



City of Joliet

Land Use & Economic Development Committee

Meeting Agenda

Committee Members
Councilman Cesar Cardenas, Chairperson
Councilman Cesar Guerrero
Councilman Pat Mudron

Monday, November 25, 2024

9:00 AM

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

APPROVAL OF MINUTES

Land Use & Economic Development Committee Meeting Minutes 10-23-24

Attachments: [Land Use & Economic Development Committee Meeting Minutes 10-23-24.pdf](#)

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 Committee 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.

AGENDA ITEMS

Resolution to Establish a Business Continuity Grant Program for Chicago Street Businesses

Attachments: [COJ Business Continuity Grant.docx](#)
[Resolution](#)
[Biz Continuity Grant Guidelines App.docx](#)

Repeal of Ordinance No. 18569; Resolution to Establish a Business Continuity Grant Program through the City Center Partnership; Amendment to the City Center Partnership's Business Continuity Grant Program Guidelines

Attachments: [CCP BIA Memo.docx](#)
[Resolution](#)
[Business Impact Assistance Program - June 24, 2024 .pdf](#)

City Center Partnership Annual Presentation

Prairie Landing Residential Subdivision Proposal (east of Essington Road, PIN 06-03-36-100-033-0000)

Attachments: [Land Use Staff Report Prairie Landing](#)
[Prairie Landing Map Land Use 2024](#)
[Prairie Landing Concept Plan 11-15-2024](#)
[Prairie Landing Presentation Elevations 11-13-24](#)

Ordinance Authorizing the Acquisition of Certain Real Property by Purchase or the Exercise of Eminent Domain

Attachments: [Ordinance Briefing v.11.6.24.pdf](#)
[Millsdale Ordinance.pdf](#)

NEW OR OLD 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 Committee 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

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

Memo

File #: ID-1910-20

Agenda Date: 11/25/2024

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Wednesday, October 23, 2024

9:00 AM

City Hall, Council Chambers

Land Use & Economic Development Committee

Committee Members

Councilman Cesar Cardenas, Chairperson

Councilman Cesar Guerrero

Councilman Pat Mudron

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

ROLL CALL

Present Councilman Cesar Cardenas, Councilman Cesar Guerrero and Councilman Pat Mudron

ALSO PRESENT: Community Development Director Dustin Anderson, Planning Director James Torri, Planner Jayne Bernhard, Planner Ray Heitner, Planner Helen Miller, Economic Development Director Paulina Martinez, Economic Development Specialist Emily McGuire, Assistant Corporation Counsel Gina LoGalbo, Administrative Manager Katie Ostrowski, and Legal Assistant Katy Fyksen

APPROVAL OF MINUTES

Land Use & Economic Development Committee Meeting **[TMP-7803](#)**
Minutes 9-25-24

Attachments: [Land Use & Economic Development Committee Meeting Minutes 09-25-24.pdf](#)

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Land Use & Economic Development Committee Meeting Minutes 9-25-24. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

CITIZENS TO BE HEARD ON AGENDA ITEMS

Applicant Bishop Steven Evans spoke in favor of the Honorary Street Name Request for Munroe Street to Reverend Genevieve Brown Way.

AGENDA ITEMS

Award of Professional Services Agreement for the I-80 Des **[TMP-7829](#)**
Plaines River Bridge Community Plan to CDM Smith in an
Amount Not to Exceed \$392,000.

Attachments: [LUEDC Memo - I-80 Community Plan](#)
 [CDM Smith Quals](#)
 [Joliet I-80 V6](#)

Planner Jayne Bernhard provided a brief overview of the the I-80 Des Plaines River Bridge Community Plan, Illinois Department of Transportation (IDOT) funding for the development and implementation of the plan, and project outline .

Councilman Mudron inquired about the community area impacted by the reconstruction and whether acquired parcels would be state or city owned. Ms. Bernhard responded.

Councilman Cardenas described the Community Plan as a good opportunity for community engagement and highlighted IDOT funding for the development and implementation of the plan.

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Pat Mudron, to approve Award of Professional Services Agreement for the I-80 Des Plaines River Bridge Community Plan to CDM Smith in an Amount Not to Exceed \$392,000.. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

Resolution Declaring Four Parcels of Real Estate as Surplus and Directing the Sale Thereof [TMP-7805](#)

Attachments: [Sale of Surplus Lots Memo.docx](#)
[Surplus Property Resolution 10-2024.docx](#)
[Exhibit Surplus.pdf](#)

Planning Director James Torri read the staff report into the record. In response to Councilman Mudron's question, Mr. Torri explained the properties were vacant and undeveloped.

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Guerrero, to approve Resolution Declaring Four Parcels of Real Estate as Surplus and Directing the Sale Thereof. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

Honorary Street Name Request for Munroe Street (Between the Des Plaines River and Water Street) to Reverend Genevieve Brown Way [TMP-7825](#)

Attachments: [Honorary Street Name Packet - Rev Genevieve Brown \(Munroe St\)](#)

Mr. Torri read the staff report into the record. There were no questions from the Committee members.

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Guerrero, to approve Honorary Street Name Request for Munroe Street (Between the Des Plaines River and Water Street) to Reverend Genevieve Brown Way. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

At the request of Councilman Mudron, Ms. Bernhard briefly discussed the rededication of the Route 66 Park at Broadway Street Greenway.

Committee members confirmed 2025 meeting dates.

Committee members thanked Mr. Torri for his years of service.

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Guerrero, to approve adjournment. The motion carried by the following vote:

Aye: Councilman Cardenas, Councilman Guerrero and Councilman Mudron

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

Memo

File #: ID-1911-20

Agenda Date: 11/25/2024

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:

Resolution to Establish a Business Continuity Grant Program for Chicago Street Businesses

BACKGROUND:

The City of Joliet will undergo construction projects to beautify the landscape, do maintenance, and improve the infrastructure. However, these projects will close streets to vehicular traffic, which will impact the day-to-day business activity in the Chicago Street commercial corridor from Webster Street to Jefferson Street. Please refer to Exhibit A to see the eligibility area.

The City of Joliet staff has received feedback from the affected business community about the financial impact of the construction projects. Staff researched programs our peer communities use to lessen the effects of large construction projects; many communities offer business interruption grants. These grants are designed to replace lost revenue allowing a business to maintain its presence during and after construction. Staff proposes adopting a similar program which would provide grants for up to 50% of lost revenue with a maximum of \$100,000 per business location per year. The grant will be paid in quarterly installments of up to \$25,000.

The proposed program is based on research staff completed on the approximate number of businesses in the area that would be eligible and performed a financial analysis to calculate the amount of funding needed, and on feedback from businesses.

Funding for this grant would come from the General Fund.

CONCLUSION:

The proposed program (Exhibit A) is based on research staff completed on the approximate number of businesses in the area that would be eligible and performed a financial analysis to calculate the amount of funding needed, and feedback from businesses.

RECOMMENDATION:

Staff recommends the Land Use & Economic Development Committee recommend approval of the Business Continuity Grant guidelines to the City Council.

RESOLUTION NO.

**A RESOLUTION AUTHORIZING CREATION OF
A BUSINESS CONTINUITY GRANT PROGRAM FOR CHICAGO STREET BUSINESSES**

WHEREAS, the City of Joliet (“City”) is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois; and

WHEREAS, there has been and will continue to be a disruption to Chicago Street businesses caused by a series of construction projects downtown, starting with the sidewalk vault repairs and water line replacement in 2023, the Chicago St. modernization, and City Square development in 2024 and 2025; and

WHEREAS, the City wishes to support small businesses that have experienced revenue losses due to these construction projects; and

WHEREAS, the City developed the Business Continuity Grant Program to provide financial assistance to businesses in need of recovery; and

WHEREAS, the Mayor and City Council hereby find and determine this Resolution as presented herein is in the best interest of the City of Joliet.

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 of Joliet approved an initial allocation of \$250,000 from the General Fund to establish the Business Continuity Grant, where funds of no more than \$100,000 will be disbursed to qualified applicants, per the program parameters in Exhibit A and approved by the City Council, the City Manager, and/or their designee.

SECTION 2: The Resolution is hereby passed pursuant to the City of Joliet’s home rule authority.

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: This Resolution shall be in effect immediately upon its passage.

PASSED this _____ day of _____, 20__.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PREPARED BY: Paulina Martínez, 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

Business Continuity Grant Program Guidelines

Purpose:

The purpose of the Business Continuity Grant is to replace lost revenue for businesses affected by Road or City Utility Construction resulting in the temporary closure of access for vehicular traffic.

Award:

Businesses can receive up to 50% of lost revenue with an annual maximum of \$100,000 per business location, with a retroactive start date of May 1, 2024. The City of Joliet retains the right to refuse the issuance of grants.

Eligibility Criteria:

- A. Be located within the designated construction area.
- B. Must show proof of revenue loss of taxable sales due to the street's closure.
- C. Be a for-profit retail business with less than \$2,500,000 per year in revenue.
- D. Collect and remit sales tax.
- E. Current on all payments due to the City of Joliet.
- F. Current on remittance of Illinois retailers' and service occupation taxes.
- G. In compliance with all ordinances and policies.
- H. Maintain consistent hours of operation during construction.

In 2024, the business must have been located in the affected area before the adoption date of this program. In 2025 and after, the business must provide proof of presence and operations in the affected corridor for a minimum of 90 consecutive days.

Eligible Expenses:

- Payroll.
- Operating expenses.
- Signage or advertising.
- Utility bills.
- Cleaning services.
- Rent/mortgage.

Program Administration and Application Process

Step 1: All grant applications must be completed online. Applications are considered no earlier than 90 days after road closure and no later than 180 consecutive days after the completion of the construction project and must be reviewed by City of Joliet staff and approved by the City Council if the award is over \$25,000.

A complete application must include:

- Proof of business designated area.
- A copy of your business registration or license issued by the City of Joliet and/or other appropriate authority.
- Provide your State of Illinois IBT number.
- Proof of loss of income.

Step 2: Administrative review and approval process. Staff will review applications for compliance with eligibility guidelines. If the recommended amount is less than \$25,000, the application will go to the City Manager for final approval; if the recommended amount is over \$25,000 the application will go to the next immediate City Council meeting for approval.

Step 3: Execute a program agreement. Following approval, successful applicants must sign a program agreement acknowledging the terms and obligations of their participation.

