City of Joliet

City Council Meeting

Meeting Agenda

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILWOMAN SHERRI REARDON (7/1/2026 - 9/30/2026)
COUNCILMAN CESAR CARDENAS
COUNCILMAN JOE CLEMENT
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN JUAN MORENO
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN

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

Tuesday, July 7, 2026 **6:30 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.

INVOCATION:

Pastor Kurt Hoover, Messiah Lutheran Church, 40 Houbolt Road

PLEDGE TO THE FLAG:

ROLL CALL:

MAYOR:

Proclamation for the Slovenian Union of America

Attachments: Proclamation for the Slovenian Union of America .pdf
Approver Report

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

This section is for anyone wanting to speak regarding agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council 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.

COUNCIL COMMITTEE REPORTS:

Land Use & Economic Development

Public Safety

Public Service

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - June 15, 2026.pdf
City Council Meeting Minutes - June 16, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 07.07.26 Invoices
Approver Report

Approve Payment to Will County Center for Economic Development for Annual Membership Dues in the amount of $50,000.000 **336-26**

Attachments: 2026 CED Investment Invoice
Approver Report

Approval of Purchase of Two (2) Specialty Trucks for the Department of Public Works in the Amount of $272,143.00 **337-26**

Attachments: Approver Report

Approval of Purchase of Six (6) Vehicles from Ron Tirapelli Ford in the Amount of $288,318.00 **338-26**

Attachments: Approver Report

Approval of Amendment No. 3 to the Phase I, Phase II, and Phase III Professional Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL to Iteris Inc. in the Amount of $14,999.24 **339-26**

Attachments: Approver Report

Approval of Change Order No. 1 for the County Line Road (Van Dyke Road - Kennedy Drive) Roadway Improvements Project - MFT Section No. 24-00569-00-WR to PT Ferro Construction Co., a Deduction in the Amount of ($16,122.71), and Payment No. 3 and Final in the Amount of $97,620.74 **340-26**

Attachments: Approver Report

Approval of Change Order No. 3 for the 2024 Electrical Maintenance Assistance Contract to Meade Electric Company in the Amount of $19,237.51 and Payment Request No. 8 in the Amount of $49,527.97 **341-26**

Attachments: Approver Report

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with the Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development **343-26**

Ordinance Approving a Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development (PUD-7-26)

Ordinance Approving a Recording Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development (RP-9-26)

Attachments: Ordinance - Final Plat
Final Plat.pdf
Ordinance - Recording Plat
Recording Plat.pdf
Elevations
PUD-7-26 Plan Commission Staff Report Packet.pdf
PC Meeting Minutes - Draft 06.18.2026.pdf
Approver Report

Ordinances Associated with 580 Caton Farm Road: **344-26**

Ordinance Approving the Final Planned Unit Development of 580 Caton Farm (PUD-4-26)

Ordinance Approving the Recording Plat of 580 Caton Farm, a Planned Unit Development (RP-7-26)

Attachments: Ordinance - Final PUD 580 Caton Farm.docx
Final Plat PUD of 580 Caton Farm.pdf
PUD-4-26 Landscape Plans 580 Caton Farm_Redacted.pdf
PUD-4-26 Elevations Lot 1 580 Caton Farm.pdf
Ordinance - Recording Plat 580 Caton Farm.docx
Recording Plat of 580 Caton Farm.pdf
Record Plat Petition 580 Caton Farm_Redacted.pdf
Plan Commission Staff Report Packet PUD-4-26 580 Caton Farm final.pdf
Plan Commission Minutes 04-16-26.pdf
Approver Report

Ordinances Associated with 1216 Fairview Avenue: **345-26**

Ordinance Approving a Special Use Permit to allow a duplex, located at 1216 Fairview Avenue (ZBA 2026-07).

Ordinance Approving a Variation of Use to allow an R-3 (one-and-two family residential) use in the R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue (ZBA 2026-08).

Attachments: 1218 Fairview_StaffReport.docx
Ordinance - Special Use Permit 1216 Fairview Ave.docx
Ordinance - Variation of Use 1216 Fairview.docx
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) **346-26**

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

RESOLUTIONS:

Resolution Requesting Authorization to Accept a Grant to Assist Joliet's Tobacco Enforcement Program **348-26**

Attachments: Resolution
Tobacco Enforcement Grant 2026.pdf
Approver Report

Resolution Appropriating Motor Fuel Tax Funds for Amendment No. 3 to the Professional Engineering Services for the Phase I, Phase II, and Phase III Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL **349-26**

Attachments: Resolution
Approver Report

Resolution Approving an Honorary Street Name Designation for Les Cheney **350-26**

Attachments: Resolution
Cheney Application_Redacted.pdf
Cheney McRoberts - Map .pdf
Approver Report

Resolution Declaring Property of the City of Joliet as Surplus (Tri-County Auto Theft Taskforce) **351-26**

Attachments: Resolution
Approver Report

CITY MANAGER:

PUBLIC COMMENTS:

This section is for anyone wanting to speak regarding non-agenda items and are allowed a maximum of 4 minutes. It is not a question and answer period and staff, and the City Council 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:

ADJOURNMENT:

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. 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.

Memo

File #:

Agenda Date:7/7/2026

powered by Legistar™

City of Joliet

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

PROCLAMATION

WHEREAS, The National Board of Directors and the members of the Slovenian Union of America are proud to announce the 100th anniversary of their Union and the 50th anniversary of their Joliet home office in 2026. A special Centennial Convention is scheduled for July 30, 31, and August 1 in Tower, Minnesota, and in Chisholm, Minnesota.

WHEREAS, The Slovenian Union of America, formerly known as the Slovenian Women's Union of America, was founded on December 19, 1926, in Chicago by Slovenian immigrant Marie Cerne Prisland to help Slovenian immigrant women adjust to America, to preserve and promote their beloved Slovenian heritage, and to help them become American citizens. For most of its existence, the Union offered burial insurance to its members in branches throughout America.

WHEREAS, The Slovenian Union of America has been an Illinois 501(c)(3) nonprofit Since 2011, dedicated to educating its members and the public about the history of Slovenians and Slovenian-Americans and their contributions to America. Its home office at 431 North Chicago Street is located in the 1910 Stonich Building and includes a Slovenian Heritage Museum and Library. It is across Chicago Street from the Slovenian-founded St. Joseph Church, whose parish is celebrating its 135th anniversary in 2026.

WHEREAS, The City of Joliet designated this area as "Slovenian Row" several years ago in honor of the Slovenian immigrants who once lived and operated businesses here. The late Jonita (Erjavec) Ruth, affectionately known as "the Mayor of North Chicago Street", was its office manager for some 37 years and was a lifelong Joliet resident and member of the Union's local Branch 20-Joliet.

WHEREAS, Members of the Slovenian Union of America in Joliet and across America are hard-working citizens who have enriched American society with their religious faith, patriotism, and love of their Slovenian history and customs. They continue to serve in all areas of life in Joliet and across America. They respectfully ask for recognition for the 100th anniversary of the Slovenian Union of America and the 50th anniversary of their Joliet home office.

NOW, THEREFORE, I Terry D'Arcy, Mayor of Joliet, Illinois, on behalf of the Joliet City Council, do hereby recognize The Slovenian Union of America and congratulate them on **their 100th Anniversary of the Union and their 50th Anniversary of their Joliet home office.**

DATE: July 7, 2026

Terry D'Arcy

Terry D'Arcy
Mayor

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:
Type: Proclamation
Status: Agenda Ready
In Control: City Council Meeting
File Created: 06/23/2026
Department:
Final Action:
Title:

Agenda Date: 07/07/2026

Attachments: Proclamation for the Slovenian Union of America .pdf

Entered by: jcontos@joliet.gov

Memo

File #:

Agenda Date:7/7/2026

powered by Legistar™

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Monday, June 15, 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, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

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

CITIZENS TO BE HEARD ON AGENDA ITEMS:

John Argoudelis spoke on Council Memos 319-26, 321-26, 322-26, and 323-26.

