. A-LOC OR KOR-N SEAL FLEXIBLE RUBBER BOOT SHALL BE USED FOR CONNECTIONS TO MANHOLES OR AS APPROVED BY CITY ENGINEERING SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW CONNECTION.
4. CLEAN EXISTING STRUCTURE AND SEWER PIPE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.
5. CONNECTION SHALL CONFORM TO ASTM C-923.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

CORE AND CONNECTION TO
EXISTING MANHOLE
SAN-22

DATE: NOVEMBER 2022

FINAL DESIGN
FOR CONSTRUCTION

BAXTER & WOODMAN Consulting Engineers

CONSULTANTS	REVISED -
	REVISED -
	REVISED -
	REVISED -

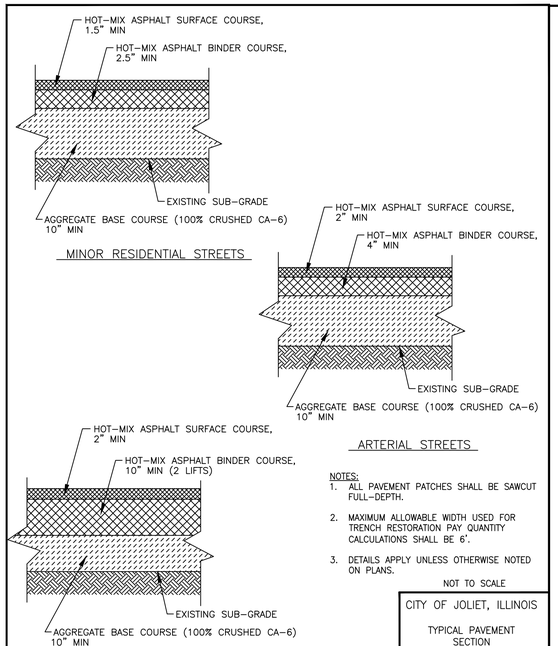
CITY OF JOLIET, ILLINOIS
GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS
CITY OF JOLIET CONTRACT NO. 2930-0126

CONSTRUCTION DETAILS

SCALE: AS NOTED | PROJECT NO: 2401619.01

		TOTAL SHEETS	SHEET NO.
DESIGNED - EMK			
DRAWN - ABN			
CHECKED - PMK		53	C033
DATE - 12/12/2025			

P:\JOLTC\2401619-2026 WATER MAIN REPLACEMENT PROGRA\CAD\GLENWOOD - WEST ACRES\01_CIVIL 3D\01_SHTS-PLANS\2401619-GLENWOOD WEST ACRES-DETAILS.DWG DETAILS
Plotted: 3/6/2026 10:24 AM By: AMAKKAOUI
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NOTES:

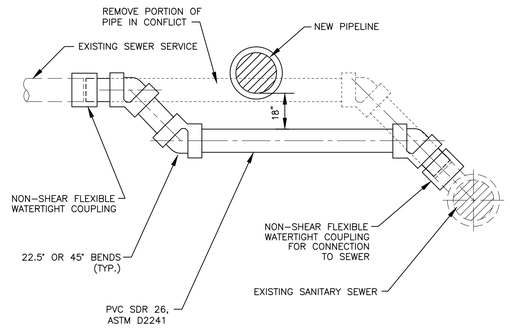
1. ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH.
2. MAXIMUM ALLOWABLE WIDTH USED FOR TRENCH RESTORATION PAY QUANTITY CALCULATIONS SHALL BE 6'.
3. DETAILS APPLY UNLESS OTHERWISE NOTED ON PLANS.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

TYPICAL PAVEMENT SECTION
PVT-02

DATE: OCT. 2017

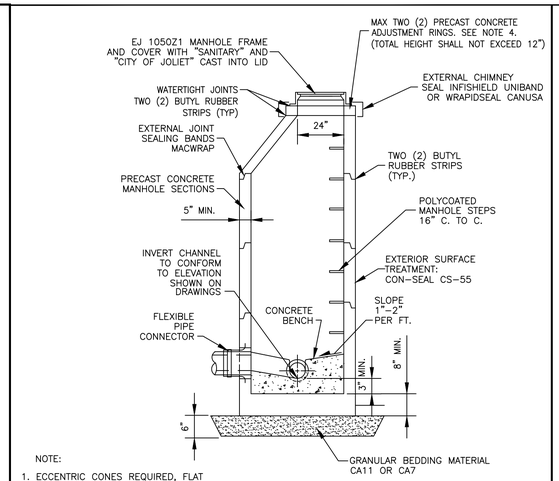


NOT TO SCALE

CITY OF JOLIET, ILLINOIS

SANITARY SEWER SERVICE RELOCATION
SAN-03

DATE: OCT. 2017



NOTE:

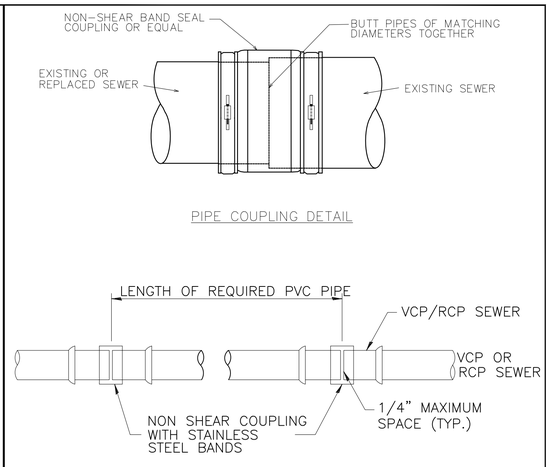
1. ECCENTRIC CONES REQUIRED, FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES.
2. MANHOLE DIAMETER SHALL BE DETERMINED BY THE SEWER DEPTH, THE SEWER OUTSIDE DIAMETER, RELATIVE ANGLES OF SEWERS TO EACH OTHER, THE SIZE OF HOLES CORED/CAST FOR BOOTS, AND A MINIMUM OF 8" BETWEEN CORED/CAST HOLES. REFER TO DESIGN MANUAL.
3. ALL LIFT HOLES ARE TO BE GROUTED FROM THE INSIDE AND OUTSIDE BEFORE BACKFILLING.
4. FOR MANHOLES INSTALLED IN PAVEMENT, PROVIDE ONE RUBBER COMPOSITE ADJUSTMENT RING. EJ INFRA-RISER OR APPROVED EQUAL.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

SANITARY MANHOLE DETAIL
SAN-01

DATE: MARCH 2019



NOTES:

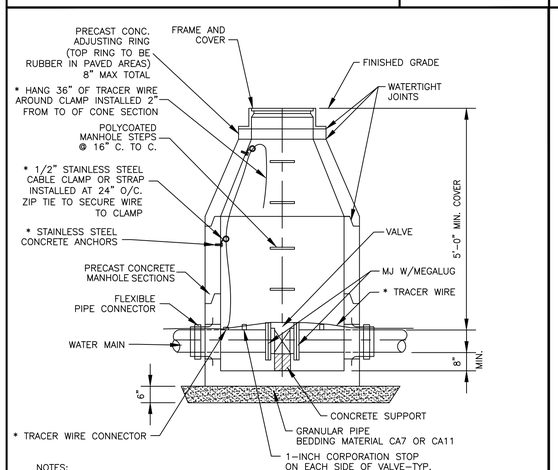
1. CONNECTION TO CIPP LINING SHALL BE NON-SHEAR COUPLINGS THAT ARE MADE SPECIFICALLY TO FIT THE OUTSIDE DIAMETER OF CURED-IN-PLACE PIPE (CIPP)

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

CONNECTING SEWER PIPES OF DISSIMILAR MATERIAL
SAN-14

DATE: NOVEMBER 2022



NOTES:

1. CONCENTRIC CONE REQUIRED FOR GATE VALVES, ECCENTRIC CONE REQUIRED FOR BUTTERFLY VALVES.
2. USE 4'-0" DIAMETER FOR WATER MAIN SIZES 4" THROUGH 10", 5'-0" FOR SIZES 12" THROUGH 16", 6'-0" FOR SIZES 20" OR GREATER
3. PROVIDE CAST IRON FRAME AND COVER WITH HEAVY DUTY LID, STAMPED WITH "CITY OF JOLIET" AND "WATER". EJ 1050Z1 OR NEENAH R170
* 4. ATTACH TRACER WIRE TO MAINTAIN MIN. 24" AWAY FROM STEPS
* 5. SECURE STAINLESS STEEL CABLE CLAMPS TO VAULT WALL WITH TAPCON 0.25" X 1.5" (MIN.) EMBEDMENT STAINLESS STEEL SCREW ANCHORS, OR APPROVED EQUAL.

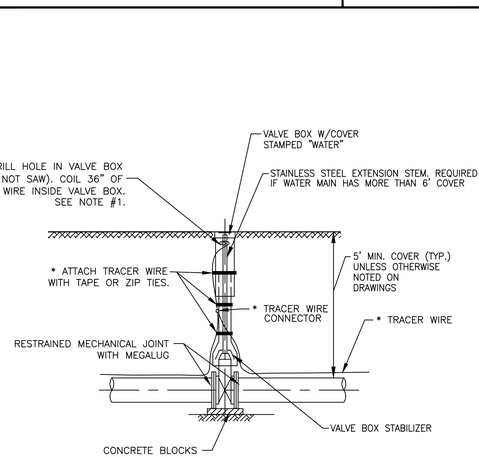
* FOR PVC WATER MAIN INSTALLATION ONLY

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER VALVE VAULT DETAIL
WTR-01

DATE: JULY 2024



NOTES:

* 1. ATTACH TRACER WIRE TO OUTSIDE OF VALVE BOX USING TAPE OR ZIP TIES. DRILL 3/8" DIA. HOLE IN VALVE BOX 6" FROM TOP OF VALVE BOX.

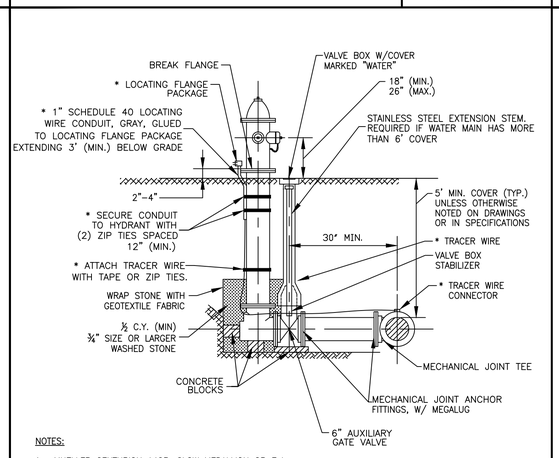
* FOR PVC WATER MAIN INSTALLATION ONLY

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER VALVE BOX DETAIL
WTR-02

DATE: NOVEMBER 2022



NOTES:

1. MUELLER CENTURION A423, CLOW MEDALLION OR E.J. 5BR250 (RED FOR MUNICIPAL TREATED WATER, GREEN FOR RAW WATER, YELLOW FOR PRIVATE HYDRANTS)
2. HYDRANTS SHALL BE LOCATED A MINIMUM OF 2 FEET BEHIND THE BACK OF CURB IN LOCATIONS SHOWN ON THE DRAWINGS
3. USE SWIVEL TEE AS CALLED OUT ON PLANS. 30" MINIMUM SEPARATION DOES NOT APPLY WHEN USING SWIVEL TEES.
*4. LOCATING WIRE CONDUIT TO BE RIGID PIPE FORMED TO HYDRANT OR TOP 18" TO BE RIGID, WITH 12" (MAX.) FLEXIBLE CONDUIT BELOW, TRANSITIONING BACK TO RIGID CONDUIT.
*5. LOCATING FLANGE PACKAGE TO BE RED COLOR COPPERHEAD INDUSTRIES COBRA HYDRANT PACKAGE PART # T1-FLPKG OR APPROVED EQUAL

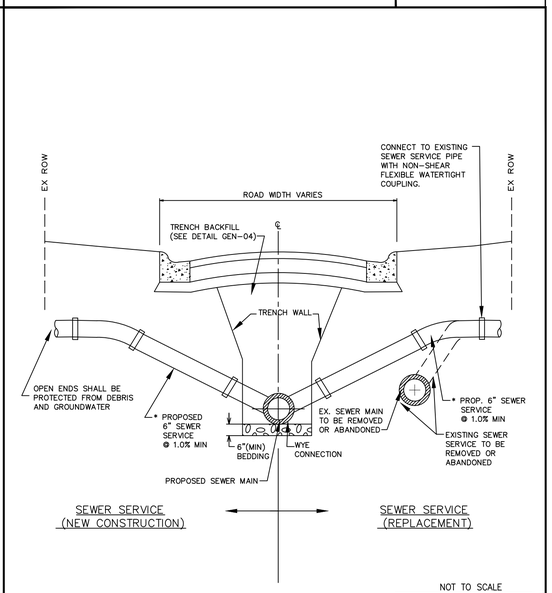
* FOR PVC WATER MAIN INSTALLATION ONLY

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

FIRE HYDRANT DETAIL
WTR-03

DATE: NOVEMBER 2022



* SERVICE PIPE MATERIAL: PVC SDR 26, ASTM D2241

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

SANITARY SEWER SERVICE
SAN-02

DATE: OCT. 2017

FINAL DESIGN
FOR CONSTRUCTION

BAXTER & WOODMAN Consulting Engineers

CONSULTANTS	REVISED –
	REVISED –
	REVISED –
	REVISED –

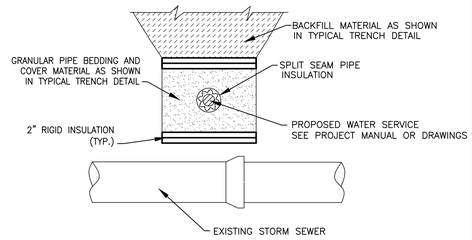
CITY OF JOLIET, ILLINOIS
GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS
CITY OF JOLIET CONTRACT NO. 2930-0126