Business Continuity Grant Program Application

Business name:

Business address:

Applicant name:

Applicant title:

Email address:

Phone number:

Hours of operation:

IBT number:

Provide the following documents:

- Proof of business address.
- A copy of your business registration or license issued by the City of Joliet and/or other appropriate authority.
- Copy of your State of Illinois IBT number.
- Proof of loss of income.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: ID-1912-20

Agenda Date: 11/25/2024

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:

Repeal of Ordinance No. 18569; Resolution to Establish a Business Continuity Grant Program through the City Center Partnership; Amendment to the City Center Partnership's Business Continuity Grant Program Guidelines

BACKGROUND:

On November 7, 2023, the City Council approved Ordinance No. 18569, which established a Business Interruption Assistance (BIA) Program to be administered by the City Center Partnership. This program was created in response to increasing concerns of small businesses in the downtown area due to the disruption caused by a series of construction projects.

The BIA Program was designed to help cover rent for businesses that experience revenue loss caused by disruption from construction projects in the downtown area (within the Special Service Area boundaries). The original program approved \$50,000 from the Special Service Area fund and \$50,000 from downtown area TIFs (City Center, Downtown, and Cass). However, TIF funds cannot be utilized to cover rent, therefore, an additional \$50,000 from the Special Service Area fund is requested by the City Center Partnership.

Altogether the program is allocated \$100,000 and will provide up to three (3) months of rent or up to \$5,000 to offset the cost of future rents. The details of the program are found in Exhibit A.

In addition, CCP received feedback from its constituents and now seeks to make amendments to the original guidelines of the BIA Program, including:

- Change the name to Business Continuity Program.
- Allow property owners who also own a business within the property to be eligible for the program.
- Allow funds to be used for rent or property taxes.
- Allow applicants to qualify for up to \$5,000 to be capped at the amount of revenue lost quarter over quarter during construction.
- Remove landlord match.
- Remove currency exchanges and pawn shops from unpermitted uses.
- Business must have been in operation no later than January 1, 2024.

CONCLUSION:

Rent is not an eligible expense under the Illinois TIF Act, therefore the additional \$50,000 needed to cover the BIA program will need to be covered by the Special Service Area levy.

Additional amendments described above are recommended to make the grant more accessible to applicants.

RECOMMENDATION:

Staff recommends the Economic Development & Land Use Committee recommend approval of the repeal of Ordinance No. 18569 and approval of a Resolution to Establish a Business Interruption Assistance Program in Collaboration with the City Center Partnership to allocate an additional \$50,000 from the Special Service Area.

RESOLUTION NO.

**A RESOLUTION AUTHORIZING CREATION OF
A BUSINESS INTERRUPTION ASSISTANCE PROGRAM IN CONJUNCTION WITH THE CITY
CENTER PARTNERSHIP**

WHEREAS, the City of Joliet (“City”) is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois; and

WHEREAS, there has and will continue to be a disruption to downtown businesses caused by a series of construction projects in downtown, starting with the sidewalk vault repairs and water line replacement in 2023, and the Chicago St. modernization and City Square development in 2024 and 2025; and

WHEREAS, the City and the City Center Partnership (CCP) wish to support small business that have experienced revenue losses due to these construction projects; and

WHEREAS, the City and the CCP have jointly developed the Business Interruption Assistance (BIA) Program to provide financial assistance to businesses in need of recovery; and

WHEREAS, the Mayor and City Council hereby find and determine this Resolution as presented herein is in the best interest of the City of Joliet.

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 of Joliet approved the allocation of \$50,000 from the Special Service Area on November 7, 2023, and an additional \$50,000 from the same funding source in 2024 to establish the Business Interruption Assistance Program, where funds of no more than \$5,000 will be disbursed to qualified applicants, per the program parameters in Exhibit A and approved by the City Manager, and/or their designee and the CCP.

SECTION 2: The Resolution is hereby passed pursuant to the City of Joliet’s home rule authority.

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: This Resolution shall be in effect immediately upon its passage.

PASSED this _____ day of _____, 20__.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PREPARED BY: Paulina Martínez, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

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



City Center Special Service Area Business Interruption Assistance Program

The Business Interruption Assistance Program is intended to provide financial relief for City Center businesses that experience hardships as a result of public improvement projects. This grant provides funding directly to first floor retailers or restaurants who have experienced hardship and an impairment to pedestrian access due to public construction projects that result in lack of access to the building and/or extended utility shutoffs. Any lack of access to the building or extended utility shut-offs occasioned by private construction or improvements, natural disaster, unpaid rent or utility bills, landlord-directed actions are not covered by this program. Applicants must lease space within the Special Service Area and construction affecting applicants' businesses must be present immediately in front of or adjacent to building. The use of funds is limited to lease obligation and property tax payments.

PROGRAM DETAILS

- Grants shall be a maximum amount of \$5,000.
- Grants shall be awarded for lease obligation or property tax payments and shall not exceed \$5,000 or 15% of revenue loss over a 3-month period whichever is less.
- The CCP may be limited as to the amount of grant funds to be disbursed based on the amount of grant funds available.
- Business owner/applicant is required to commit to operation for a period of not less than one (1) year from the date of grant disbursement. If the owner or business fails to meet this standard, a pro-rata reimbursement of grant funds to the CCP will be required.

ELIGIBILITY & CRITERIA

- Applicant must operate a brick-and-mortar establishment within the City Center Special Service Area.
- Applicant's business must generate sales-tax or food and beverage tax as result of the primary function of the business. Non-tax generating, not-for-profit uses shall be excluded.
- The business must have experienced a decrease in revenues over a 3-month period year over year of at least 15%, due to construction immediately in front of or adjacent to their building. If the business is less than a year old, the decrease will be compared quarter over quarter. Financial statements, Illinois Department of Revenue sales tax forms, and/or bank and credit card statements must be provided to demonstrate need. The CCP reserves the right to request additional documentation.
- Applicant and business must be in good standing with City of Joliet zoning, ordinances, and all applicable regulations.
- Applicant must have occupied the business storefront on or before January 1, 2024.
- Exceptions to the above criteria, will be handled on a case-by-case basis.

UNPERMITTED USES

- Non-Tax generating not-for-profits
- Rooming and boarding/Single Room Occupancy
- Flea Market
- Pay day loans
- Adult entertainment

- Packaged liquor stores
- Vapor or electronic cigarette shops

APPLICATION AND GRANT DISBURSEMENT PROCESS

- Applicants must submit the completed application form to the City Center Partnership via email to priscilla.cordero@jolietdowntown.com along with:
 - Year-to-date financials, showing a 15% loss year over year for the same period.
 - Most recent quarter of business bank and credit card statements as well as the previous year's business and credit card statements for the same period and/or Illinois Department of Revenue sales tax forms (if financial statements are not available, these statements will suffice).
- Grant applications will be accepted on a rolling basis until funds are exhausted. Applications will be evaluated by CCP staff, and awards shall be based upon the above criteria.

Businesses may apply retroactively if they meet all of the above requirements and were impacted by a public improvement project occurring anytime beginning March 2023. Determination of funding eligibility shall be at the sole discretion of the Joliet City Center Partnership.



**City Center Special Service Area
Business Interruption Assistance Program Application**

Business Name: _____

Applicant Name: _____

Business Address: _____

Email Address: _____

Phone Number: _____ **Date Submitted:** _____

Requested Amount: _____

Explain your plan to keep your business open during and after the construction period:

Business owner/applicant is required to commit to operation for a period of not less than one (1) year from the date of grant disbursement. If the owner or business fails to meet this standard, a pro-rata reimbursement of grant funds will be required. Further, the applicant is expected to make every reasonable effort to remain open during construction.

Your signature below acknowledges and affirms that all information on this form is correct and complete, and that you understand the program requirements.

Business Owner: _____ **Signature:** _____

Grant applications may be sent to: priscilla.cordero@jolietdowntown.com.

Applicants must submit a signed W-9 form, along with this application and financial documentation.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: ID-1913-20

Agenda Date: 11/25/2024

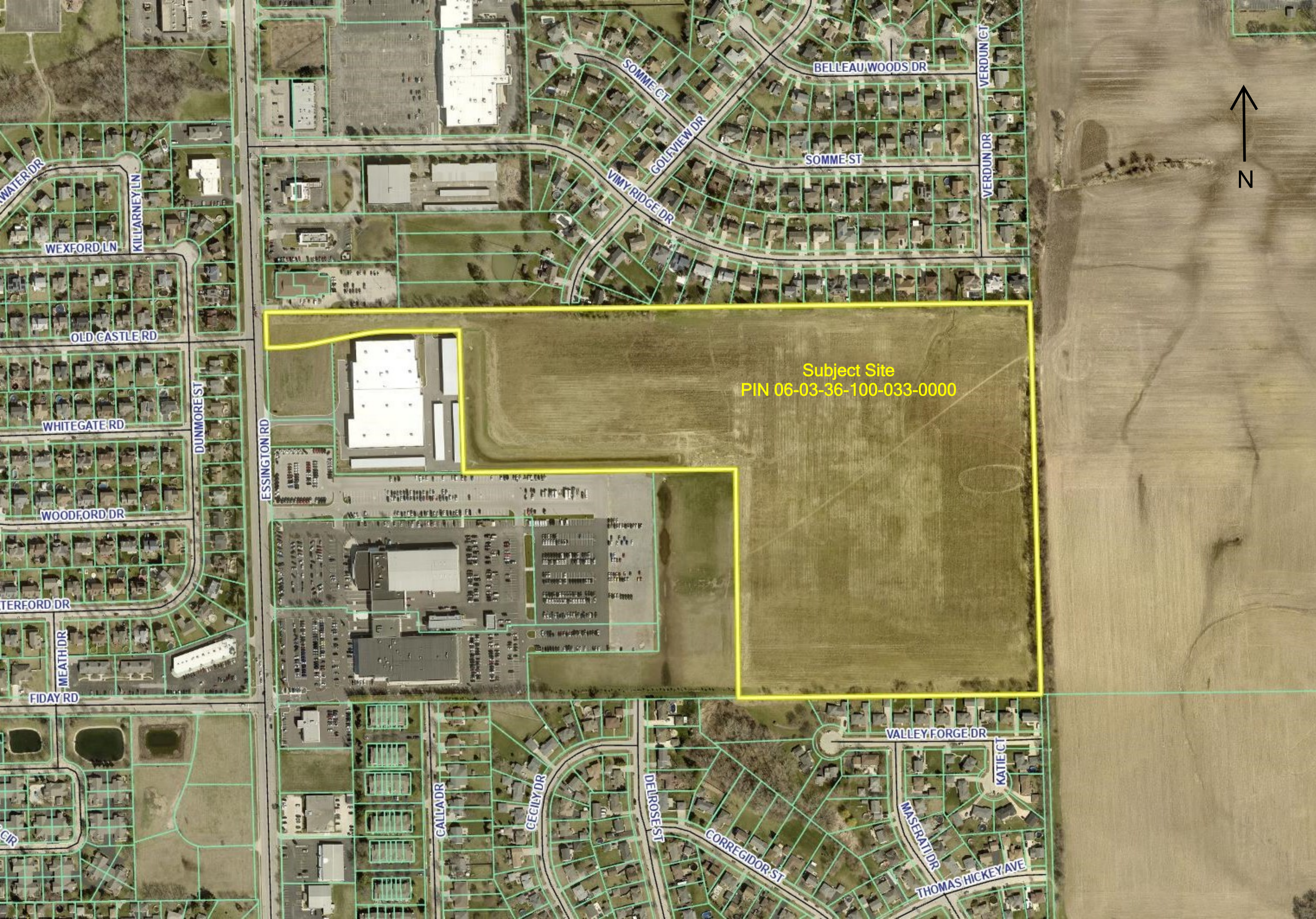
DATE: November 14, 2024
TO: Joliet Land Use and Economic Development Committee
FROM: Planning Staff
SUBJECT: Prairie Landing Residential Subdivision