Kathy Garthus spoke on Council Memos 319-26, 321-26, 322-26, and 323-26.

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:

Reappointment to the Zoning Board of Appeals

Attachments: Reappointment to the Zoning Board of Appeals .pdf
Approver Report

COUNCIL COMMITTEE REPORTS:

Finance

Public Service

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - June 1, 2026.pdf
City Council Meeting Minutes - June 2, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 06.16.26 Invoices
Approver Report

Approval of Change Order No. 1 for the Advanced Traffic Management System Phase B Project - MFT Section No. 21-00546-03-TL to H & H Electric Co. in the Amount of **306-26**

$11,226.75 and Payment Request No. 2 and Final in the Amount of $250,569.11

Approval of Change Order No. 1 for the Advanced Traffic Management System Phase B Project - MFT Section No. 21-00546-03-TL to H & H Electric Co. in the Amount of $11,226.75 and Payment Request No. 2 and Final in the Amount of $250,569.11

Attachments: Approver Report

Approval of Change Order No. 2 for the 2024 Electrical Maintenance Assistance Contract to Meade Electric Company in the Amount of $35,229.94 and Payment Request No. 7 in the Amount of $35,229.94 **307-26**

Approval of Change Order No. 2 for the 2024 Electrical Maintenance Assistance Contract to Meade Electric Company in the Amount of $35,229.94 and Payment Request No. 7 in the Amount of $35,229.94

Attachments: Approver Report

Award of Professional Services Agreement for Land Acquisition Services for South End Neighborhood Shared Use Path to Santacruz Land Acquisitions in an Amount not to exceed $70,500.00 **308-26**

Award of Professional Services Agreement for Land Acquisition Services for South End Neighborhood Shared Use Path to Santacruz Land Acquisitions in an Amount not to exceed $70,500.00

Attachments: Proposal (State funded).pdf
I80DPRB_20260609_Path Alignment 1_cv01.pdf
I80DPRB_20260609_Alt1SimplifiedExhibit_cv01.pdf
Approver Report

Approve Payment of the 2026 Wastewater Discharge Permit Fees to the Illinois Environmental Protection Agency in the Amount of $152,500.00 **309-26**

Approve Payment of the 2026 Wastewater Discharge Permit Fees to the Illinois Environmental Protection Agency in the Amount of $152,500.00

Attachments: Approver Report

Approval of Amendment No. 2 to the Professional Services Agreement for the 2027 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $181,200.00 **310-26**

Approval of Amendment No. 2 to the Professional Services Agreement for the 2027 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $181,200.00

Attachments: 2027 WM Locations (Eastern, Benton, and Cass)
Approver Report

Authorization to Fund Draw 16 for Tax Increment Financing District #7 in the amount of $3,402,923.50 **311-26**

Authorization to Fund Draw 16 for Tax Increment Financing District #7 in the amount of $3,402,923.50

Attachments: RRC TIF Draw
Approver Report

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class “C” Liquor License at 1501 New Lenox Road - Love’s Travel Stop #777. **313-26**

Issuance of Class “C” Liquor License at 1501 New Lenox Road - Love’s Travel Stop #777.

Attachments: LOVE'S TRAVEL STOP #777 - SIGNED FINDINGS
Approver Report

Deputy Liquor Commissioner Jim O'Connell provided information on the item.

Issuance of Class “B” Liquor License at 753 & 753 ½ Ruby Street - Six Corners Tavern. **314-26**

Issuance of Class “B” Liquor License at 753 & 753 ½ Ruby Street - Six Corners Tavern.

Attachments: SIX CORNERS TAVERN - SIGNED FINDINGS
Approver Report

Jim O'Connell provided information on the item.

Issuance of Class “D” Liquor License at 2356 Essington Road - El Sabor Latino. **315-26**

Issuance of Class “D” Liquor License at 2356 Essington Road - El Sabor Latino.

Attachments: EL SABOR LATINO - SIGNED FINDINGS
Approver Report

Jim O'Connell provided information on the item.

Issuance of Class “B” Liquor License at 2302 Essington Road - Cork Lounge & Kitchen. **316-26**

Issuance of Class “B” Liquor License at 2302 Essington Road - Cork Lounge & Kitchen.

Attachments: CORK LOUNGE & KITCHEN - SIGNED FINDINGS
Approver Report

Jim O'Connell provided information on the item.

Resolution to Deny Issuance of Class "E" Liquor License at 3109 Theodore Street - Lagos Grill and Lounge. **317-26**

Resolution to Deny Issuance of Class "E" Liquor License at 3109 Theodore Street - Lagos Grill and Lounge.

Attachments: LAGOS GRILL AND LOUNGE - SIGNED FINDINGS
Approver Report

Jim O'Connell provided information on the item.

Councilwoman Ibarra and Councilman Hug asked questions about the item.

Councilman Moreno asked for clarification regarding Council Memo 316-26.

Jim O'Connell responded to their questions.

PUBLIC HEARINGS:

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

Public Hearing for a Resolution Approving an Annexation Agreement for 23656 S. Houbolt Road (A-1-26) **319-26**

Public Hearing for a Resolution Approving an Annexation Agreement for 23656 S. Houbolt Road (A-1-26)

Attachments: Resolution - Annexation Agreement 23656 S Houbolt.docx
Annexation Agreement 23656 S Houbolt_Redacted.pdf
Plat of Annexation 23656 S Houbolt_Redacted.pdf
Site Plan 23656 S Houbolt Rd.pdf
Maps and Site Photos A-1-26.pdf
Plan Commission Staff Report Packet A-1-26.pdf
Plan Commission Minutes 05-21-26.pdf
Approver Report

The City Manager provided an overview of the item.

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with 23656 S. Houbolt Road: **321-26**

Ordinance Approving the Annexation of 23656 S. Houbolt Road (A-1-26)

Ordinance Approving the Classification of 23656 S. Houbolt Road to the I-1 (Light Industrial) Zoning District (A-1-26)

Ordinances Associated with 23656 S. Houbolt Road:

Ordinance Approving the Annexation of 23656 S. Houbolt Road (A-1-26)

Ordinance Approving the Classification of 23656 S. Houbolt Road to the I-1 (Light Industrial) Zoning District (A-1-26)

Attachments: Ordinance - Annexation 23656 S Houbolt.docx
Plat of Annexation 23656 S Houbolt Redacted.pdf
Ordinance - Zoning Classification 23656 S Houbolt.docx
Site Plan 23656 S Houbolt Rd.pdf
Maps and Site Photos A-1-26.pdf
Plan Commission Staff Report Packet A-1-26.pdf
Plan Commission Minutes 05-21-26.pdf
Approver Report

Ordinances Associated with 23656 S. Houbolt Road: **322-26**

Ordinance Approving a Special Use Permit to Allow a Truck Parking Facility with Mobile Compressed Natural Gas (CNG) Fueling as an Accessory Component (ZBA 2026-24)

Ordinance Approving a Variation of Use to Allow Above-Ground Fuel Tanks for Compressed Natural Gas Fueling in the I-1 (Light Industrial) District (ZBA 2026-25)

Ordinances Associated with 23656 S. Houbolt Road:

Ordinance Approving a Special Use Permit to Allow a Truck Parking Facility with Mobile Compressed Natural Gas (CNG) Fueling as an Accessory Component (ZBA 2026-24)

Ordinance Approving a Variation of Use to Allow Above-Ground Fuel Tanks for Compressed Natural Gas Fueling in the I-1 (Light Industrial) District (ZBA 2026-25)