CONSTRUCTION DETAILS

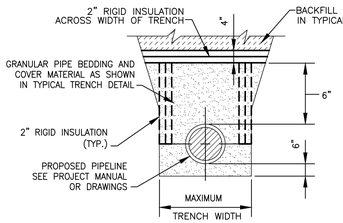
SCALE: AS NOTED | PROJECT NO: 2401619.01

		TOTAL SHEETS	SHEET NO.
DESIGNED – EMK			
DRAWN – ABN		53	C034
CHECKED – PMK			
DATE – 12/12/2025			

P:\JOLTC\2401619-2026 WATER MAIN REPLACEMENT PROGRA\CAD\GLENWOOD - WEST ACRES\01_CIVIL 3D\01_SHTS-PLANS\2401619-GLENWOOD WEST ACRES-DETAILS.DWG DETAILS (2)
Plotted: 3/6/2026 10:24 AM By: AMAKKAOUI
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WATER SERVICE



WATER MAIN

NOTES:

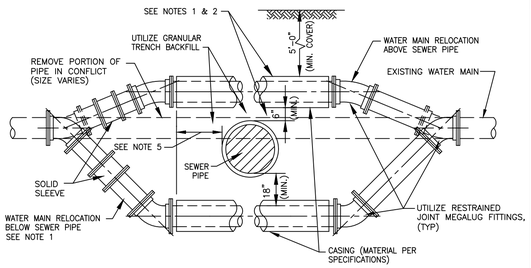
1. TO BE USED WHEN WATER MAIN AND / OR WATER SERVICE BURY DEPTH IS < 4' OR WHEN WATER SERVICE CROSSES ABOVE STORM SEWER.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

PIPE INSULATION DETAIL
WTR-04

DATE: OCT. 2017



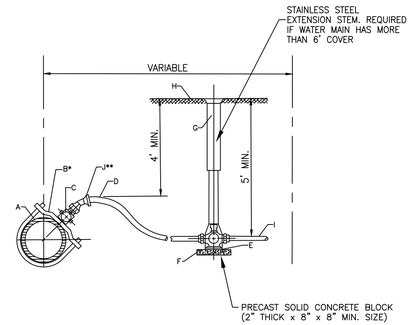
NOTES:
1. ONLY TO BE USED IF WATER MAIN CANNOT CROSS ABOVE PROPOSED SEWER AND MAINTAIN THE REQUIRED 18" OF SEPARATION AS SHOWN ON DRAWING, OR APPROVED BY ENGINEER IN FIELD.
2. WHEN WATER MAIN CROSSES ABOVE SEWER AND MAINTAINS THE REQUIRED 18" OF SEPARATION, THE CASING PIPE IS NOT REQUIRED.
3. WATER MAIN RELOCATIONS ARE SUBJECT TO INSPECTION AT NORMAL SYSTEM PRESSURE BEFORE BURIAL.
4. USE ONLY 45 DEGREE BENDS UNLESS OTHERWISE PERMITTED BY THE ENGINEER.
5. CASING MUST EXTEND A MINIMUM OF 10 FEET BEYOND OUTSIDE EDGE OF SEWER PIPE – ON BOTH SIDES OF SEWER.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER MAIN RELOCATION DETAIL
WTR-05

DATE: OCT. 2017



*REQUIRED FOR SERVICES LARGER THAN 1"
**REQUIRED FOR SERVICES WITH LESS THAN 4' COVER

CONSTRUCTION NOTES

A. WATER MAIN
B. DUCTILE IRON, EPOXY COATED BODIES WITH DOUBLE ALLOY STEEL STRAPS AND DOUBLE BOLTS (FOUR BOLTS TOTAL). MUELLER DR2A SERIES OR EQUAL
C. CORPORATION STOP, A.Y. MCDONALD 74701 BQ
D. SERVICE PIPE, SEAMLESS SOFT TEMPERED COPPER TYPE – TYPE "K" 1" OR LARGER
E. CURB STOP, A.Y. MCDONALD 76104Q
F. CONCRETE BRICK SUPPORT
G. TYLER 6500 WITH BBAF VALVE BOX STABILIZER OR APPROVED EQUAL
H. FINISHED GRADE
I. CONNECT TO EXISTING SERVICE, PROVIDE ADAPTERS AS REQUIRED
J. EIGHTH BEND COMPRESSION COUPLING – UNION

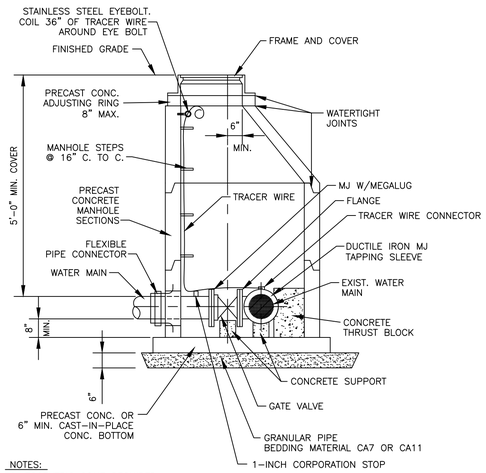
NOTE: FOR 1 1/2" OR 2" SERVICE, ADD ENLARGED BASE FOR SERVICE BOX.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

WATER SERVICE CONNECTION DETAIL
WTR-06

DATE: OCT. 2020



NOTES:
1. ECCENTRIC CONE REQUIRED
2. USE 4'-0" DIAMETER FOR WATER MAIN SIZES 4" THRU 8", USE 5'-0" DIAMETER FOR WATER MAIN SIZES 10" THRU 14", USE 6'-0" DIAMETER (OR LARGER PER DESIGNER) FOR WATER MAIN SIZES 16" OR GREATER.
3. PROVIDE CAST IRON FRAME AND COVER WITH HEAVY DUTY LID, STAMPED WITH "CITY OF JOLIET" AND "WATER". EJ 1050Z1
4. ATTACH TRACER WIRE TO MAINTAIN MIN. 24" AWAY FROM STEPS.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