GENERAL INFORMATION:

APPLICANT: DR Horton, developer
OWNER: Westside Joliet RE LLC
PURPOSE: Residential subdivision proposal: Planned Unit Development of approximately 120 single-family homes
EXISTING ZONING: R-2 (single-family residential) and R-4 (multi-family residential)
PROPOSED ZONING: R-2 (single-family residential)
LOCATION: East of Essington Road, 2200 block (PIN 06-03-36-100-033-0000)
COUNCIL DISTRICT: 1
SIZE OF PARCEL(S): 44 Acres
EXISTING LAND USE: Undeveloped
SURROUNDING LAND USE & ZONING:
North: Residential (Picardy subdivision); R-2 (single-family residential)
South: Commercial; B-3 (general business)
Residential (Warwick Five subdivision); R-2
East: Agricultural / undeveloped; County A-1 (agricultural)
West: Commercial; B-3

SPECIAL INFORMATION:

- The proposal requires a preliminary and final planned unit development, a recording plat, and a reclassification of the existing R-4 zoning to R-2 through Plan Commission and City Council.
- The proposal is for single-family homes only.
- The site was reclassified to its current R-4 and R-2 zoning in the 1990s when a single- and multi-family residential subdivision was proposed (but never recorded or built).



Subject Site
PIN 06-03-36-100-033-0000



WATER DR

WEXFORD LN

KILLARNEY LN

OLD CASTLE RD

WHITEGATE RD

WOODFORD DR

TERFORD DR

MEATH DR

FIDAY RD

DUNMORE ST

ESSINGTON RD

SOMME CT

GOLVIEW DR

BELLEAU WOODS DR

SOMME ST

VIMY RIDGE DR

VERDUAN CT

VERDUN DR

VALLEY FORGE DR

CALLADR

CECILY DR

DELROSE ST

CORREGIDOR ST

MASERATI DR

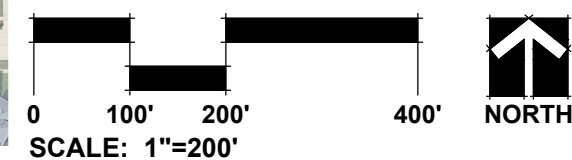
THOMAS HICKEY AVE

KATIE CT



SITE DATA

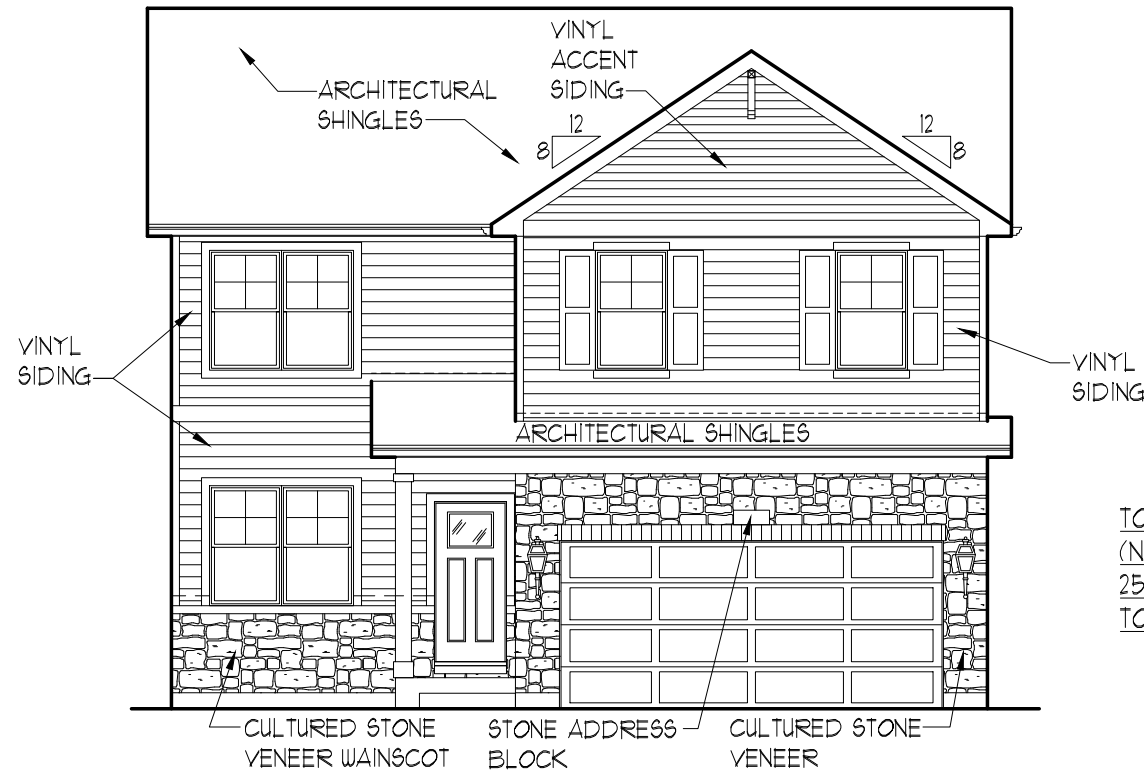
LAND USE	UNITS	AREA	% OF SITE
SINGLE FAMILY (60'w x 125'd TYP.)	120	30.2	68.8%
DETENTION / PARK	-	13.7	31.2%
TOTAL	120	43.9 AC.	100.0%



ILLUSTRATIVE PLAN

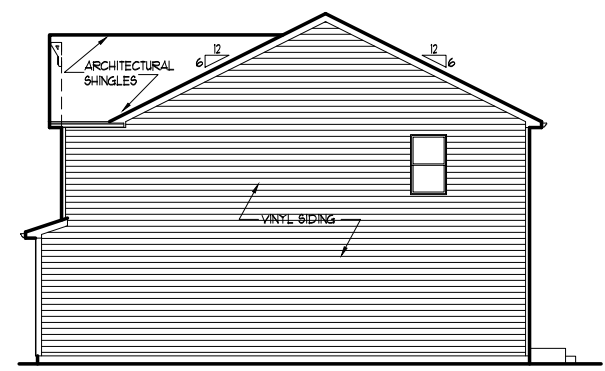
JOLIET, ILLINOIS

11/15/2024

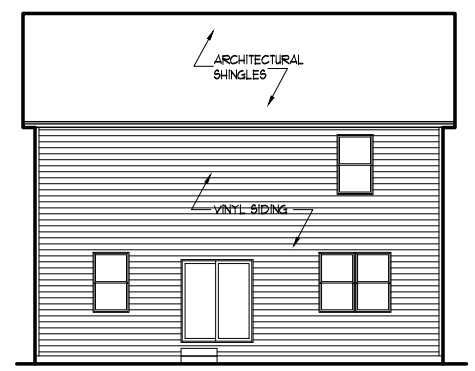


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
 25% OF SIDEABLE AREA = 114.79 SQ. FT.
 TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

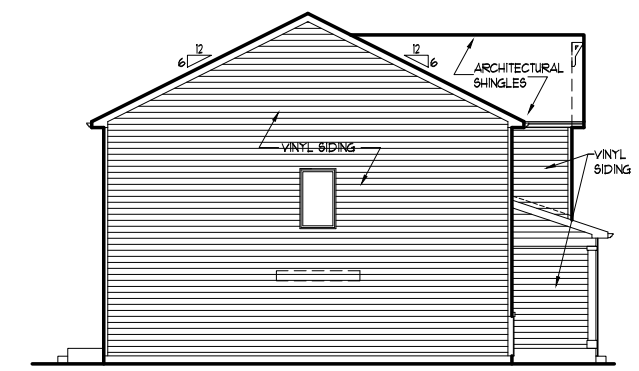
ELEVATION "A5"