Attachments: Ordinance - Special Use Permit ZBA 2026-24.docx
Ordinance - Variation of Use ZBA 2026-25.docx
Site Plan 23656 S Houbolt Rd.pdf
Maps and Site Photos 2026-24 25 26 27.pdf
ZBA Staff Report Packet 2026-24 25 26 27_Redacted.pdf
SUP and Variation Criteria.pdf
Zoning Board of Appeals Minutes 05-21-26.pdf
Approver Report

Ordinances Associated with 23656 S. Houbolt Road: **323-26**

Ordinance Approving a Special Use Permit to Allow Container Storage and Stacking Up to Three-High (ZBA 2026-26)

Ordinance Approving a Variation of Use to Allow Container Storage and Stacking Up to Three-High in the I-1 (Light Industrial) District (ZBA 2026-27)

Ordinances Associated with 23656 S. Houbolt Road:

Ordinance Approving a Special Use Permit to Allow Container Storage and Stacking Up to Three-High (ZBA 2026-26)

Ordinance Approving a Variation of Use to Allow Container Storage and Stacking Up to Three-High in the I-1 (Light Industrial) District (ZBA 2026-27)

Attachments: Ordinance - Special Use Permit ZBA 2026-26.docx
Ordinance - Variation of Use ZBA 2026-27.docx
Site Plan 23656 S Houbolt Rd.pdf
Maps and Site Photos 2026-24 25 26 27.pdf
ZBA Staff Report Packet 2026-24 25 26 27_Redacted.pdf
SUP and Variation Criteria.pdf
Zoning Board of Appeals Minutes 05-21-26.pdf
Approver Report

The City Manager provided an overview of the item.

Councilman Clement asked a question, and Community Development Director Dustin Anderson responded.

Councilman Moreno asked a question. John Argoudelis responded.

Councilwoman Ibarra asked questions, and the City Manager and John Argoudelis responded.

Councilman Moreno asked a follow up question, and Dustin Anderson responded.

Councilman Hug asked questions. The City Manager and Dustin Anderson responded.

Mayor D'Arcy spoke on concerns related to stacking.

Councilwoman Reardon inquired whether the Council would vote separately on stacking, and the City Manager responded.

Councilman Clement spoke about stacking.

Ordinance Repealing a Previously Approved a Variation of Use to Allow the Reduction of a 5-unit to a 4-unit residence, an R-4 (multi-family) use in an R-3 (one-and-two family) Residential Zoning District. **324-26**

Ordinance Repealing a Previously Approved a Variation of Use to Allow the Reduction of a 5-unit to a 4-unit residence, an R-4 (multi-family) use in an R-3 (one-and-two family) Residential Zoning District.

Attachments: 556 Ward_ORD.docx
556 Ward ZBAStaff Report.docx
May 21st Minutes.pdf
Approver Report

The City Manager provided an overview of the item.

Councilwoman Quillman asked a question, and the City Manager responded.

Ordinance Amending the 2026 Annual Budget for the City of Joliet **325-26**

Ordinance Amending the 2026 Annual Budget for the City of Joliet

Attachments: Budget Amending Ordinance.docx
Approver Report

The City Manager provided an overview of the item.

Ordinance Authorizing the Execution of an Intergovernmental Loan Agreement with the Will County Exposition and Auditorium Authority (Rialto Square Theatre) **326-26**

Ordinance Authorizing the Execution of an Intergovernmental Loan Agreement with the Will County Exposition and Auditorium Authority (Rialto Square Theatre)

Attachments: Ordinance
Intergovernmental Loan Agreement
Approver Report

Councilman Hug asked questions. Finance Director Kevin Sing and the City Manager responded.

Mayor D'Arcy asked questions, and Kevin Sing responded.

RESOLUTIONS:

Resolution Approving a New Grant and Previous Grant Extension to the Will County Metropolitan Exposition and Auditorium Authority (Rialto Square Theatre) **328-26**

Resolution Approving a New Grant and Previous Grant Extension to the Will County Metropolitan Exposition and Auditorium Authority (Rialto Square Theatre)

Attachments: Resolution
Rialto_Grant_Agreement
Approver Report

The City Manager provided an overview of the item.

Councilman Hug asked a question, and Kevin Sing responded.

Resolution Designating Financial Institutions to be Used as Depositories for City Funds **329-26**

Resolution Designating Financial Institutions to be Used as Depositories for City Funds

Attachments: Resolution Designating Financial Institutions
Approver Report

The City Manager provided an overview of the item.

Resolution Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase A Project - MFT Section No. 21-00546-01-TL in the Amount of $98,848.77 **330-26**

Resolution Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase A Project - MFT Section No. 21-00546-01-TL in the Amount of $98,848.77

Attachments: Resolution
Approver Report

Resolution Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase B Project - **331-26**

MFT Section No. 21-00546-03-TL in the Amount of $11,226.75

Resolution Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase B Project - MFT Section No. 21-00546-03-TL in the Amount of $11,226.75

Attachments: Resolution
Approver Report

Resolution Accepting $26,000.00 in Grant Funds from FY2026 Small Equipment Grant from the State of Illinois Office of the State Fire Marshal for the Purchase of Turnout Gear. **332-26**

Resolution Accepting $26,000.00 in Grant Funds from FY2026 Small Equipment Grant from the State of Illinois Office of the State Fire Marshal for the Purchase of Turnout Gear.

Attachments: Resolution
FY26 Small Equipment Grant Agreement
Approver Report

Resolution Authorizing Execution of an Intergovernmental Agreement and an Easement Agreement between the Joliet Township High School District 204 and the City of Joliet for Installation of a Water Service Connection **333-26**

Resolution Authorizing Execution of an Intergovernmental Agreement and an Easement Agreement between the Joliet Township High School District 204 and the City of Joliet for Installation of a Water Service Connection

Attachments: Resolution
Joliet - Joliet West IGA
Joliet West HS Easement Agreement
Approver Report

Resolution Authorizing Execution of a Subrecipient Agreement between the County of Will and the City of Joliet for Community Development Block Grant Funding for Water and Sewer System Improvements in the Southeast Joliet Sanitary District **334-26**

Resolution Authorizing Execution of a Subrecipient Agreement between the County of Will and the City of Joliet for Community Development Block Grant Funding for Water and Sewer System Improvements in the Southeast Joliet Sanitary District

Attachments: Resolution
SEJSD AGREEMENT With Exhibit A
Approver Report

Resolution Approving and Authorizing the Execution of the **335-26**

Collective Bargaining Agreement Between the City of Joliet and the Fraternal Order of Police, Labor Council, Joliet Police Supervisors Association

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and the Fraternal Order of Police, Labor Council, Joliet Police Supervisors Association

Attachments: Resolution
Joliet FOP Supervisors CBA - Final 2026-2028
Approver Report

Councilman Clement raised concerns regarding potholes on New Avenue north of Osgood following a water main replacement project. Public Works Director Greg Ruddy responded.

PUBLIC COMMENTS:

The owner of Lagos Grill and Lounge inquired about speaking on Council Memo 317-26. The process for providing public comment prior to Council action was explained.

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, 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

Meeting Minutes - Pending Approval

Tuesday, June 16, 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:

Jeff DeVries, Pray Joliet, 1741 Essington Road

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

The City Manager invited Deputy City Manager Christa Desiderio to speak regarding her retirement after 26 years of service with the City of Joliet.

Ms. Desiderio thanked current and former elected officials, City Managers, colleagues, employees, residents, family, and friends for their support and stated that it had been an honor to serve the City.

The City Manager thanked Ms. Desiderio for her partnership and dedication to the City, residents, and employees and wished her well in her future endeavors.