PRESSURE CONNECTION DETAIL
WTR-07

DATE: NOVEMBER 2022

DUCTILE IRON–RESTRAINT JOINT TYPE PIPE LENGTH (FEET)							
FITTING TYPE	DIAMETER (IN)						
	4"	6"	8"	10"	12"	16"	20"
HORIZONTAL BEND							
11.25°	5	5	5	5	5	5	5
22.5°	5	5	5	5	10	10	10
45°	5	10	10	10	15	15	20
90°	15	20	20	25	30	40	45
VERTICAL BEND							
45°	20	25	35	40	45	60	70
TEE	5	5	5	5	5	5	5
VALVE (OPERATING PRESSURE)	20	30	35	45	50	65	80
VALVE (TESTING PRESSURE)	40	60	75	90	105	135	165
REDUCER							
6" NOMINAL PIPE	30	–	–	–	–	–	–
8" NOMINAL PIPE	55	35	–	–	–	–	–
10" NOMINAL PIPE	75	55	30	–	–	–	–
12" NOMINAL PIPE	90	80	55	35	–	–	–
16" NOMINAL PIPE	125	115	100	80	60	–	–
20" NOMINAL PIPE	160	150	135	125	105	60	–

NOTE:
RJT LENGTHS MAY VARY DEPENDING ON SITE CONDITIONS. LENGTHS SHOWN ARE MINIMUM PER 5' BURY DEPTH OF WATER MAIN AND, AGGREGATE PIPE BACKFILL.

NOT TO SCALE

CITY OF JOLIET, ILLINOIS

POLYWRAPPED DI RJT DETAIL

WTR-09

DATE: AUGUST 2024

PVC–RESTRAINT JOINT TYPE PIPE LENGTH (FEET)							
FITTING TYPE	DIAMETER (IN)						
	4"	6"	8"	10"	12"	16"	20"
HORIZONTAL BEND							
11.25°	5	5	5	5	5	5	5
22.5°	5	5	5	5	5	10	10
45°	5	10	10	10	15	15	20
90°	10	15	15	20	25	35	40
VERTICAL BEND							
45°	15	15	20	25	30	40	45
TEE	5	5	5	5	5	5	5
VALVE (OPERATING PRESSURE)	15	20	25	30	35	45	50
VALVE (TESTING PRESSURE)	30	40	50	60	70	90	110
REDUCER							
6" NOMINAL PIPE	20	–	–	–	–	–	–
8" NOMINAL PIPE	35	20	–	–	–	–	–
10" NOMINAL PIPE	50	35	20	–	–	–	–
12" NOMINAL PIPE	60	50	40	20	–	–	–
16" NOMINAL PIPE	80	75	65	55	40	–	–
20" NOMINAL PIPE	105	95	90	80	70	40	–

NOTE:
RJT LENGTHS MAY VARY DEPENDING ON SITE CONDITIONS. LENGTHS SHOWN ARE MINIMUM PER 5' BURY DEPTH OF WATER MAIN AND, AGGREGATE PIPE BACKFILL.

NOT TO SCALE

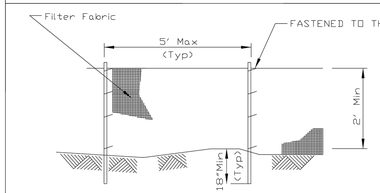
CITY OF JOLIET, ILLINOIS

PVC RJT DETAIL
WTR-09

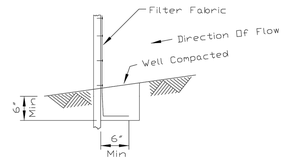
DATE: AUGUST 2024

1

SILT FENCE PLAN



ELEVATION



FABRIC ANCHOR DETAIL

NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1, Class 2.
3. Fence posts shall be either standard steel post or wood post 2" X 2" nominal.

REFERENCE		STANDARD DWG. NO.
Project		IUM-620A
Designed ____ Date ____		SHEET 1 OF 2
Checked ____ Date ____		DATE 04-15-2021
Approved ____ Date ____		

FINAL DESIGN
FOR CONSTRUCTION

CONSULTANTS	REVISED – 1 ADDENDUM #1 12/22/25
	REVISED –
	REVISED –
	REVISED –

CITY OF JOLIET, ILLINOIS
GLENWOOD AND WEST ACRES WATER MAIN IMPROVEMENTS
CITY OF JOLIET CONTRACT NO. 2930-0126

CONSTRUCTION DETAILS

SCALE: AS NOTED | PROJECT NO: 2401619.01

		TOTAL SHEETS	SHEET NO.
DESIGNED – EMK			
DRAWN – ABN		53	C035
CHECKED – PMK			
DATE – 12/12/2025			

P:\JOLTC\2401619-2026 WATER MAIN REPLACEMENT PROGRA\CAD\GLENWOOD – WEST ACRES\01_CIVIL 3D\01_SHTS-PLANS\2401619-GLENWOOD WEST ACRES-DETAILS.DWG DETAILS (3)
Plotted: 3/6/2026 10:24 AM By: AMAKKAOUI
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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 287-26

File ID: 287-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/06/2026

Department: Public Utilities **Final Action:**

Title: Resolution Accepting an Easement Agreement from ComEd for the Glenwood and West Acres Water Main Improvement Project (Oneida Street, Just East of Hammes Avenue)

Agenda Date: 05/19/2026

Attachments: Resolution, ComEd Easement, SR# 06690541, Oneida St East of Hammes Ave

Entered by: agrooms@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/6/2026	Allison Swisher	Approve	5/8/2026
1	2	5/7/2026	Kevin Sing	Approve	5/8/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/11/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 288-26 **Agenda Date:**5/19/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Authorizing the Execution of an Intergovernmental Agreement with Pace Regarding Transit Shelters

BACKGROUND:
The City of Joliet's 2011 agreement with Pace and Titan Outdoor for transit shelter advertising and maintenance has expired. A new agreement with Pace is proposed, and Titan is no longer involved.

Under the new agreement, Pace will maintain all existing bus shelters, which shall include structures, lighting, trash receptacles, and related amenities at its sole cost. Pace must seek and obtain City approval before installing any new shelters within Joliet. Pace retains control over advertising, and the City will continue to receive 50% of Pace's net advertising revenue from all advertising shelters, both inside and outside Joliet. Unsold ad space may still be used for City public service messages. New shelter locations and designs require mutual approval, and installation costs will not be borne by the City.

Insurance requirements have been updated: both the City and Pace must carry Commercial General Liability, Business Auto, Workers' Compensation, and Umbrella Liability coverage. Each must name the other (and the RTA, where applicable) as an additional insured.