TYPICAL RIGHT ELEVATION

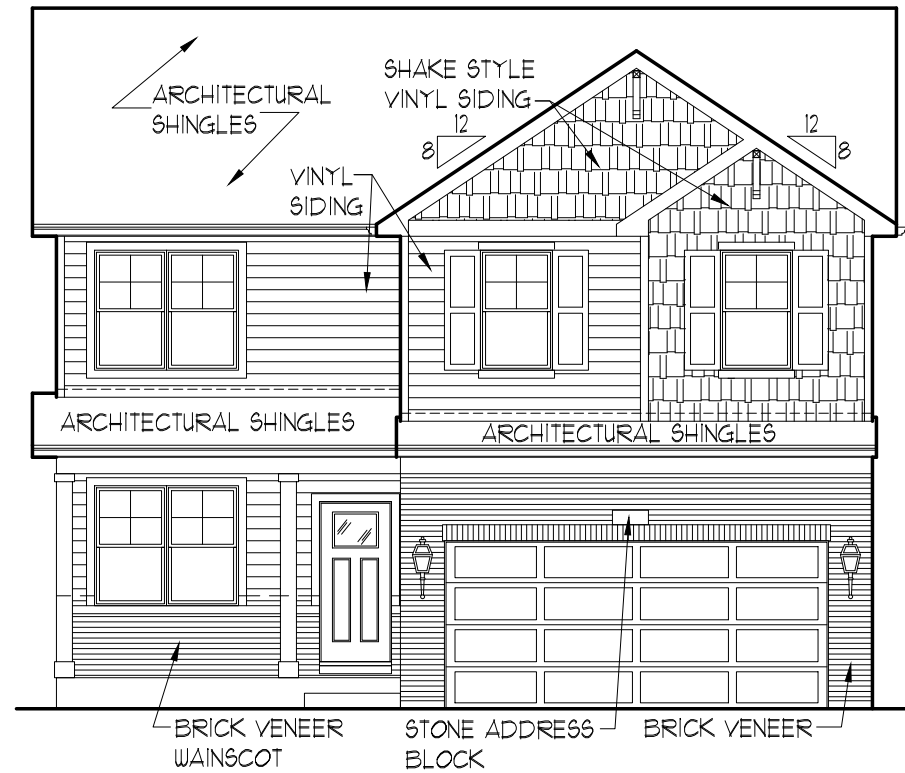


TYPICAL REAR ELEVATION



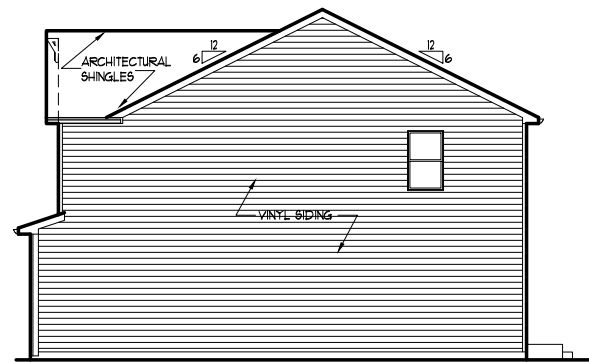
TYPICAL LEFT ELEVATION

x424
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

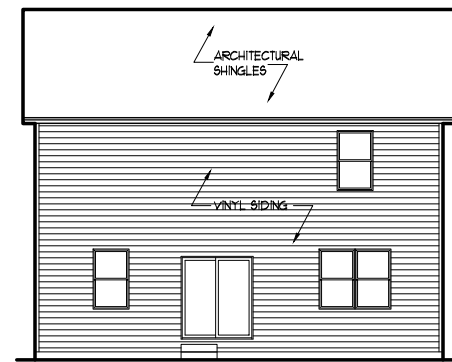


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.
 25% OF SIDEABLE AREA = 107.25 SQ. FT.
 TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

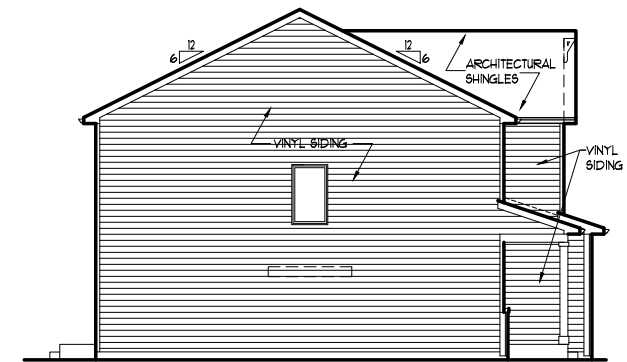
ELEVATION "B4"



TYPICAL RIGHT ELEVATION

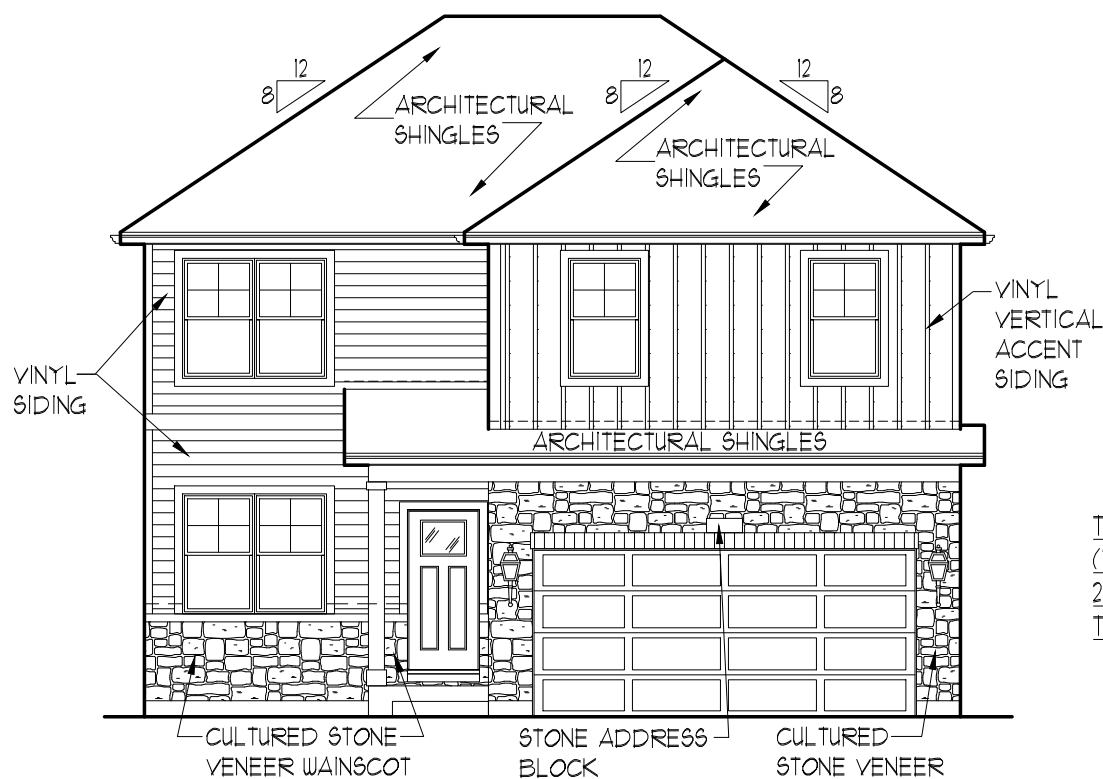


TYPICAL REAR ELEVATION



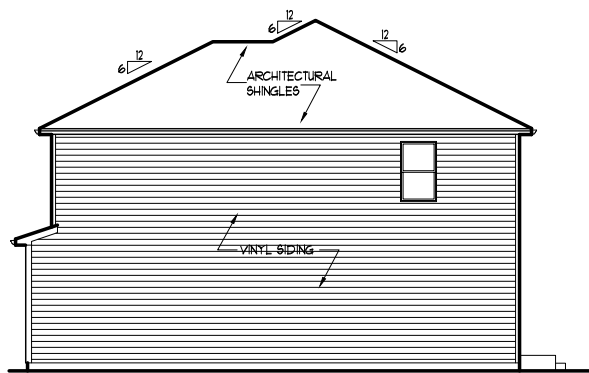
TYPICAL LEFT ELEVATION

x424
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

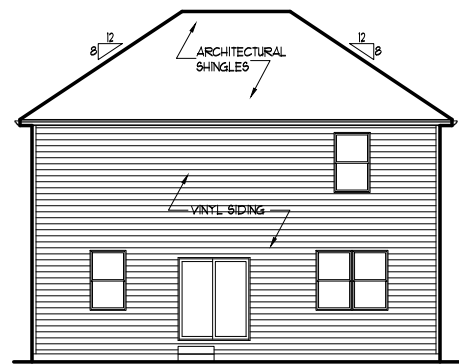


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
 25% OF SIDEABLE AREA = 96.60 SQ. FT.
 TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)

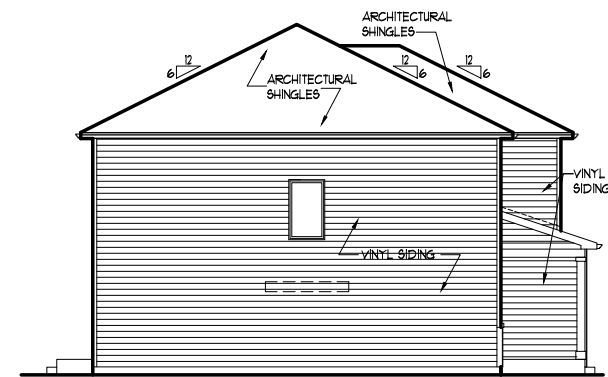
ELEVATION "C5"