Mayor D'Arcy thanked Ms. Desiderio for her service to the City and community and acknowledged her dedication, including her mission work.

Councilwoman Reardon thanked Ms. Desiderio for her kindness, integrity, collaboration, and support during her time with the City and wished her well.

Councilwoman Quillman commented on Ms. Desiderio's years of service to the City and wished her the best of luck.

Councilman Mudron thanked Ms. Desiderio for the information, guidance, and assistance she provided when he joined the City Council and wished her well.

Councilman Moreno thanked Ms. Desiderio for her responsiveness, communication, and assistance to both Council members and residents.

Councilwoman Ibarra thanked Ms. Desiderio for her dedication to residents and service to the City.

Councilman Hug thanked Ms. Desiderio for her professionalism, responsiveness, and service to the City and congratulated her on her retirement.

Councilman Clement thanked Ms. Desiderio for her service to the community and her assistance to residents and City officials and noted her involvement in community and charitable activities.

Councilman Cardenas thanked Ms. Desiderio for her assistance, knowledge, and passion for the City and congratulated her on her retirement.

APPROVAL OF AGENDA:

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

The motion carried by the following vote:

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

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Kathy Garthus spoke on Council Memos 319-26, 321-26, 322-26, and 323-26.

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:

Reappointment to the Zoning Board of Appeals

Attachments: Reappointment to the Zoning Board of Appeals .pdf
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Jan Hallums Quillman, to reappoint Ralph Bias to the Zoning Board of Appeals.

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

MAYOR PRO TEM:

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilwoman Suzanna Ibarra, to approve Councilwoman Sherri Reardon as the next Mayor Pro Tem for the term of July 1, 2026 - September 30, 2026.

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:

Finance

Councilman Mudron provided an overview of the Finance Committee meeting held on June 16, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6487?view_id=6&redirect=true

Public Service

Councilman Hug provided an overview of the Public Service Committee meeting held on June 15, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6481?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes

Attachments: Pre-Council Meeting Minutes - June 1, 2026.pdf
City Council Meeting Minutes - June 2, 2026.pdf
Approver Report

Invoices to be Paid

Attachments: 06.16.26 Invoices
Approver Report

Approval of Change Order No. 1 for the Advanced Traffic Management System Phase B Project - MFT Section No. 21-00546-03-TL to H & H Electric Co. in the Amount of $11,226.75 and Payment Request No. 2 and Final in the Amount of $250,569.11 **306-26**

Approval of Change Order No. 1 for the Advanced Traffic Management System Phase B Project - MFT Section No. 21-00546-03-TL to H & H Electric Co. in the Amount of $11,226.75 and Payment Request No. 2 and Final in the Amount of $250,569.11

Attachments: Approver Report

Approval of Change Order No. 2 for the 2024 Electrical Maintenance Assistance Contract to Meade Electric Company in the Amount of $35,229.94 and Payment Request No. 7 in the Amount of $35,229.94 **307-26**

Approval of Change Order No. 2 for the 2024 Electrical Maintenance Assistance Contract to Meade Electric Company in the Amount of $35,229.94 and Payment Request No. 7 in the Amount of $35,229.94

Attachments: Approver Report

Award of Professional Services Agreement for Land Acquisition Services for South End Neighborhood Shared Use Path to Santacruz Land Acquisitions in an Amount not to exceed $70,500.00 **308-26**

Award of Professional Services Agreement for Land Acquisition Services for South End Neighborhood Shared Use Path to Santacruz Land Acquisitions in an Amount not to exceed $70,500.00

Attachments: Proposal (State funded).pdf
I80DPRB_20260609_Path Alignment 1_cv01.pdf
I80DPRB_20260609_Alt1SimplifiedExhibit_cv01.pdf
Approver Report

Approve Payment of the 2026 Wastewater Discharge Permit Fees to the Illinois Environmental Protection Agency in the Amount of $152,500.00 **309-26**

Approve Payment of the 2026 Wastewater Discharge Permit Fees to the Illinois Environmental Protection Agency in the Amount of $152,500.00

Attachments: Approver Report

Approval of Amendment No. 2 to the Professional Services Agreement for the 2027 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $181,200.00 **310-26**

Approval of Amendment No. 2 to the Professional Services Agreement for the 2027 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $181,200.00

Attachments: 2027 WM Locations (Eastern, Benton, and Cass)
Approver Report

Authorization to Fund Draw 16 for Tax Increment Financing District #7 in the amount of $3,402,923.50 **311-26**

Authorization to Fund Draw 16 for Tax Increment Financing District #7 in the amount of $3,402,923.50

Attachments: RRC TIF Draw
Approver Report

Consent Agenda Items Approved

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, 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

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class "C" Liquor License at 1501 New Lenox Road - Love's Travel Stop #777. **313-26**

Issuance of Class "C" Liquor License at 1501 New Lenox Road - Love's Travel Stop #777.

Attachments: LOVE'S TRAVEL STOP #777 - SIGNED FINDINGS
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to approve COUNCIL MEMO #313-26: Issuance of Class "C" Liquor License at 1501 New Lenox Road - Love's Travel Stop #777.

The motion carried by the following vote:

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

Nay: Councilwoman Suzanna Ibarra

Issuance of Class "B" Liquor License at 753 & 753 ½ Ruby Street - Six Corners Tavern. **314-26**

Issuance of Class "B" Liquor License at 753 & 753 ½ Ruby Street - Six Corners Tavern.

Attachments: SIX CORNERS TAVERN - SIGNED FINDINGS
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Juan Moreno, to approve COUNCIL MEMO #314-26: Issuance of Class "B" Liquor License at 753 & 753 ½ Ruby Street - Six Corners Tavern.

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

Issuance of Class "D" Liquor License at 2356 Essington Road - El Sabor Latino. **315-26**

Issuance of Class "D" Liquor License at 2356 Essington Road - El Sabor Latino.

Attachments: EL SABOR LATINO - SIGNED FINDINGS
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Joe Clement, to approve COUNCIL MEMO #315-26: Issuance of Class "D" Liquor License at 2356 Essington Road - El Sabor Latino.

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

Issuance of Class "B" Liquor License at 2302 Essington Road - Cork Lounge & Kitchen. **316-26**

Issuance of Class "B" Liquor License at 2302 Essington Road - Cork Lounge & Kitchen.

Attachments: CORK LOUNGE & KITCHEN - SIGNED FINDINGS
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Juan Moreno, to approve COUNCIL MEMO #316-26: Issuance of Class "B" Liquor License at 2302 Essington Road - Cork Lounge & Kitchen.

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 Deny Issuance of Class "E" Liquor License at 3109 Theodore Street - Lagos Grill and Lounge. **317-26**

Resolution to Deny Issuance of Class "E" Liquor License at 3109 Theodore Street - Lagos Grill and Lounge.

Attachments: LAGOS GRILL AND LOUNGE - SIGNED FINDINGS
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #317-26: Resolution to Deny Issuance of Class "E" Liquor License at 3109 Theodore Street - Lagos Grill and Lounge. (Resolution 8293)

The motion carried by the following vote:

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

PUBLIC HEARINGS:

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

Public Hearing for a Resolution Approving an Annexation Agreement for 23656 S. Houbolt Road (A-1-26) **319-26**

Public Hearing for a Resolution Approving an Annexation Agreement for 23656 S. Houbolt Road (A-1-26)

Attachments: Resolution - Annexation Agreement 23656 S Houbolt.docx
Annexation Agreement 23656 S Houbolt_Redacted.pdf
Plat of Annexation 23656 S Houbolt_Redacted.pdf
Site Plan 23656 S Houbolt Rd.pdf
Maps and Site Photos A-1-26.pdf
Plan Commission Staff Report Packet A-1-26.pdf
Plan Commission Minutes 05-21-26.pdf
Approver Report

The City Clerk opened the public hearing regarding a Resolution Approving an Annexation Agreement for 23656 S. Houbolt Road and noted that public comments would be in order at that time.