The agreement has a 10-year initial term and automatically renews unless either party gives 90 days' notice after the initial term.

The Public Service Committee will review this matter.

RECOMMENDATION:
Approve the resolution authorizing execution of the new Intergovernmental Agreement with Pace.

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RESOLUTION NO.

RESOLUTION AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT WITH PACE REGARDING TRANSIT SHELTERS

WHEREAS, the City of JOLIET, Illinois (the "City") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois; and

WHEREAS, Pace was established under the Regional Transportation Authority Act (70 ILCS 3615/1.01 et seq.) to aid and assist public transportation in the six-county northeastern Illinois area; and

WHEREAS, Article VII, Section 10 of the Constitution of the State of Illinois (Ill. Const. Art. VII Sec. 10) authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law; and

WHEREAS, the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes and encourages intergovernmental cooperation; and

WHEREAS, the Illinois Intergovernmental Cooperation Act allows public agencies to contract with any one or more other public agencies provided that the contract is approved by the governing bodies of each party; and

WHEREAS, the Parties are units of local government within the meaning of the aforementioned Constitution of the State of Illinois and have the power and authority to enter into this Agreement; and

WHEREAS, the Mayor and City Council find that it is in the best interests of the City of Joliet to maintain a productive and healthy relationship with regional partners such as Pace; and

WHEREAS, the City is a home rule unit of local government entitled to exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power and authority to enter into intergovernmental agreements.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the recitals contained in the remainder of this Resolution are true, correct and complete and are hereby incorporated into this Resolution by reference.

SECTION 2: The Mayor and the City Council hereby find and determine that it is necessary and beneficial to the City of Joliet to enter into an Intergovernmental Agreement with Pace.

SECTION 3: The City Manager is hereby authorized to execute the Agreement, which is substantially similar as Exhibit "A" is authorized to take such action as may be necessary for the City to comply with the terms thereof, including entering into the Agreement.

SECTION 4: This Resolution shall take effect upon its passage and approval.

SECTION 5: All resolutions or parts of Resolutions conflicting with any of the provisions of this Resolution are hereby repealed.

SECTION 6: Be it further resolved that the passage of this Resolution be inscribed permanently in the records of the proceedings of the Joliet City Council.

PASSED this _____ day of _____, 2026.

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

ADVERTISING TRANSIT SHELTER AGREEMENT

This advertising transit shelter agreement ("Agreement") is between Pace, the Suburban Bus Division of the Regional Transportation Authority, an Illinois municipal corporation ("Pace"), and the City of Joliet, an Illinois municipal corporation ("Municipality").

Pace was established under the Regional Transportation Authority Act (70 ILCS 3615/1.01 et seq.) to aid and assist public transportation in the six-county northeastern Illinois area.

Article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) authorizes units of local government to contract or otherwise associate among themselves in any manner not prohibited by law or ordinance.

The Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) authorizes and encourages intergovernmental cooperation.

The parties are units of local government within the meaning of article VII, section 10 of the Constitution of the State of Illinois (Ill. Const. art. VII, § 10) and have the power and authority to enter into this Agreement.

On December 5, 2011, Pace, Municipality, and Titan Outdoor ("Titan") entered into an advertising transit shelter agreement for the installation and maintenance of Pace-owned advertising transit shelters within Municipality ("2011 Agreement").

The location of each existing Pace advertising transit shelter installed completely within various rights-of-way within Municipality ("ROWs") with no part being installed on privately owned property ("Existing Shelters") is identified in Exhibit A.

Titan is a party to the 2011 Agreement by virtue of its 2001 contract with Pace for the acquisition, installation, and maintenance of transit shelters within Pace's service region and for the sale of advertising space on those shelters ("2001 Contract").

Titan is no longer providing passenger shelter-related services to Pace under the 2001 Contract as the 2001 Contract has expired.

The 2011 Agreement was terminated effective June 24, 2024.

The parties want to enter into a new agreement to set forth their respective rights and obligations regarding Existing Shelters and any new advertising transit shelters installed completely within various ROWs with no part being installed on privately owned property ("New Shelters"). The terms "Existing Shelters" and "New Shelters" are sometimes individually referred to as a "Shelter" and collectively referred to as the "Shelters" in this Agreement.

Each Shelter may, in Pace's sole discretion, include such Shelter-related amenities as bus stop sign(s), a bench, trash receptacle(s), solar panel(s), an electronic bus tracker sign ("BTS"), and lighting, all of which will be considered part of the Shelter.

The parties agree as follows:

1. **Grant and Scope of License**. Municipality grants a non-exclusive license to Pace and its directors, officers, agents, employees, contractors, and subcontractors (collectively, "Licensees") to use the ROWs for Shelter-related construction, installation, maintenance, repair, replacement, relocation, and/or removal, including the display of advertising on the Shelters, ROW restoration, the affixation of Pace static bus route information and/or detour notices to the Shelters, electrical wiring and conduit installation, maintenance, and repair, and any ROW power source maintenance and repair that Licensees may perform, in Pace's sole discretion, pursuant to paragraph 11 and/or paragraph 12 ("License"). Municipality shall: (a) allow the public to use the Shelters in connection with boarding and alighting from Pace buses and to use such other portions of the ROWs as may reasonably be required for access to and from the Shelters; (b) allow Licensees to use such other portions of the ROWs as may reasonably be required for access to and from the Shelters; (c) prevent obstruction of or interference with access to and from the Shelters; and (d) prevent the Shelters from being used for any purpose other than as Pace advertising transit shelters. Municipality will not be entitled to any payment for the License.

2. **Effective Date.** This Agreement is effective beginning on the date on which Pace signs this Agreement ("Effective Date"). If a party signs this Agreement but fails to date its signature, the date that the other party receives the signing party's signature on this Agreement will be deemed to be the date that the signing party signed this Agreement.

3. **Term**. This Agreement will remain in effect for an initial term of 10 years following the Effective Date ("Initial Term") and will thereafter continue in full force and effect unless terminated in accordance with this Agreement.

4. **License Revocation**. Municipality may revoke the License only after expiration of the Initial Term and upon 90 days' advance written notice to Pace.

5. **New Shelter Style and Location**. Prior to the purchase of a New Shelter, Pace shall notify Municipality of the New Shelter design options currently available, and Municipality shall select one of those options and notify Pace of the selection. The parties shall mutually agree upon each New Shelter location and shall identify that location in Exhibit B through amendment to this Agreement.

6. **New Shelter Purchase**. Pace, at no cost to Municipality, shall purchase each New Shelter.