TYPICAL RIGHT ELEVATION

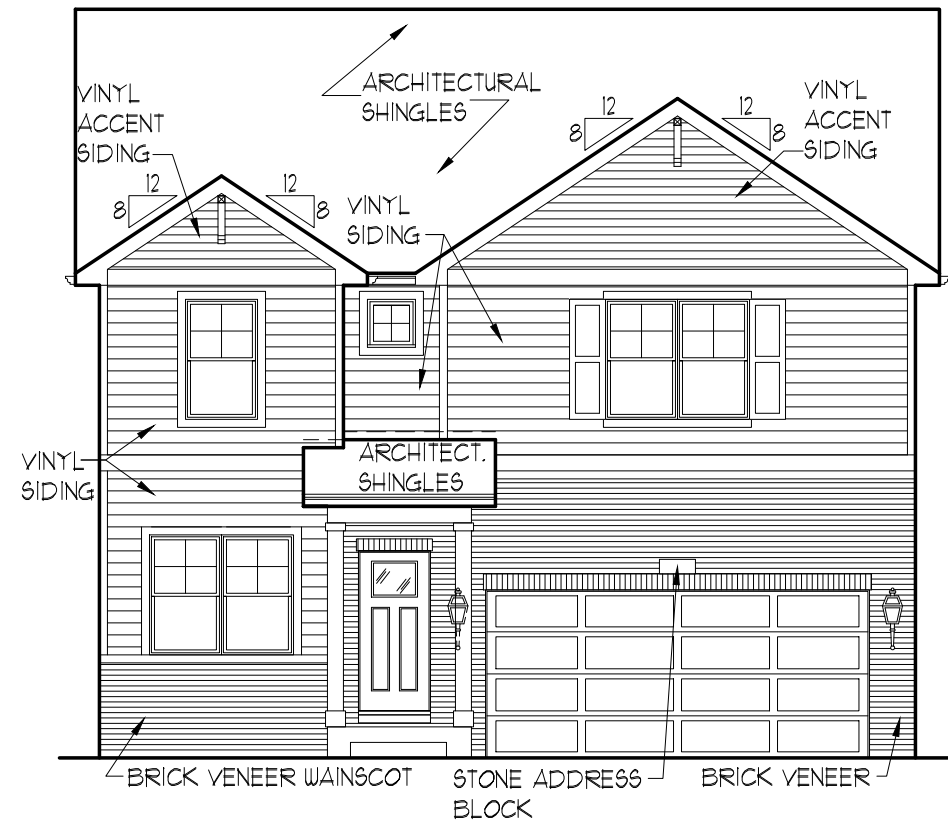


TYPICAL REAR ELEVATION



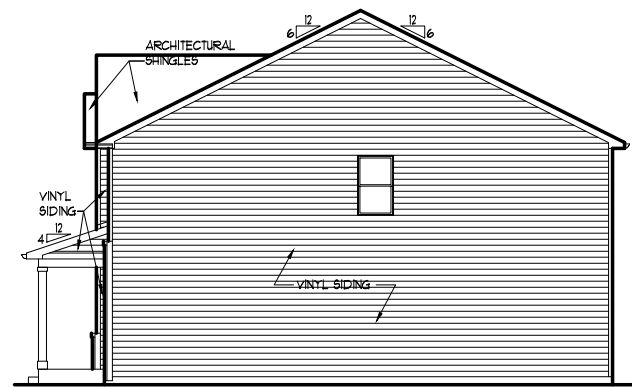
TYPICAL LEFT ELEVATION

x424
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

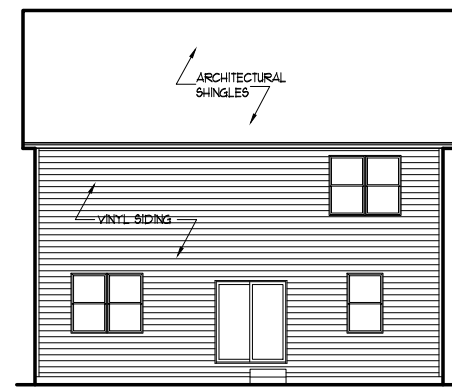


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
 25% OF SIDEABLE AREA = 130.26 SQ. FT.
 TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)

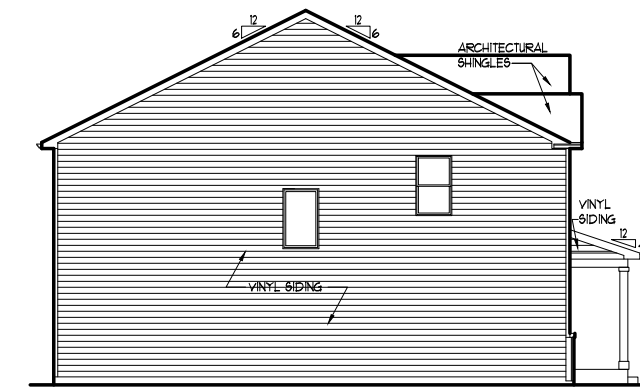
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



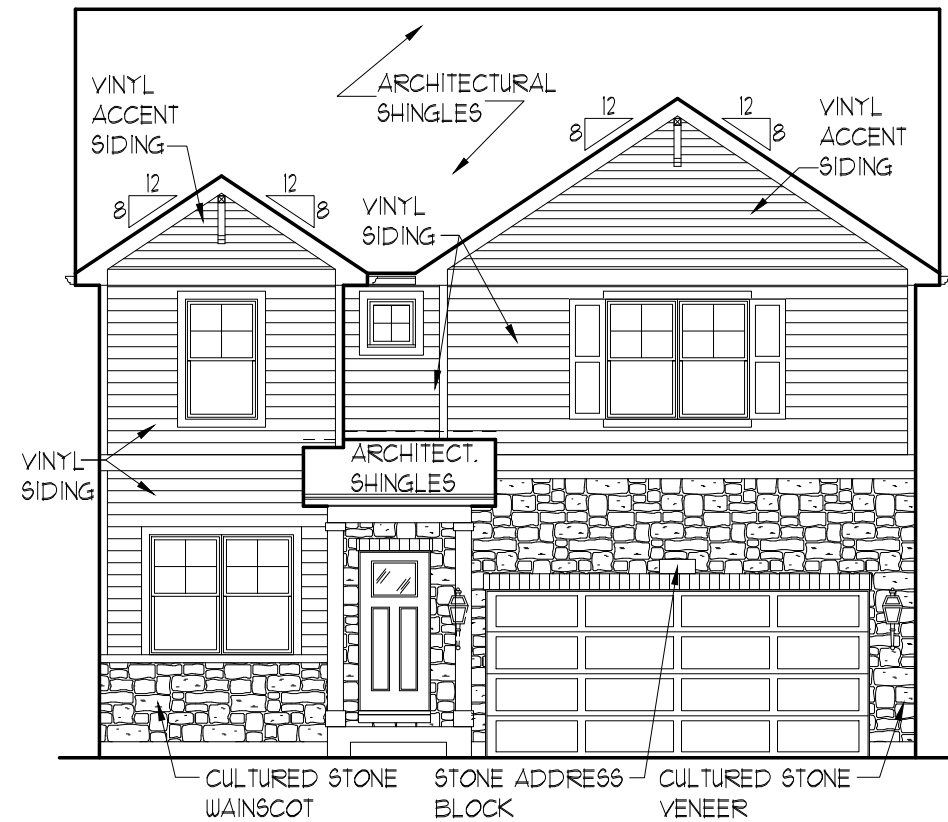
TYPICAL LEFT ELEVATION

x427

PRAIRIE LANDING

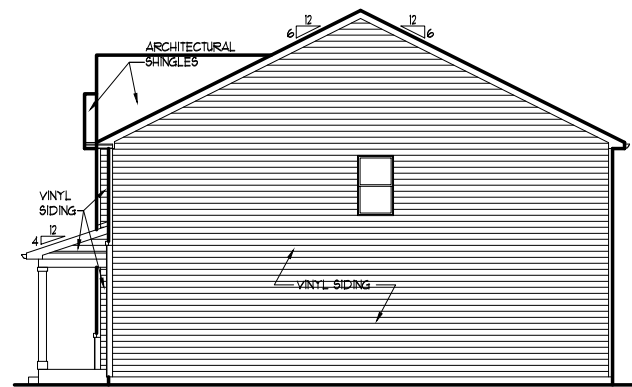
JOLIET, IL.

X-SERIES

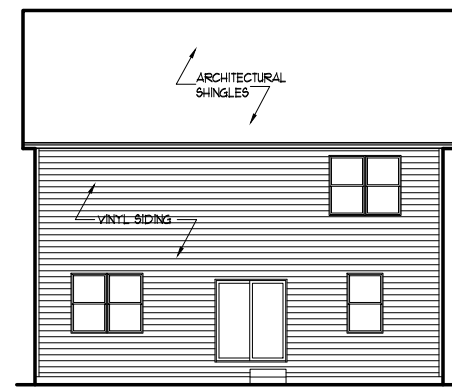


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
 25% OF SIDEABLE AREA = 130.26 SQ. FT.
 TOTAL MASONRY AREA = 193.00 SQ. FT. (31.0%)

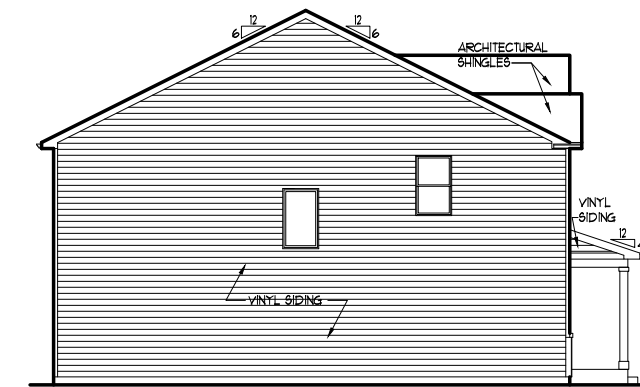
ELEVATION "A5"



TYPICAL RIGHT ELEVATION

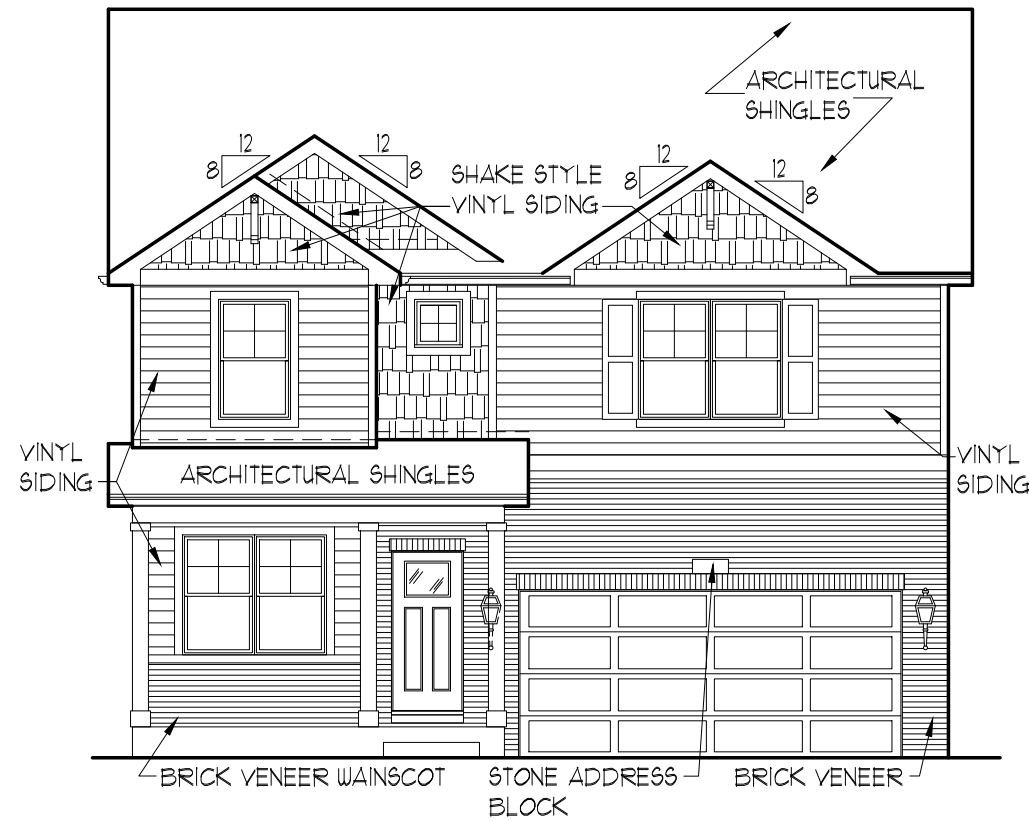


TYPICAL REAR ELEVATION



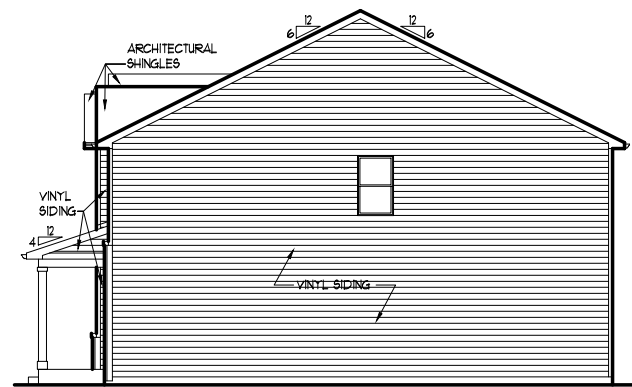
TYPICAL LEFT ELEVATION

x427
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

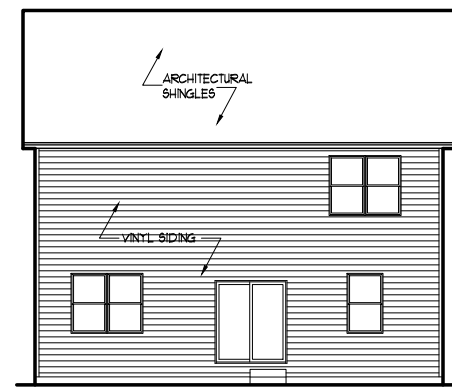


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.
 25% OF SIDEABLE AREA = 114.96 SQ. FT.
 TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