John Argoudelis was present to answer questions regarding the item. No questions were raised by the Council.

During the public hearing, Kathy Garthus spoke regarding concerns related

to the item and associated matters.

No other public comments were made. Therefore, the City Clerk closed the public hearing.

A motion was made by Councilman Juan Moreno, seconded by Councilman Pat Mudron, to adopt COUNCIL MEMO #319-26: Public Hearing for a Resolution Approving an Annexation Agreement for 23656 S. Houbolt Road (A-1-26). (Resolution 8294)

The motion carried by the following vote:

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

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with 23656 S. Houbolt Road: **321-26**

Ordinance Approving the Annexation of 23656 S. Houbolt Road (A-1-26)

Ordinance Approving the Classification of 23656 S. Houbolt Road to the I-1 (Light Industrial) Zoning District (A-1-26)

Ordinances Associated with 23656 S. Houbolt Road:

Ordinance Approving the Annexation of 23656 S. Houbolt Road (A-1-26)

Ordinance Approving the Classification of 23656 S. Houbolt Road to the I-1 (Light Industrial) Zoning District (A-1-26)

Attachments: Ordinance - Annexation 23656 S Houbolt.docx
Plat of Annexation 23656 S Houbolt_Redacted.pdf
Ordinance - Zoning Classification 23656 S Houbolt.docx
Site Plan 23656 S Houbolt Rd.pdf
Maps and Site Photos A-1-26.pdf
Plan Commission Staff Report Packet A-1-26.pdf
Plan Commission Minutes 05-21-26.pdf
Approver Report

A motion was made by Councilman Juan Moreno, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #321-26: Ordinances Associated

with 23656 S. Houbolt Road:

Ordinance Approving the Annexation of 23656 S. Houbolt Road (A-1-26) (Ordinance 18861)

Ordinance Approving the Classification of 23656 S. Houbolt Road to the I-1 (Light Industrial) Zoning District (A-1-26). (Ordinance 18862)

The motion carried by the following vote:

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

Nay: Councilwoman Suzanna Ibarra and Councilwoman Jan Hallums Quillman

Ordinances Associated with 23656 S. Houbolt Road: **322-26**

Ordinance Approving a Special Use Permit to Allow a Truck Parking Facility with Mobile Compressed Natural Gas (CNG) Fueling as an Accessory Component (ZBA 2026-24)

Ordinance Approving a Variation of Use to Allow Above-Ground Fuel Tanks for Compressed Natural Gas Fueling in the I-1 (Light Industrial) District (ZBA 2026-25)

Ordinances Associated with 23656 S. Houbolt Road:

Ordinance Approving a Special Use Permit to Allow a Truck Parking Facility with Mobile Compressed Natural Gas (CNG) Fueling as an Accessory Component (ZBA 2026-24)

Ordinance Approving a Variation of Use to Allow Above-Ground Fuel Tanks for Compressed Natural Gas Fueling in the I-1 (Light Industrial) District (ZBA 2026-25)

Attachments: Ordinance - Special Use Permit ZBA 2026-24.docx
Ordinance - Variation of Use ZBA 2026-25.docx
Site Plan 23656 S Houbolt Rd.pdf
Maps and Site Photos 2026-24 25 26 27.pdf
ZBA Staff Report Packet 2026-24 25 26 27 Redacted.pdf
SUP and Variation Criteria.pdf
Zoning Board of Appeals Minutes 05-21-26.pdf
Approver Report

A motion was made by Councilman Joe Clement, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #322-26: Ordinances Associated with

23656 S. Houbolt Road:

Ordinance Approving a Special Use Permit to Allow a Truck Parking Facility with Mobile Compressed Natural Gas (CNG) Fueling as an Accessory Component (ZBA 2026-24) (Ordinance 18863)

Ordinance Approving a Variation of Use to Allow Above-Ground Fuel Tanks for Compressed Natural Gas Fueling in the I-1 (Light Industrial) District (ZBA 2026-25). (Ordinance 18864)

The motion carried by the following vote:

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

Nay: Councilwoman Suzanna Ibarra and Councilwoman Jan Hallums Quillman

Ordinances Associated with 23656 S. Houbolt Road: **323-26**

Ordinance Approving a Special Use Permit to Allow Container Storage and Stacking Up to Three-High (ZBA 2026-26)

Ordinance Approving a Variation of Use to Allow Container Storage and Stacking Up to Three-High in the I-1 (Light Industrial) District (ZBA 2026-27)

Ordinances Associated with 23656 S. Houbolt Road:

Ordinance Approving a Special Use Permit to Allow Container Storage and Stacking Up to Three-High (ZBA 2026-26)

Ordinance Approving a Variation of Use to Allow Container Storage and Stacking Up to Three-High in the I-1 (Light Industrial) District (ZBA 2026-27)

Attachments: Ordinance - Special Use Permit ZBA 2026-26.docx
Ordinance - Variation of Use ZBA 2026-27.docx
Site Plan 23656 S Houbolt Rd.pdf
Maps and Site Photos 2026-24 25 26 27.pdf
ZBA Staff Report Packet 2026-24 25 26 27 Redacted.pdf
SUP and Variation Criteria.pdf
Zoning Board of Appeals Minutes 05-21-26.pdf
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilwoman Suzanna Ibarra, to deny COUNCIL MEMO #323-26: Ordinances

Associated with 23656 S. Houbolt Road:

Ordinance Approving a Special Use Permit to Allow Container Storage and Stacking Up to Three-High (ZBA 2026-26)

Ordinance Approving a Variation of Use to Allow Container Storage and Stacking Up to Three-High in the I-1 (Light Industrial) District (ZBA 2026-27).

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 Repealing a Previously Approved a Variation of Use to Allow the Reduction of a 5-unit to a 4-unit residence, an R-4 (multi-family) use in an R-3 (one-and-two family) Residential Zoning District. **324-26**

Ordinance Repealing a Previously Approved a Variation of Use to Allow the Reduction of a 5-unit to a 4-unit residence, an R-4 (multi-family) use in an R-3 (one-and-two family) Residential Zoning District.

Attachments: 556 Ward_ORD.docx
556 Ward ZBAStaff Report.docx
May 21st Minutes.pdf
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #324-26: Ordinance Repealing a Previously Approved a Variation of Use to Allow the Reduction of a 5-unit to a 4-unit residence, an R-4 (multi-family) use in an R-3 (one-and-two family) Residential Zoning District. (Ordinance 18865)

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 Amending the 2026 Annual Budget for the City of Joliet **325-26**

Ordinance Amending the 2026 Annual Budget for the City of Joliet

Attachments: Budget Amending Ordinance.docx
Approver Report

Councilman Hug asked Interim Corporation Counsel Todd Lenzie for a brief explanation of the item.

Mayor D'Arcy asked a question, and Todd Lenzie responded.

Councilman Hug asked a follow-up question, and Todd Lenzie responded.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #325-26: Ordinance Amending the 2026 Annual Budget for the City of Joliet. (Ordinance 18866)

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 Authorizing the Execution of an Intergovernmental Loan Agreement with the Will County Exposition and Auditorium Authority (Rialto Square Theatre) **326-26**

Ordinance Authorizing the Execution of an Intergovernmental Loan Agreement with the Will County Exposition and Auditorium Authority (Rialto Square Theatre)

Attachments: Ordinance
Intergovernmental Loan Agreement
Approver Report

Councilman Hug spoke about the presentation provided by the Rialto Square Theatre at the Finance Committee meeting, which offered additional background on the item.