7. **Shelter Ownership**. Each Shelter is and will be the sole property of Pace. Municipality shall not assert any claim to or otherwise affect Pace's ownership of any Shelter.

8. **Permits**. Pace shall obtain or cause to have obtained any necessary permits for Shelter-related work that Licensees perform under this Agreement and for any ROW power source maintenance and repair that Licensees may perform, in Pace's sole discretion, pursuant to paragraph 11 and/or paragraph 12.

Municipality shall obtain or cause to have obtained any necessary permits for ROW power source maintenance and repair pursuant to paragraph 11 and/or paragraph 12.

9. **Shelter Concrete Pad**. For each New Shelter, Pace, in its sole discretion, may install or cause to have installed the concrete pad for the New Shelter at no cost to Municipality, may use an existing concrete pad for the New Shelter, or may use a concrete pad that Municipality or a third party installs or causes to have installed for the New Shelter at no cost to Pace. Each New Shelter concrete pad will be in accordance with Pace's specifications and applicable building codes and provisions of the Americans with Disabilities Act and implementing regulations.

Each Shelter concrete pad will be part of the ROW upon which that concrete pad is installed. Municipality, at no cost or expense to Pace, will be solely responsible for the administration, control, reconstruction, and maintenance of each Shelter concrete pad. The term "concrete pad" as used in this Agreement may include any sidewalk, shared-use path, or such other paved area that may be required under the Americans with Disabilities Act and implementing regulations in connection with a Shelter.

10. **New Shelter Construction and Installation**. Pace, at no cost to Municipality, shall construct and install or cause to have constructed and installed each New Shelter in accordance with applicable building codes.

11. **Shelter Lighting**. Municipality acknowledges that Pace, in its sole discretion, may: (a) install or cause to have installed a solar-powered lighting unit on a Shelter or (b) hardwire or cause to have hardwired the lighting unit of a Shelter to the nearest ROW power source.

In the event of such hardwire: (c) Pace shall secure a licensed electrical contractor to perform maintenance and repair of the electrical wiring and conduit connecting the Shelter lighting unit to the ROW power source and to cover or otherwise protect the wiring from tampering upon Shelter removal pursuant to paragraph 14, paragraph 15, and/or paragraph 16, and (d) Municipality shall secure a licensed electrical contractor to perform maintenance and repair of the ROW power source to which that electrical wiring and conduit are connected and shall timely pay all charges for electrical service to the Shelter lighting unit.

In the event Municipality fails to secure a licensed electrical contractor to perform the ROW power source maintenance and/or repair work specified in this paragraph 11, Pace may, upon 10 days' prior written notice to Municipality, secure a license electrical contractor to perform that ROW power source maintenance and/or repair work; provided, however, Municipality will have the opportunity to cure its failure within that 10-day period. Municipality shall reimburse Pace for the actual, reasonable cost of that ROW power source maintenance and/or repair work within 30 days after receipt of a written invoice and documentation substantiating the invoice from Pace.

12. **Shelter BTS**. Municipality acknowledges that Pace, in its sole discretion, may install or cause to have installed a BTS on a Shelter and may: (a) connect or cause to have connected the BTS to the Shelter's solar panel or to a freestanding solar panel installed adjacent to the Shelter or (b) hardwire or cause to have hardwired the BTS to the nearest ROW power source.

In the event of such hardwire: (c) Pace shall secure a licensed electrical contractor to perform maintenance and repair of the electrical wiring and conduit connecting the BTS to the ROW power source and to cover or otherwise protect the wiring from tampering upon Shelter removal pursuant to paragraph 14, paragraph 15, and/or paragraph 16, and (d) Municipality shall secure a licensed electrical contractor to perform maintenance and repair of the ROW power source to which that electrical wiring and conduit are connected and shall timely pay all charges for electrical service to the BTS.

In the event Municipality fails to secure a licensed electrical contractor to perform the ROW power source maintenance and/or repair work specified in this paragraph 12, Pace may, upon 10 days' prior written notice to Municipality, secure a license electrical contractor to perform that ROW power source maintenance and/or repair work; provided, however, Municipality will have the opportunity to cure its failure within that 10-day period. Municipality shall reimburse Pace for the actual, reasonable cost of that ROW power source maintenance and/or repair work within 30 days after receipt of a written invoice and documentation substantiating the invoice from Pace.

13. **BTS Information and Shelter Graphics**. Pace will have exclusive control of the content displayed on any BTS. Such content includes but is not limited to Pace bus arrival and departure information, service alerts, emergency messages, other passenger information, and commercial advertising.

Pace, at no cost to Municipality, may affix or cause to have affixed Pace static bus route information graphics and/or detour notices to each Shelter.

14. **Shelter Repair and Maintenance**. Pace, at no cost or expense to Municipality, shall perform or cause to have performed: (a) Shelter repair and/or removal within two business days after notification from Municipality that a Shelter is damaged if Pace, in its sole discretion, determines that the Shelter's condition presents a threat to public safety or as soon as practicable after such notification if Pace, in its sole discretion, determines that the Shelter's condition does not present a threat to public safety; (b) Shelter replacement in the event of Shelter removal pursuant to this paragraph 14; (c) Shelter maintenance, including cleaning and removal of debris and garbage no less than once per week; and (d) Shelter snow removal within seven days after any snowfall of more than two inches.

15. **Shelter Relocation**. Notwithstanding anything to the contrary in paragraph 5, Pace, in its sole discretion and at no cost to Municipality, may relocate an installed Shelter to another location within the same ROW or to a different ROW upon prior notice to Municipality. Within 90 days after that relocation, Pace, at no cost to Municipality, shall restore or cause to have restored the area upon which the Shelter was located to the same condition as existed prior to the Shelter's installation, excluding ordinary wear and tear, Shelter concrete pad, and electrical conduit and wiring installed pursuant to paragraph 11 and/or paragraph 12. In the absence of Pace's restoration as specified in this paragraph 15, Municipality may perform or cause to have performed that restoration in which event Pace will be obligated to reimburse Municipality for the actual, reasonable cost of that restoration within 30 days after receipt of an invoice and documentation substantiating the invoice from Municipality.

16. **Shelter Removal**.

(a) Pace, in its sole discretion and at no cost to Municipality, may temporarily or permanently remove or cause to have temporarily or permanently removed an installed Shelter upon prior notice to Municipality. If an installed Shelter is temporarily removed, Pace shall reinstall or cause to have reinstalled the Shelter as soon as practicable at no cost to Municipality.