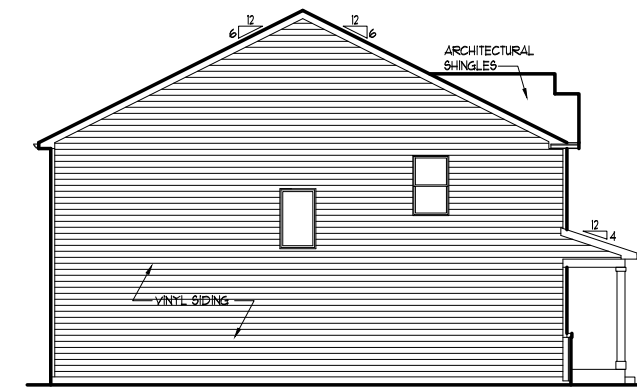
ELEVATION "B4"



TYPICAL RIGHT ELEVATION

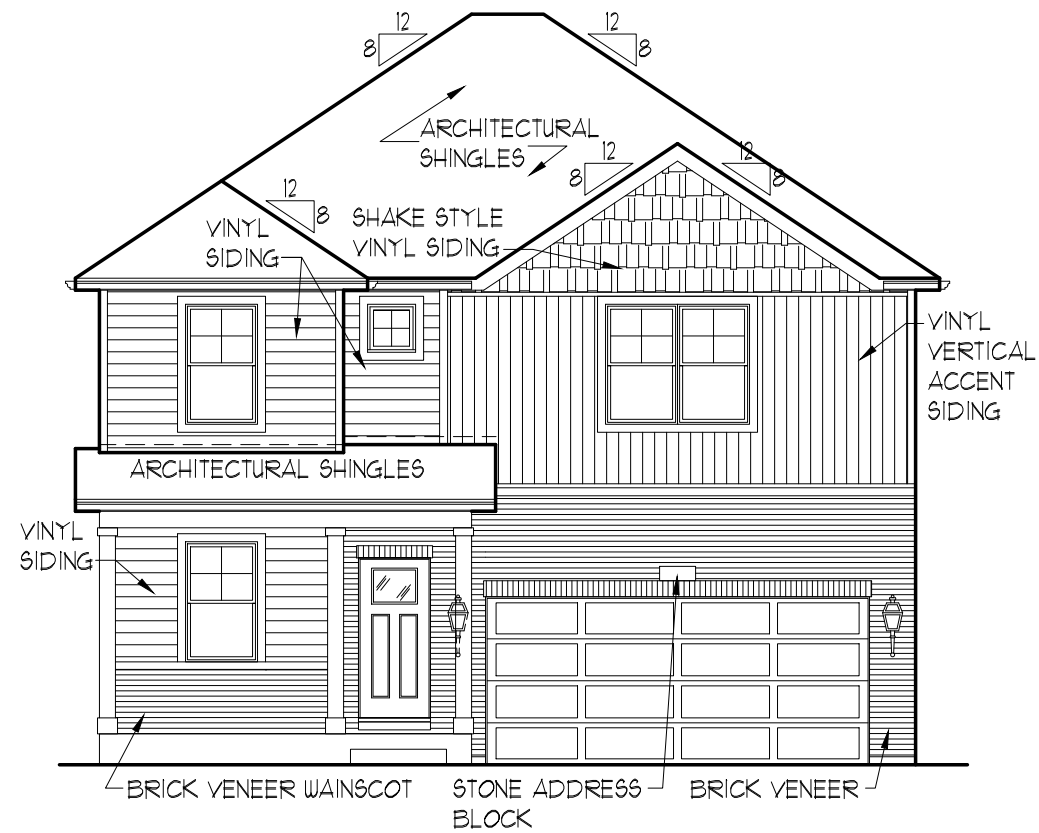


TYPICAL REAR ELEVATION



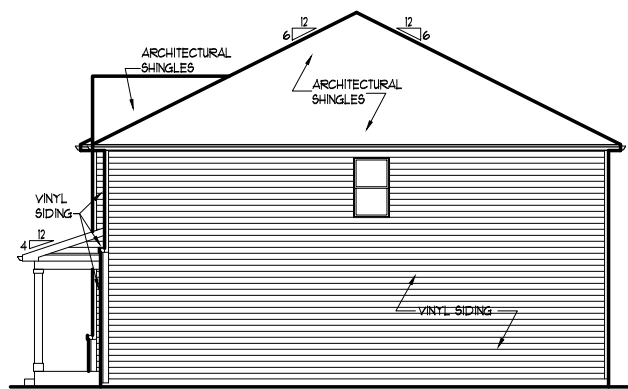
TYPICAL LEFT ELEVATION

x427
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

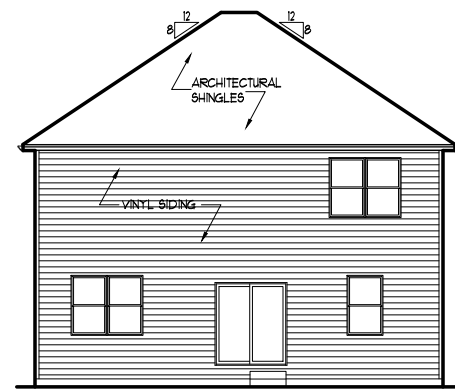


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
 25% OF SIDEABLE AREA = 114.46 SQ. FT.
 TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

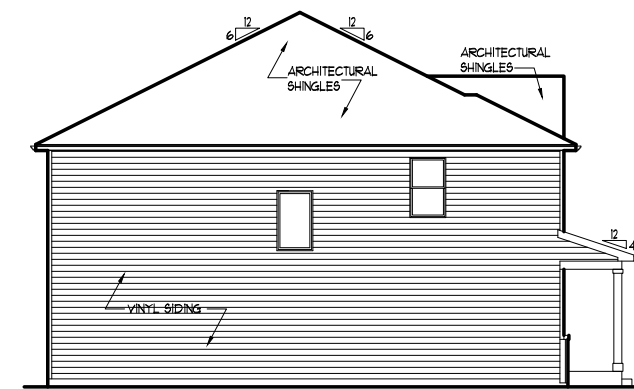
ELEVATION "D4"



TYPICAL RIGHT ELEVATION

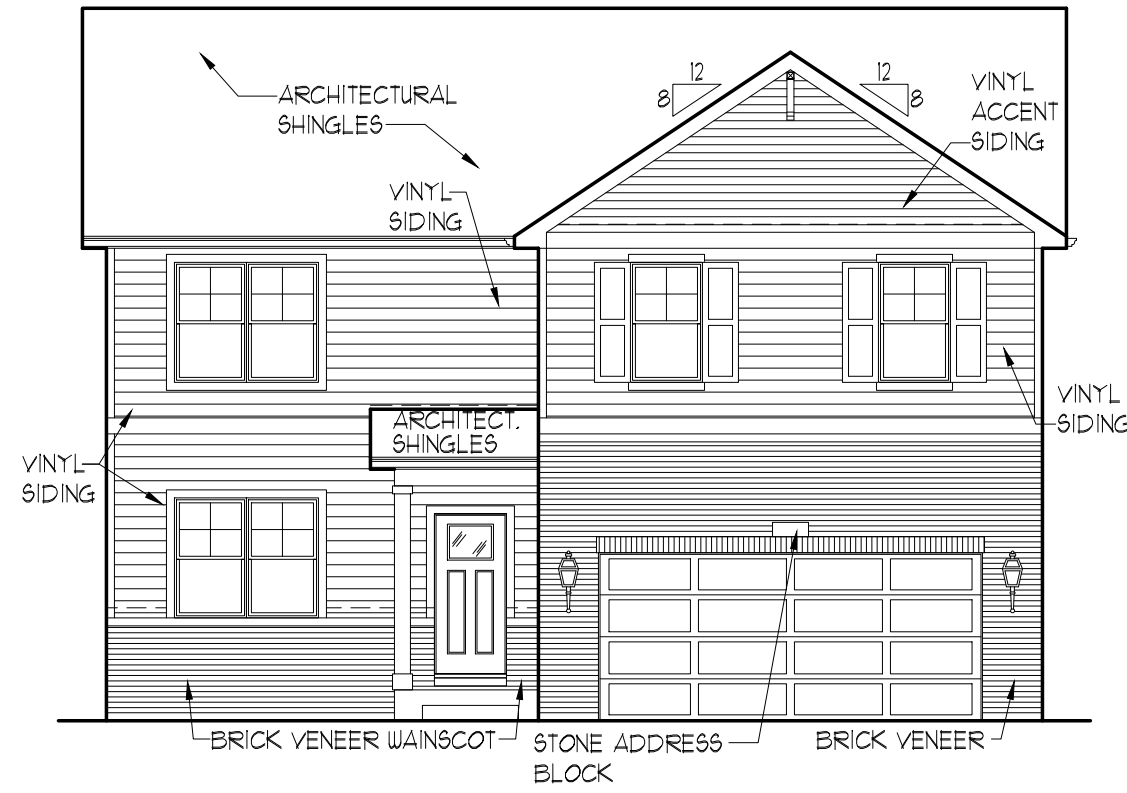


TYPICAL REAR ELEVATION



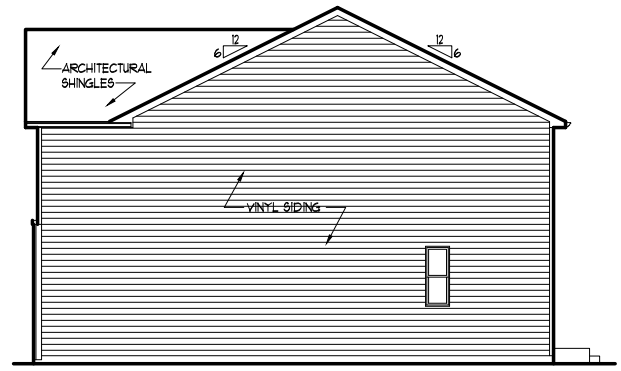
TYPICAL LEFT ELEVATION

x427
 PRAIRIE LANDING
 JOLIET, IL.
 X-SERIES

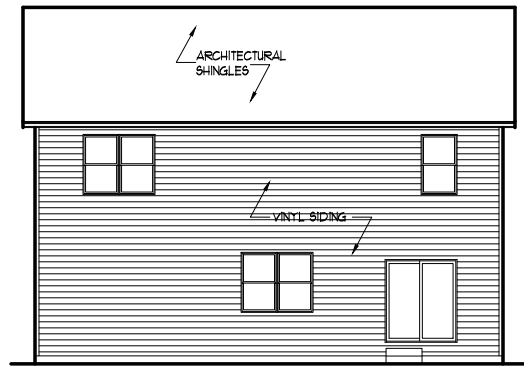


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
 25% OF SIDEABLE AREA = 148.40 SQ. FT.
 TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