Councilman Clement asked for an explanation about how the matter had progressed to its current stage. Rialto Square Theatre Executive Director Wade Welsh and Will County Metropolitan Exposition and Auditorium Authority (WCMEAA) Board President Bob Filotto provided a presentation explaining the request.

Councilwoman Quillman and Councilwoman Ibarra spoke in support of the item.

Mayor D'Arcy thanked the Rialto Square Theatre and WCMEAA Board for their work.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #326-26: Ordinance Authorizing the Execution of an Intergovernmental Loan Agreement with the Will County Exposition and Auditorium Authority (Rialto Square Theatre). (Ordinance 18867)

The motion carried by the following vote:

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

Nay: Councilman Larry E. Hug

RESOLUTIONS:

Resolution Approving a New Grant and Previous Grant Extension to the Will County Metropolitan Exposition and Auditorium Authority (Rialto Square Theatre) **328-26**

Resolution Approving a New Grant and Previous Grant Extension to the Will County Metropolitan Exposition and Auditorium Authority (Rialto Square Theatre)

Attachments: Resolution
Rialto_Grant_Agreement
Approver Report

Councilman Hug provided clarification of the item.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #328-26: Resolution Approving a New Grant and Previous Grant Extension to the Will County Metropolitan Exposition and Auditorium Authority (Rialto Square Theatre). (Resolution 8295)

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 Designating Financial Institutions to be Used as Depositories for City Funds **329-26**

Resolution Designating Financial Institutions to be Used as Depositories for City Funds

Attachments: Resolution Designating Financial Institutions
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #329-26: Resolution Designating Financial Institutions to be Used as Depositories for City Funds. (Resolution 8296)

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 Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase A Project - MFT Section No. 21-00546-01-TL in the Amount of $98,848.77 **330-26**

Resolution Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase A Project - MFT Section No. 21-00546-01-TL in the Amount of $98,848.77

Attachments: Resolution
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Pat Mudron, to adopt COUNCIL MEMO #330-26: Resolution Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase A Project - MFT Section No. 21-00546-01-TL in the Amount of $98,848.77. (Resolution 8297)

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 Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase B Project - MFT Section No. 21-00546-03-TL in the Amount of $11,226.75 **331-26**

Resolution Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase B Project - MFT Section No. 21-00546-03-TL in the Amount of $11,226.75

Attachments: Resolution
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #331-26: Resolution Appropriating Motor Fuel Tax Funds for the Advanced Traffic Management System - Phase B Project - MFT Section No. 21-00546-03-TL in the Amount of $11,226.75. (Resolution 8298)

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 $26,000.00 in Grant Funds from FY2026 Small Equipment Grant from the State of Illinois Office of the State Fire Marshal for the Purchase of Turnout Gear. **332-26**

Resolution Accepting $26,000.00 in Grant Funds from FY2026 Small Equipment Grant from the State of Illinois Office of the State Fire Marshal for the Purchase of Turnout Gear.

Attachments: Resolution
FY26 Small Equipment Grant Agreement
Approver Report

Councilman Hug thanked Fire Chief Carey and his team for their work in securing grant funding.

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #332-26: Resolution Accepting $26,000.00 in Grant Funds from FY2026 Small Equipment Grant from the State of Illinois Office of the State Fire Marshal for the Purchase of Turnout Gear. (Resolution 8299)

The motion carried by the following vote:

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

Resolution Authorizing Execution of an Intergovernmental Agreement and an Easement Agreement between the Joliet Township High School District 204 and the City of Joliet for Installation of a Water Service Connection **333-26**

Resolution Authorizing Execution of an Intergovernmental Agreement and an Easement Agreement between the Joliet Township High School District 204 and the City of Joliet for Installation of a Water Service Connection

Attachments: Resolution
Joliet - Joliet West IGA
Joliet West HS Easement Agreement
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by

Councilman Cesar Cardenas, to adopt COUNCIL MEMO #333-26: Resolution Authorizing Execution of an Intergovernmental Agreement and an Easement Agreement between the Joliet Township High School District 204 and the City of Joliet for Installation of a Water Service Connection. (Resolution 8300)

The motion carried by the following vote:

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

Resolution Authorizing Execution of a Subrecipient Agreement between the County of Will and the City of Joliet for Community Development Block Grant Funding for Water and Sewer System Improvements in the Southeast Joliet Sanitary District **334-26**

Resolution Authorizing Execution of a Subrecipient Agreement between the County of Will and the City of Joliet for Community Development Block Grant Funding for Water and Sewer System Improvements in the Southeast Joliet Sanitary District

Attachments: Resolution
SEJSD AGREEMENT With Exhibit A
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #334-26: Resolution Authorizing Execution of a Subrecipient Agreement between the County of Will and the City of Joliet for Community Development Block Grant Funding for Water and Sewer System Improvements in the Southeast Joliet Sanitary District. (Resolution 8301)

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 and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and the Fraternal Order of Police, Labor Council, Joliet Police Supervisors Association **335-26**

Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and the Fraternal Order of Police, Labor Council, Joliet Police Supervisors Association

Attachments: Resolution
Joliet FOP Supervisors CBA - Final 2026-2028
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #335-26: Resolution Approving and Authorizing the Execution of the Collective Bargaining Agreement Between the City of Joliet and the Fraternal Order of Police, Labor Council, Joliet Police Supervisors Association. (Resolution 8302)

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 addressed recent storms, their impact on the area, and ongoing cleanup efforts.

The City Manager highlighted two public presentations to be held on June 17, led by Urban3, on the interconnection of community growth, development and finances, with one at Harrah's Casino and the other at Billie Limacher Bicentennial Park.

The City Manager announced that McDonald's would display a 35-foot apple pie statue at Route 66 Park on Broadway with a kickoff event on June 23.

The City Manager highlighted Joliet Freedom Weekend to celebrate America's 250th Anniversary with free community events, including the Race Fan Rally on July 2, America's 250th Block Party and fireworks at Billie Limacher Bicentennial Park on July 3, and the 250th Anniversary Fireworks Spectacular at Joliet Memorial Stadium on July 4.

PUBLIC COMMENTS:

Sabrina Frieh spoke regarding concerns about a neighbor's property.

Brian Frieh spoke regarding concerns with driveway-related building codes.

Mindy and David Bigley spoke regarding backyard flooding and drainage concerns.

Jeremy Michael Jones spoke on infrastructure innovation.

Kathy Garthus thanked Christa Desiderio for her assistance over the years and spoke regarding a personal matter.

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 wished everyone a Happy Father's Day and a Happy 4th of July and congratulated Christa Desiderio on her retirement.

Councilman Clement congratulated Christa Desiderio and wished everyone a Happy 4th of July and a Happy Father's Day.

Councilman Hug extended Father’s Day greetings to all fathers and those fulfilling fatherly roles.

Councilwoman Ibarra thanked Christa Desiderio for her service, stating she would be missed. She wished everyone a Happy Father’s Day and recognized her father.

Councilman Moreno wished everyone a Happy Father’s Day, congratulated Christa Desiderio on her retirement, and thanked City staff for their professional response during recent storms.

Councilman Mudron thanked City staff for their storm cleanup efforts. He referenced a letter received from a resident regarding assistance provided by City staff and recognized James Foster, Matt Conklin, Korey Calkins, and Craig Waxweiler.

Councilwoman Quillman highlighted her nephew’s first birthday celebration at a Joliet Slammers game. She also referenced the Star Wars Day event, thanked City staff and first responders for their response to recent storms, raised concerns regarding an overgrown owner-occupied property, congratulated Deanna Opsahl on her retirement, and wished everyone a Happy Father’s Day, including uncles.