(b) Within 90 days after termination of this Agreement, Pace shall remove or cause to have removed the Shelters and shall restore or cause to have restored the area upon which each Shelter was located to the same condition as existed prior to Shelter installation, excluding ordinary wear and tear, Shelter concrete pads, and electrical conduit and wiring installed pursuant to paragraph 11 and/or paragraph 12. Municipality shall allow Licensees to continue to use the ROWs for purposes of performing that removal and restoration. In the absence of Pace's removal and restoration as specified in this paragraph 16(b), Municipality may perform or cause to have performed that removal and restoration. Pace will be responsible for the actual, reasonable cost of that removal and restoration in the event Pace terminates this Agreement. Municipality will be responsible for the actual, reasonable cost of that removal and restoration in the event Municipality revokes the License or otherwise terminates this Agreement.

17. **Shelter Advertising and Revenue**. Advertising on a Shelter must conform to Pace's Advertising Guidelines, which are incorporated into and made a part of this Agreement by this reference. Municipality does not approve of alcoholic beverage product advertising on Shelters. Pace shall install and remove or cause to have installed and removed all Shelter advertising.

Municipality will have the right to advertise community events or other public service notices ("Municipality's Advertising") on a Shelter if the advertising space on the Shelter is unsold. In such cases, Municipality shall obtain Pace's prior written approval of Municipality's Advertising and shall pay all costs associated with the design and production of Municipality's Advertising. Further, Municipality, at its own cost, shall deliver or cause to have delivered to Pace, or such other person or entity designated by Pace, Municipality's Advertising for display on the Shelter.

Municipality will receive a pro rata share of one-half (1/2) of Pace's share of total net income for paid advertising (not including net income for alcohol beverage product advertising) on all Pace advertising transit shelters whether such shelters are located within or outside of Municipality. If Municipality approves of alcohol beverage product advertising on Shelters, Municipality will receive a pro rata share of one-half (1/2) of Pace's share of total net income for paid alcohol beverage product advertising on all Pace advertising transit shelters whether such shelters are within or outside of Municipality. Pace shall annually pay any advertising revenue due to Municipality pursuant to this paragraph 17. Such payments will be made to Municipality in March of the next succeeding year after any year in which Pace receives advertising revenue from the Shelter(s). "Net income" is defined as the revenue paid to Pace by Pace's advertising contractor. "Pro rata share" is equal to the quotient obtained by dividing the number of Shelters in the ROWs by the number of all Pace advertising transit shelters.

Municipality shall complete IRS Form W-9 and provide it to Pace upon Municipality's execution of this Agreement and at such other times as Pace may request in writing.

18. **Indemnification**. Municipality shall indemnify, defend, and hold harmless Pace, the Regional Transportation Authority, and their respective directors, officers, employees, agents, contractors, and subcontractors from and against any and all liability, losses, damages, claims, suits, payments, settlements, judgments, demands, awards, expenses, and costs, including attorneys' fees, for personal injury, loss of life, or property damage resulting from Municipality's intentional or negligent acts or omissions concerning the ROWs, including Shelter concrete pads and any ROW power source to which a Shelter lighting unit and/or BTS may be connected, and/or the performance of any of Municipality's obligations under this Agreement. Pace shall indemnify,

defend, and hold harmless Municipality and Municipality's directors, officers, employees, agents, contractors, and subcontractors from and against any and all liability, losses, damages, claims, suits, payments, settlements, judgments, demands, awards, expenses, and costs, including attorneys' fees, for personal injury, loss of life, or property damage resulting from Pace's intentional or negligent acts or omissions concerning the performance of any of Pace's obligations under this Agreement. No party will be liable for or be required to indemnify another party, entity, or person indemnified under this paragraph 18 for claims based upon the intentional or negligent acts or omissions of third persons. Upon written notice by a party, entity, or person claiming indemnification ("Claimant") to the indemnifying party ("Indemnitor") regarding any claim which Claimant believes to be covered under this paragraph 18, Indemnitor shall appear and defend all suits brought upon that claim and shall pay all costs and expenses related to that claim, but Claimant will have the right, at Claimant's option and expense, to participate in the defense of any suit, without relieving Indemnitor of Indemnitor's obligations under this paragraph 18.

19. **Insurance**. Throughout the term of this Agreement and for a period of one year thereafter:

(a) Pace shall obtain and maintain: (i) Commercial General Liability Insurance (Broad Form) with an occurrence limit not less than $1,000,000 and an aggregate limit not less than $2,000,000 that also includes a Personal and Advertising Injury Limit of not less than $1,000,000; (ii) Business Automobile Liability Insurance with a Combined Single Limit of not less than $1,000,000 per accident for bodily injury and property damage combined; (iii) Workers' Compensation Insurance with limits of Coverage A – Statutory Benefits and Coverage B – Employers Liability of $1,000,000 Each Accident, $1,000,000 Disease-Each Employee, and $1,000,000 Disease-Policy Limit, including a Workers' Compensation Waiver of Subrogation; and (iv) Umbrella Liability Insurance with limits of not less than $4,000,000 each occurrence and $4,000,000 aggregate coverage. Pace shall name Municipality as an Additional Insured on the Commercial General Liability and Business Automobile Liability Insurance policies.

(b) Municipality shall obtain and maintain: (i) Commercial General Liability Insurance (Broad Form) with an occurrence limit not less than $1,000,000 and an aggregate limit not less than $2,000,000 that also includes a Personal and Advertising Injury Limit of not less than $1,000,000; (ii) Business Automobile Liability Insurance with a Combined Single Limit of not less than $1,000,000 per accident for bodily injury and property damage combined; (iii) Workers' Compensation Insurance with limits of Coverage A – Statutory Benefits and Coverage B – Employers Liability of $1,000,000 Each Accident, $1,000,000 Disease-Each Employee, and $1,000,000 Disease-Policy Limit, including a Workers' Compensation Waiver of Subrogation; and (iv) Umbrella Liability Insurance with limits of not less than $4,000,000 each occurrence and $4,000,000 aggregate coverage. Municipality shall name the Regional Transportation Authority (RTA) and Pace, the Suburban Bus Division of the RTA, as Additional Insureds on the Commercial General Liability and Business Automobile Liability Insurance policies.

Any company writing insurance that the parties are required to maintain under this paragraph 19 must at all times have at least an A.M. Best's rating of A-VII. Upon written request, each party shall provide written proof of the insurance required of that party under this paragraph 19 to the requesting party.

20. **Termination**.

(a) Pace may terminate this Agreement at any time, when in Pace's best interest, by providing Municipality with written notice of termination, including the effective date of the termination.

(b) After expiration of the Initial Term, a party may terminate this Agreement upon 90 days' advance written notice to the other party. The termination will be effective on the 90th day following the date on which that notice is deemed effective pursuant to paragraph 31.

(c) This Agreement will terminate in the event Municipality revokes the License in accordance with paragraph 4. The termination will be effective on the 90th day following the date on which Municipality's written notice of License revocation to Pace is deemed effective pursuant to paragraph 31.