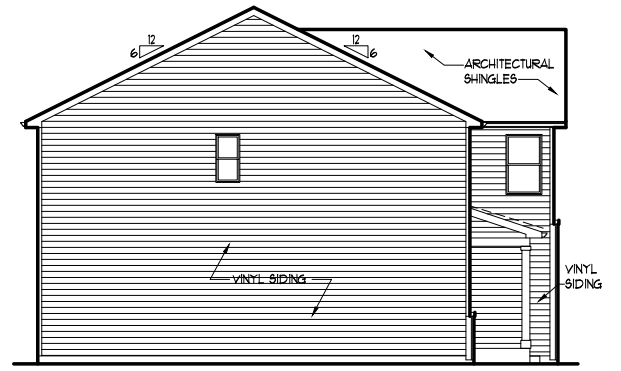
ELEVATION "A4"



TYPICAL RIGHT ELEVATION

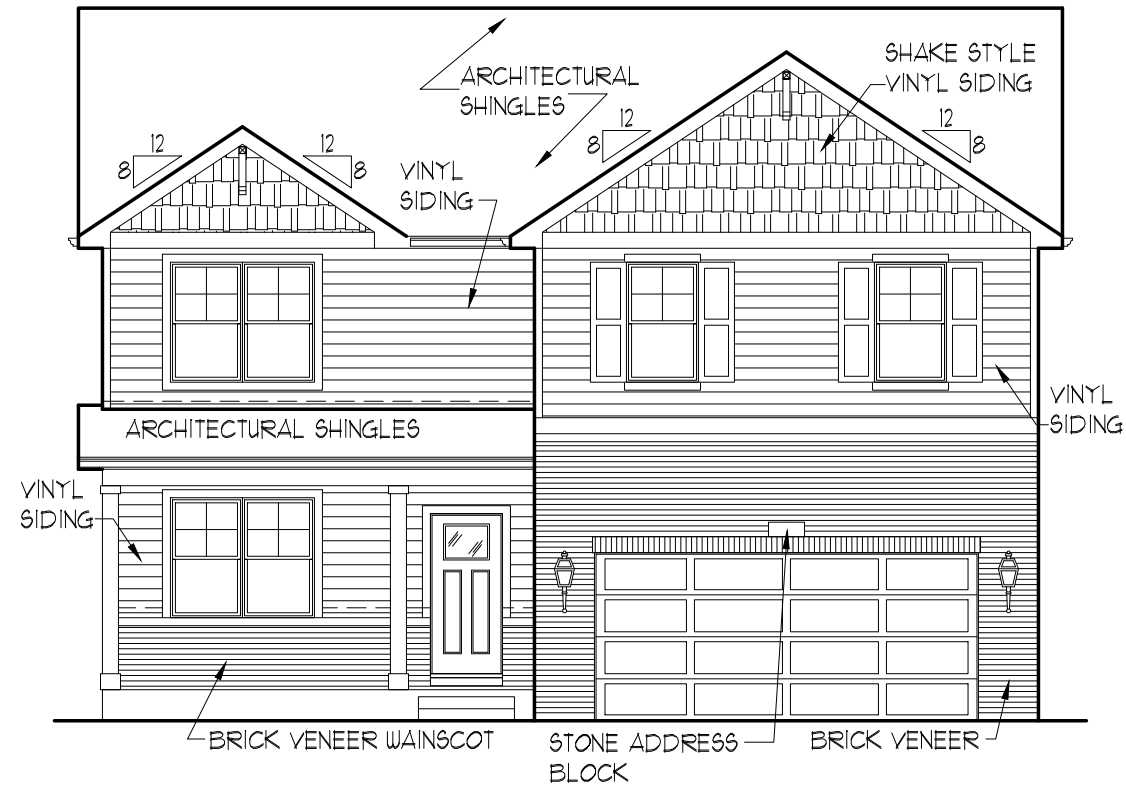


TYPICAL REAR ELEVATION



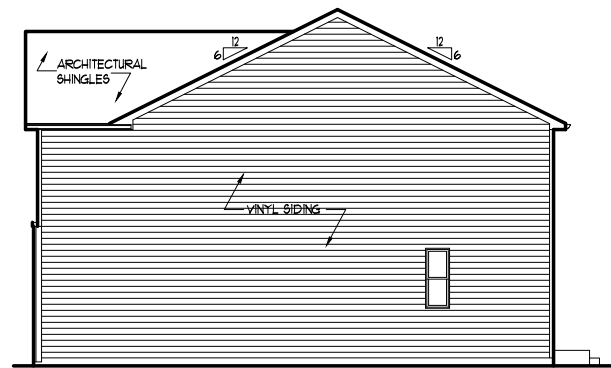
TYPICAL LEFT ELEVATION

x429
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

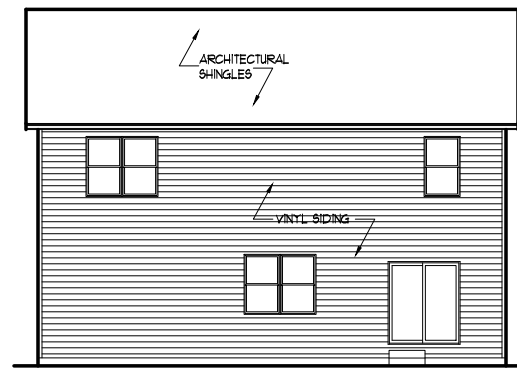


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
 25% OF SIDEABLE AREA = 145.88 SQ. FT.
 TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

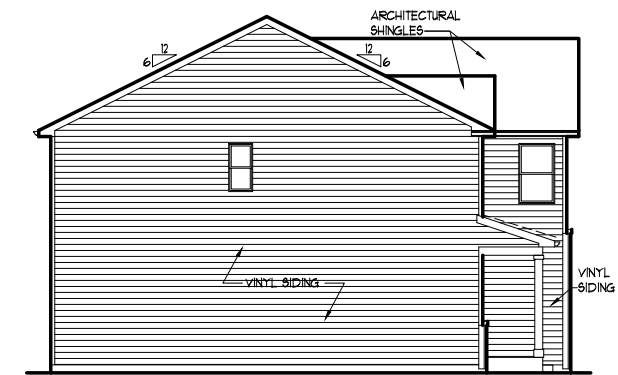
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



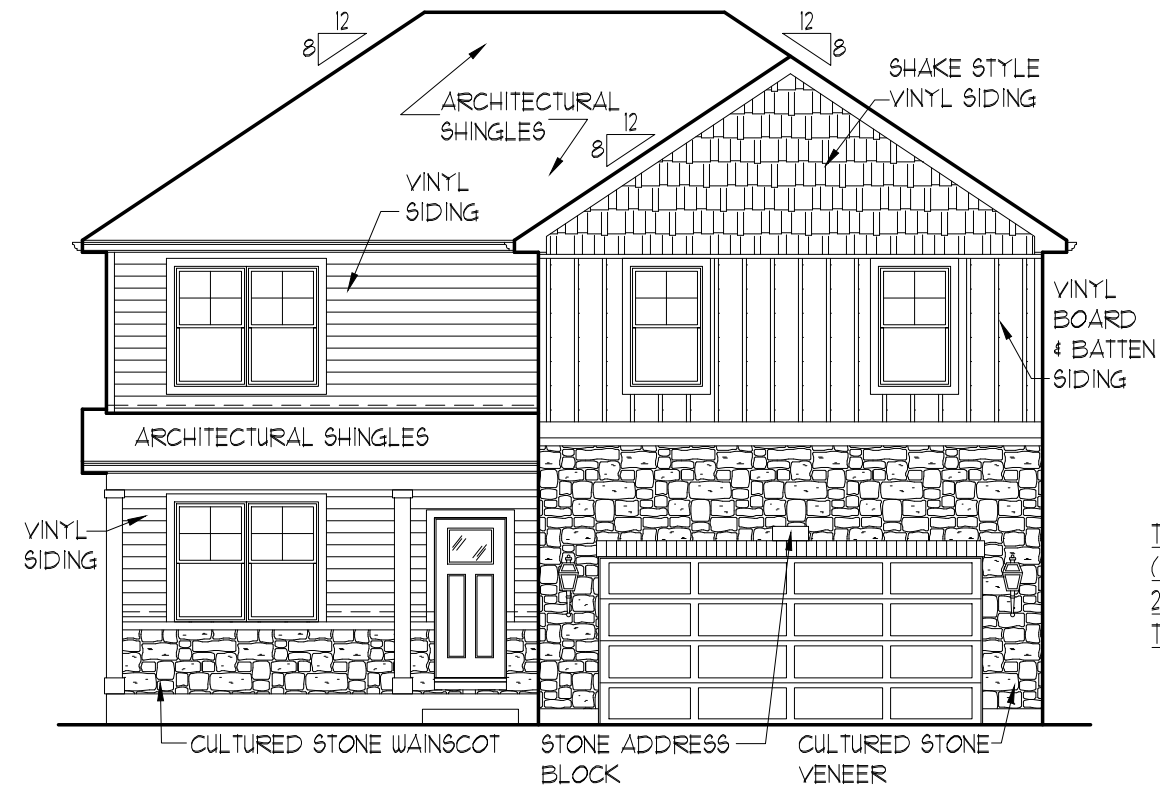
TYPICAL LEFT ELEVATION

x429

PRAIRIE LANDING

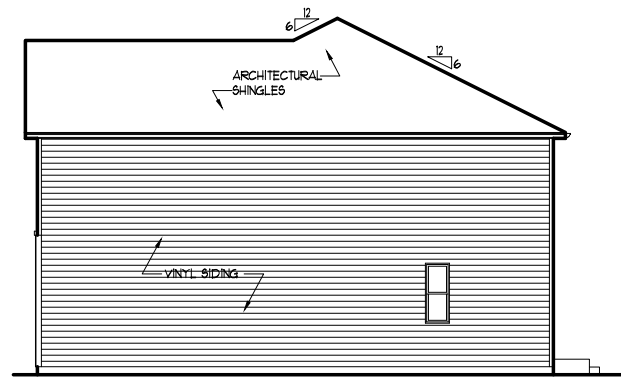
JOLIET, IL.