Councilwoman Reardon highlighted the City Square and Unity Dome Dedication on June 18, thanked Christa Desiderio, and acknowledged City workers for their response to recent storms. She also referenced America’s 250th Anniversary and wished everyone a Happy Father’s Day and a Happy 4th of July.

Mayor D'Arcy reported that the City was recognized as City of the Year at the REjournals Annual Awards. He acknowledged City staff, veterans organizations, volunteers, and community partners involved in the Remembering Our Fallen memorial exhibit and thanked City departments and employees for their efforts related to recent storms. He highlighted upcoming community events and wished everyone a Happy Father's Day and a Happy 4th of July.

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: 07/07/2026

Attachments: Pre-Council Meeting Minutes - June 15, 2026.pdf, City Council Meeting Minutes - June 16, 2026.pdf

Entered by: lhelland@joliet.gov

Memo

File #:

Agenda Date:7/7/2026

powered by Legistar™

City of Joliet

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
19276 RICHARD HOFHERR										
06-25-2026		07/07/2026			5,000.00		07/07/2026	INV	APP	June 2
CHECK DATE:										
17355 A.N.T. PEST CONTROL INC										
17549		07/07/2026			206.00		07/07/2026	INV	APP	PEST E
CHECK DATE:										
17823		07/07/2026			361.00		07/07/2026	INV	APP	PEST E
CHECK DATE:										
17824		07/07/2026			115.00		07/07/2026	INV	APP	PEST E
CHECK DATE:										
17825		07/07/2026			151.00		07/07/2026	INV	APP	PEST E
CHECK DATE:										
17889		07/07/2026			145.00		07/07/2026	INV	APP	PEST E
CHECK DATE:										
6675		07/07/2026			206.00		07/07/2026	INV	APP	EXTERM
CHECK DATE:										
9108		07/07/2026			185.00		07/07/2026	INV	APP	EXTERM
CHECK DATE:										
					1,369.00					
18274 ADVANCED APPRAISALS ASSOCIATES INC										
260209		07/07/2026			300.00		07/07/2026	INV	APP	APPRAI
CHECK DATE:										
18255 AEC SUPPLY INC										
9590		07/07/2026			2,170.00		07/07/2026	INV	APP	WEED C
CHECK DATE:										
56 AIR ONE EQUIPMENT, INC										
237368		07/07/2026			1,289.00		07/07/2026	INV	APP	TRUCK
CHECK DATE:										
237663		07/07/2026			209.00		07/07/2026	INV	APP	GEAR R
CHECK DATE:										
					1,498.00					
11203 AIRGAS WEST JOLIET										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5524721165		07/07/2026			192.73		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
5524721586		07/07/2026			6,150.97		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
5524721863		07/07/2026			537.61		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
5524722052		07/07/2026			157.98		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
9172588542		07/07/2026			1,283.48		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
9173038042		07/07/2026			208.92		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					8,531.69					
11858 AL WARREN OIL COMPANY INC										
W1848432	26000401	07/07/2026			19,244.00		07/07/2026	INV	APP	FUEL,
CHECK DATE:										
W1850090	26000401	07/07/2026			14,136.41		07/07/2026	INV	APP	FUEL,
CHECK DATE:										
					33,380.41					
15495 ALL AMERICAN CLEANING & JANITORIAL INC										
626G		07/07/2026			1,000.00		07/07/2026	INV	APP	CLEANI
CHECK DATE:										
18347 TGS DIGITAL SOLUTIONS INC										
8306		07/07/2026			378.53		07/07/2026	INV	APP	FLAG P
CHECK DATE:										
16235 ALLEGRA COAL CITY										
146860		07/07/2026			275.34		07/07/2026	INV	APP	PRINTI
CHECK DATE:										
6982 ALLIANCE FENCE CORP										
7182-1		07/07/2026			8,648.00		07/07/2026	INV	APP	GATE I
CHECK DATE:										
7182-2		07/07/2026			8,000.00		07/07/2026	INV	APP	FENCE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					16,648.00					
11433 ALPHA BUILDING MAINTENANCE SVC										
23928 CJ		07/07/2026			865.30		07/07/2026	INV	APP	JANITO
CHECK DATE:										
15477 ALTEC INDUSTRIES INC										
13646259		07/07/2026			801.61		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
16555 ALTORFER INDUSTRIES INC										
P58C0075291		07/07/2026			804.07		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
P58C0076264		07/07/2026			532.08		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
P58C0076837		07/07/2026			815.08		07/07/2026	INV	APP	AUTO P
CHECK DATE:										
					2,151.23					
15576 AMAZON CAPITAL SERVICES										
116R-7GFH-JJ6M		07/07/2026			40.92		07/07/2026	INV	APP	OFFICE
CHECK DATE:										
1364-FPFD-NW9R		07/07/2026			96.03		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
137K-9W96-6K3J		07/07/2026			39.96		07/07/2026	INV	APP	KEY RI
CHECK DATE:										
13TM-F1YM-RQ7Y		07/07/2026			25.25		07/07/2026	INV	APP	PRINTI
CHECK DATE:										
13TQ-HP7V-NRH4		07/07/2026			279.84		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
14KL-CDQJ-DV43		07/07/2026			695.94		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
16RJ-K64J-3YQM		07/07/2026			29.58		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1769-W41R-YRRK		07/07/2026			1,004.85		07/07/2026	INV	APP	COOLER
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
176X-X7TF-TJJP		07/07/2026			39.99		07/07/2026	INV	APP	URBAN
CHECK DATE:										
176Y-GLJX-WR9L		07/07/2026			637.00		07/07/2026	INV	APP	BACKPA
CHECK DATE:										
1C46-1FT4-V796		07/07/2026			576.33		07/07/2026	INV	APP	OFFICE
CHECK DATE:										
1D1G-1M64-YJPN		07/07/2026			59.50		07/07/2026	INV	APP	MEMORY
CHECK DATE:										
1F3F-PHWV-TLQ9		07/07/2026			-14.94		07/07/2026	CRM	APP	CREDIT
CHECK DATE:										
1F3H-YWR4-TRM6		07/07/2026			264.73		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1F3Q-P3LK-FNNC		07/07/2026			43.89		07/07/2026	INV	APP	PRINTI
CHECK DATE:										
1FC4-7W3L-LWCR		07/07/2026			142.57		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1FC4-7W3L-YH3T		07/07/2026			51.95		07/07/2026	INV	APP	TEMP N
CHECK DATE:										
1FLL-X9FL-99HC		07/07/2026			139.25		07/07/2026	INV	APP	SHOP S
CHECK DATE:										
1G3F-K7PQ-C7L6		07/07/2026			62.68		07/07/2026	INV	APP	POLICE
CHECK DATE:										
1GFK-N97R-FK1Q		07/07/2026			11.28		07/07/2026	INV	APP	OFFICE
CHECK DATE:										
1GTQ-7RYX-JYXM		07/07/2026			399.00		07/07/2026	INV	APP	JANITO
CHECK DATE:										
1HF4-33KP-9H9R		07/07/2026			442.08		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1HFC-9YN4-DLT7		07/07/2026			426.00		07/07/2026	INV	APP	CLEANE
CHECK DATE:										
1HFC-9YN4-H91W		07/07/2026			27.58		07/07/2026	INV	APP	WALL O
CHECK DATE:										
1HFQ-K6PQ-NLRM		07/07/2026			188.97		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1HFQ-K6PQ-P1JP		07/07/2026			150.00		07/07/2026	INV	APP	WATER
CHECK DATE:										
1HVR-N4RC-F3M3		07/07/2026			121.54		07/07/2026	INV	APP	OFFICE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
1HVR-N4RC-VWYH		07/07/2026			24.99		07/07/2026	INV	APP	CLEANI
CHECK DATE:										
1HY7-4MGR-1T3F		07/07/2026			21.90		07/07/2026	INV	APP	PACKIN
CHECK DATE:										
1HY7-4MGR-4KHQ		07/07/2026			43.53		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1JLC-DMK1-J46Q		07/07/2026			51.90		07/07/2026	INV	APP	FINGER
CHECK DATE:										
1JTT-RTDC-G4DL		07/07/2026			13.99		07/07/2026	INV	APP	DOOR C
CHECK DATE:										
1K11-73KV-39LV		07/07/2026			345.74		07/07/2026	INV	APP	PUSH W
CHECK DATE:										
1KJF-KPRC-XYPL		07/07/2026			177.52		07/07/2026	INV	APP	FIRST
CHECK DATE:										
1KQH-Y4WK-HV3L		07/07/2026			104.50		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1LLQ-YFN6-QGPQ		07/07/2026			329.50		07/07/2026	INV	APP	ELECTR
CHECK DATE:										
1MRD-6M6Y-R4W6		07/07/2026			212.00		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1NT9-1F4F-4MPM		07/07/2026			8.99		07/07/2026	INV	APP	MAGNET
CHECK DATE:										
1PNX-VT1C-N4GC		07/07/2026			17.98		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1PPW-TYVC-H4LK		07/07/2026			273.88		07/07/2026	INV	APP	BANKER
CHECK DATE:										
1PRV-F3GH-4CNG		07/07/2026			62.68		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1Q44-WHWC-DVN4		07/07/2026			8.99		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1QDV-TPQN-NTLD		07/07/2026			200.86		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1QH7-TRRT-HQDJ		07/07/2026			94.59		07/07/2026	INV	APP	OFFICE
CHECK DATE:										
1QMD-C37Y-GPGT		07/07/2026			289.98		07/07/2026	INV	APP	MISTIN
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1RH1-93WH-6WVX		07/07/2026			351.49		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1TKK-13QH-RYVL		07/07/2026			551.70		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1TWX-V9VF-Q3X7		07/07/2026			11.88		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1VKV-CCWX-VDKT		07/07/2026			30.88		07/07/2026	INV	APP	FOLDER
CHECK DATE:										
1VLT-G94J-1NVF		07/07/2026			659.46		07/07/2026	INV	APP	TV AND
CHECK DATE:										
1VQT-1GMP-HMK9		07/07/2026			193.55		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1VQT-1GMP-MT3M		07/07/2026			34.40		07/07/2026	INV	APP	OFFICE
CHECK DATE:										
1WNM-TQJD-9Y1F		07/07/2026			14.54		07/07/2026	INV	APP	OFFICE
CHECK DATE:										
1WQV-7C79-RLT1		07/07/2026			98.71		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1XFJ-MT6D-MLVY		07/07/2026			64.94		07/07/2026	INV	APP	OFFICE
CHECK DATE:										
1XKP-DNPT-3JFT		07/07/2026			47.83		07/07/2026	INV	APP	BIKE T
CHECK DATE:										
1XWK-KC9N-MXKD		07/07/2026			267.84		07/07/2026	INV	APP	FLASH
CHECK DATE:										
1YD7-RWMV-KJQW		07/07/2026			74.85		07/07/2026	INV	APP	CLEANI
CHECK DATE:										
					10,667.36					
17855 AMERICAN HOIST & MANLIFT INC										
45705		07/07/2026			259.00		07/07/2026	INV	APP	DOOR R
CHECK DATE:										
19136 AMERICAN THERMAL WINDOW PRODUCTS INC										
260612	26000603	07/07/2026			12,338.50		07/07/2026	INV	APP	BUILDI
CHECK DATE:										
15915 AMS MECHANICAL SYSTEMS INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
809516-1		07/07/2026			389.00		07/07/2026	INV	APP	CITY H
CHECK DATE:										
810166-01		07/07/2026			443.00		07/07/2026	INV	APP	FIRE A
CHECK DATE:										
810342-01		07/07/2026			443.00		07/07/2026	INV	APP	DUCT D
CHECK DATE:										
					1,275.00					
13615 ANCHOR MECHANICAL INC										
DH-1826		07/07/2026			640.00		07/07/2026	INV	APP	JPD PH
CHECK DATE:										
DH-2363		07/07/2026			320.00		07/07/2026	INV	APP	JPD PH
CHECK DATE:										
NW-1531		07/07/2026			1,016.52		07/07/2026	INV	APP	JPD VA
CHECK DATE:										
					1,976.52					
13868 APEX INDUSTRIAL AUTOMATION LLC										
1300202		07/07/2026			1,462.06		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
14247 AQUA THERM INC										
24656		07/07/2026			500.00		07/07/2026	INV	APP	QUATER
CHECK DATE:										
18068 ARBOR TEK LANDSCAPE SERVICES INC										
22277		07/07/2026			2,200.00		07/07/2026	INV	APP	EMERGE
CHECK DATE:										
11716 A T & T										
815Z99013206		07/07/2026			134.33		07/07/2026	INV	APP	BACKUP
CHECK DATE:										
15933 AT&T CORP/ACC BUSINESS										
1332107118		07/07/2026			1,331.89		07/07/2026	INV	APP	TELECO
CHECK DATE:										
3226487119		07/07/2026			737.08		07/07/2026	INV	APP	TELECO