21. **Compliance with Laws**. The parties shall comply with all local, state, and federal laws, statutes, ordinances, rules, and regulations applicable to this Agreement, including but not limited to section 2-105(A)(4) of the Illinois Human Rights Act (775 ILCS 5/2-105(A)(4)).

22. **Headings**. The headings in this Agreement are for reference and convenience only and will not affect the meaning or interpretation of this Agreement.

23. **Waiver**. Failure of a party to exercise any right or pursue any remedy under this Agreement will not constitute a waiver of that right or remedy.

24. **Binding Effect**. This Agreement will be binding upon the parties and their respective directors, officers, employees, agents, representatives, successors, and approved assigns.

25. **Entire Agreement**. This Agreement, including the introductory recitals and any attached exhibits, which are hereby incorporated into and made a part of this Agreement, constitutes the entire agreement between the parties and supersedes any prior written or oral understandings, agreements, or representations between the parties that may have related in any way to the subject matter of this Agreement, and no other written or oral warranties, inducements, considerations, promises, or interpretations, which are not expressly addressed in this Agreement, will be implied or impressed upon this Agreement.

26. **Conflict**. In the event of a conflict or ambiguity between the terms and conditions of this Agreement and any exhibit to this Agreement, the terms and conditions of this Agreement will control.

27. **Survival**. Any provision of this Agreement that imposes an obligation after termination or expiration of this Agreement will be deemed to survive termination or expiration of this Agreement.

28. **Severability**. If any provision of this Agreement or amendment thereto is held invalid or unenforceable by an Illinois court of competent jurisdiction, that provision will be deemed severed therefrom, and the remaining provisions of this Agreement will remain in full force and effect.

29. **Assignment**. No party may assign, delegate, or otherwise transfer all or part of its rights and obligations under this Agreement without the prior written consent of the other party.

30. **Amendment**. No changes, amendments, or modifications to this Agreement will be valid unless they are in writing and signed by the duly authorized signatory of each party.

31. **Notice**. Any notice under this Agreement must be in writing and must be given in the following manner:

(a) by personal delivery (deemed effective as of the date and time of delivery);
(b) by commercial overnight delivery (deemed effective on the next business day following deposit of the notice with a commercial overnight delivery company);
(c) by registered or certified mail, return receipt requested, with proper postage prepaid (deemed effective as of the third business day following deposit of the notice in the U.S. mail); or
(d) by email with delivery receipt requested (deemed effective as of the date and time indicated on the receipt confirming delivery, except the effective date and time will be 8:00 a.m. on the next business day after delivery of the notice if the receipt shows delivery during non-business hours).

Business days are defined as Monday through Friday, excluding federal holidays. Business hours are defined as 8:00 a.m. to 5:00 p.m. Central Time on Monday through Friday, excluding federal holidays. The notice must be addressed as follows or to such other address as either party may specify in writing:

If to Pace:

Pace, the Suburban Bus Division of the Regional Transportation Authority
550 W. Algonquin Road
Arlington Heights, IL 60005
Attention: Section Manager, Operating Services

Email address: cj.mikucki@pacebus.com

If to Municipality:

City of Joliet
150 W. Jefferson Street
Joliet, IL 60432
Attention: Christopher Regis, Legal Department

Email address: cregis@joliet.gov

32. **Force Majeure**. A party will not be held liable to another party for damages or be deemed to have breached this Agreement for failure or delay in performing any obligation under this Agreement if the failure or delay is caused by or results from causes beyond the reasonable control of and without the fault or negligence of the affected party, including war, fire, flood, other acts of God, civil disturbance, a terrorist act, pandemic, epidemic, or a labor strike or lockout. The affected party shall promptly notify the other party of those force majeure circumstances, specifying the cause and the expected duration of the delay, and shall promptly undertake all reasonable steps necessary to cure those force majeure circumstances. If a condition of force majeure continues for more than 30 consecutive days, Pace, in its sole discretion and after written notice to Municipality,

may immediately terminate this Agreement for convenience. Where an event of force majeure occurs after a party's failure or delay in performance, the breaching party will not be released from liability.

33. **Governing Law, Jurisdiction, and Venue**. This Agreement will be governed by and construed in accordance with the laws of the State of Illinois without regard to principles of conflicts of law, and the parties shall submit to the exclusive jurisdiction and venue of the state courts of Will County, Illinois for any dispute arising out of or related to this Agreement.

34. **Counterparts**. This Agreement may be executed in counterparts, each of which when so executed and delivered will be deemed to be an original and all of which when taken together will constitute one and the same agreement.

35. **Electronic Signatures**. This Agreement may be executed through the use of electronic signatures. Electronic signatures and signatures scanned and transmitted via email will be deemed original signatures for purposes of this Agreement.

36. **Authorization**. The signatories to this Agreement represent and warrant that they have full authority to sign this Agreement on behalf of the party for whom they sign.

The parties have caused this Agreement to be executed by their respective duly authorized signatory on the dates below.

PACE	**MUNICIPALITY**
By: _____ Signature	By: _____ Signature
Print Name: Melinda J. Metzger	Print Name: _____
Title: Executive Director	Title: _____
Date: _____	Date: _____

EXHIBIT A

Existing Shelters

SHELTER LOCATION	ADDITIONAL SHELTER LOCATION INFORMATION
3033 Jefferson Street	At middle of block
Jefferson Street and Fairlane Drive (northeast corner)	
Jefferson Street and Hammes Avenue (northeast corner)	
Jefferson Street and Houbolt Road (southeast corner)	
Jefferson Street and Springfield Avenue (southwest corner)	
Neal Avenue and Doris Avenue (northeast corner)	
Plainfield Road and Black Road (northwest corner)	
Theodore Street and Plainfield Road (southwest corner)	
Woodruff Road and Arthur Avenue (northeast corner)	

EXHIBIT B

New Shelters

SHELTER LOCATION	ADDITIONAL SHELTER LOCATION INFORMATION

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 288-26

File ID: 288-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 05/06/2026

Department: Public Works **Final Action:**

Title: Resolution Authorizing the Execution of an Intergovernmental Agreement with Pace Regarding Transit Shelters

Agenda Date: 05/19/2026

Attachments: Resolution, Joliet Ad Shelter A'ment 6-17-2024 final.pdf

Entered by: gruddy@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	5/7/2026	Greg Ruddy	Approve	5/11/2026
1	2	5/7/2026	Kevin Sing	Approve	5/11/2026
1	3	5/7/2026	Todd Lenzie	Approve	5/11/2026
1	4	5/15/2026	Beth Beatty	Approve	5/12/2026