X-SERIES

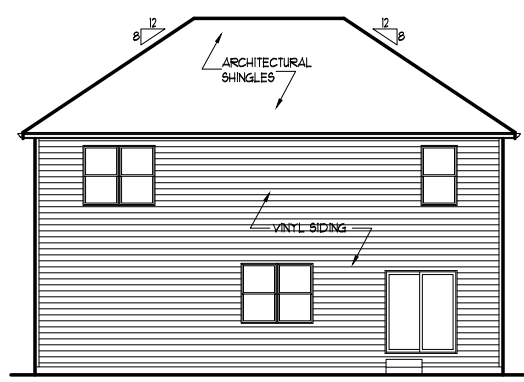


TOTAL FRONT ELEVATION SIDEABLE AREA
 (NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
 25% OF SIDEABLE AREA = 139.02 SQ. FT.
 TOTAL MASONRY AREA = 182.29 SQ. FT. (32.8%)

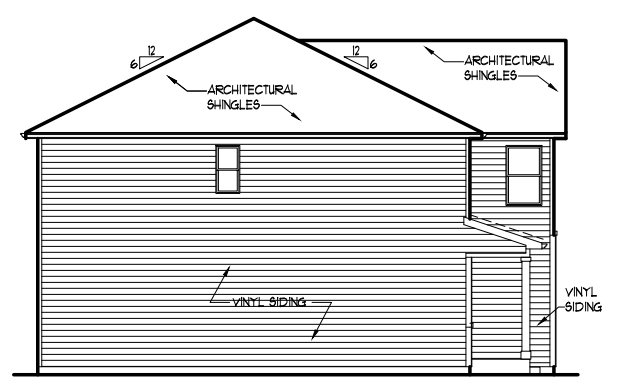
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429
PRAIRIE LANDING
JOLIET, IL.
X-SERIES



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-7948

Agenda Date: 11/25/2024

The City has identified a certain parcel of land for acquisition necessary for the construction of a bridge improvement over the Union Pacific Railroad (“UPRR”) right-of-way at Millsdale Road. The parcel consists of approximately +/- 11.20 acres and is situated along the sought side of Millsdale Road spanning between the UPRR right-of-way to the east and Brandon Road to the west (“Subject Property”).

Through the Department of Public Works, a consultant, Santacruz Land Acquisitions, was engaged to assist with negotiation with the record owner for the acquisition of the Subject Property to support the project. On behalf of the City, Santacruz Land Acquisitions conducted title investigation as well as procured an appraisal of the Subject Property by a licensed and certified general real estate appraiser, Mr. David White. Pursuant to Mr. White’s appraisal report, the total compensation for the proposed acquisition of the Subject Property was determined to be \$146,000.00 as of June 28, 2023. On August 18, 2023, a formal written offer to purchase the Subject Property was issued to the record owner therein offering a purchase price and total compensation in the amount of \$146,000.00 based upon the appraised value stated within the appraisal report prepared by Mr. White. Subsequent to issuance of the City’s written offer to purchase, dialog and information exchange occurred with representatives of the record owner. However, the City has been unable to reach an agreement with the record owners of the parcel for purchase of the Subject Property.

Given the inability to reach a negotiated agreement with the record owner for purchase of the Subject Property, Santacruz Land Acquisitions has referred the matter to the City for commencement of condemnation proceedings for acquisition of the Subject Property via exercise of the City’s eminent domain authority. At this time, Ordinance ____ seeks authorization for the Corporation Counsel to initiate condemnation proceedings and direct exercise of the City’s eminent domain authority for acquisition of the Subject Property.

ORDINANCE NO. _____

**ORDINANCE AUTHORIZING THE ACQUISITION OF CERTAIN REAL PROPERTY
BY PURCHASE OR BY THE EXERCISE OF EMINENT DOMAIN**

WHEREAS, the City of Joliet, (“City”) is an Illinois home rule municipality, and Article VII, Section 6(a) of the Illinois Constitution allows home rule municipalities the ability to exercise any power and perform any function pertaining to its government and affairs, including but not limited to, the power to regulate for the protection of the public health, safety, morals, and welfare to license; to tax; and to incur debt; and

WHEREAS, pursuant to Illinois Municipal Code, including the provisions of Chapter 65 ILCS 5/11-61-1, et seq., the City is authorized and empowered to acquire by eminent domain property that is useful, advantageous or desirable for municipal purposes or for the public welfare; and

WHEREAS, the City of Joliet is also authorized by the provisions of Chapter 65 ILCS 5/11-61-2 of the Illinois Municipal Code, to exercise the right of eminent domain to acquire property necessary for the establishment of streets and other public grounds; and

WHEREAS, the City of Joliet is proposing to construct a bridge on Millsdale Road over the Union Pacific Railroad and has determined the necessity to acquire certain real property located in the City to implement the new bridge construction; and

WHEREAS, the City of Joliet has determined that it is useful, desirable and necessary that the City acquire the parcel(s) of real property legally described in Exhibit A attached hereto and made a part hereof (the “Subject Parcels”), in order to construct the proposed bridge project; and

WHEREAS, the City, by and through the Director of Public Works, has engaged with consultants for title investigation and appraisal of the Subject Parcels on behalf of the City, and to implement the objectives of the bridge construction project on behalf of the City, has issued to the record owner(s) thereof a formal offer to purchase fee title interest in the Subject Parcels on the basis of opinions provided by a licensed real estate appraiser; and

WHEREAS, the City, by and through the Director of Public Works, has been unable to reach an agreement regarding the amount of just compensation to be paid for or in respect of the Subject Parcels with the record owner(s) thereof.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET AS FOLLOWS:

SECTION 1: The foregoing recitals are hereby adopted as findings of fact.

SECTION 2: The Corporation Counsel is hereby authorized and directed to institute and prosecute condemnation proceedings on behalf of the City to obtain fee simple title to, or any lesser property interest, in and to the Subject Parcels under the City’s power of eminent domain, and to further act on behalf of the City in carrying out the responsibilities and duties authorized and mandated by this ordinance, including engagement of special counsel, appraisers, surveyors, title investigators and/or other consultants or expert witnesses on behalf of the City in relation to said condemnation proceedings.

SECTION 3: The City Manager is hereby further authorized to make such compensation for the Subject Parcels as may be ordered by the Court. This authorization shall extend to preliminary and final payments of just compensation and any other award or order made by the Court. The payment of such compensation shall constitute formal acceptance of the real property by the City.

SECTION 4: This Ordinance, including the legal descriptions set forth in the attached Exhibit, shall be deemed severable and the invalidity of any portion hereof shall not be deemed so as to invalidate the remainder.

SECTION 5: This Ordinance shall take effect immediately upon its passage.

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 _____, 2024.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

Exhibit "A"

**DESCRIPTION OF PROPERTY
TO BE ACQUIRED**

(SUBJECT TO FINAL SURVEY AND TITLE COMMITMENT)

PARCEL 0001:

Common Address: South of Millsdale Road, West of UPRR Right-of-Way.

PIN(s): Part of 10-11-08-201-0010 & Part of 10-11-08-201-0020

Legal Description:

THAT PART OF LOT 27 - BLOCK 2 IN CENTERPOINT INTERMODAL CENTER AT JOLIET PHASE EIGHTEEN, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 4, AND PART OF THE NORTHWEST QUARTER OF SECTION 9, AND PART OF SECTIONS 5 AND 8, ALL IN TOWNSHIP 34 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 25, 2018, AS DOCUMENT R2018- 027533 IN THE OFFICE OF THE RECORDER, WILL COUNTY, ILLINOIS, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERN CORNER OF SAID LOT 27; THENCE SOUTH 88 DEGREES 13 MINUTES 13 SECONDS WEST (BASIS OF BEARINGS IS THE AFORESAID PHASE EIGHTEEN PLAT OF SUBDIVISION) ALONG THE NORTHERN LINE OF SAID LOT 27 A DISTANCE OF 220.46 FEET TO A BEND POINT; THENCE SOUTH 88 DEGREES 16 MINUTES 55 SECONDS WEST ALONG THE NORTHERN LINE OF SAID LOT 27 A DISTANCE OF 1712.81 FEET TO THE NORTHWESTERN CORNER OF SAID LOT 27; THENCE SOUTH 01 DEGREES 43 MINUTES 05 SECONDS EAST ALONG THE WESTERN LINE OF SAID LOT 27 A DISTANCE OF 250.00 FEET; THENCE NORTH 88 DEGREES 16 MINUTES 55 SECONDS EAST PARALLEL WITH AND 250 FEET SOUTHERLY OF THE NORTHERN LINE OF SAID LOT 27 A DISTANCE OF 1712.50 FEET; THENCE SOUTH 61 DEGREES 40 MINUTES 25 SECONDS EAST 171.42 FEET TO A POINT ON THE EASTERN LINE OF SAID LOT 27, SAID POINT LYING SOUTH 10 DEGREES 26 MINUTES 11 SECONDS WEST 343.77 FEET FROM THE POINT OF BEGINNING; THENCE NORTH 10 DEGREES 26 MINUTES 11 SECONDS EAST ALONG THE EASTERN LINE OF SAID LOT 27 A DISTANCE OF 343.77 FEET TO THE POINT OF BEGINNING, CONTAINING 483,762 SQUARE FEET OR 11.106 ACRES, MORE OR LESS, ALL IN WILL COUNTY, ILLINOIS.