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
3355397114		07/07/2026			1,194.24		07/07/2026	INV	APP	TELECO
CHECK DATE:										
3381908117		07/07/2026			833.98		07/07/2026	INV	APP	TELECO
CHECK DATE:										
5049107114		07/07/2026			526.44		07/07/2026	INV	APP	TELECO
CHECK DATE:										
5624766111		07/07/2026			526.44		07/07/2026	INV	APP	TELECO
CHECK DATE:										
					5,150.07					
17992 AT&T MOBILITY II LLC										
287313801242		07/07/2026			72.48		07/07/2026	INV	APP	FIRSTN
CHECK DATE:										
11591 AUSTIN TYLER CONSTRUCTION INC										
171		07/07/2026			2,505.22		07/07/2026	INV	APP	PLAQUE
CHECK DATE:										
2604-02	26000742	07/07/2026			1,066,424.95		07/07/2026	INV	APP	Cunnin
CHECK DATE:										
2605-01	26000744	07/07/2026			958,896.00		07/07/2026	INV	APP	Twin O
CHECK DATE:										
					2,027,826.17					
13824 AZAVAR AUDIT SOLUTIONS INC										
159567		07/07/2026			709.73		07/07/2026	INV	APP	JUNE 2
CHECK DATE:										
11496 B&H TECHNICAL SERVICES INC										
1-300MR		07/07/2026			13.50		07/07/2026	INV	APP	OVERAG
CHECK DATE:										
3-397MR		07/07/2026			9.27		07/07/2026	INV	APP	OVERAG
CHECK DATE:										
4-24MA26		07/07/2026			135.00		07/07/2026	INV	APP	MAINTE
CHECK DATE:										
5-23MA26		07/07/2026			135.00		07/07/2026	INV	APP	MAINTE
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5-411MR		07/07/2026			13.86		07/07/2026	INV	APP	OVERAG
CHECK DATE:										
6-23MA26		07/07/2026			135.00		07/07/2026	INV	APP	MAINTE
CHECK DATE:										
					441.63					
7112 BAXTER & WOODMAN INC										
0280650	26000814	07/07/2026			252.00		07/07/2026	INV	APP	2025 M
CHECK DATE:										
0285844	26000301	07/07/2026			6,843.75		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
0285858	26000814	07/07/2026			260.00		07/07/2026	INV	APP	2025 M
CHECK DATE:										
0285939	26000166	07/07/2026			211,492.75		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
0285959	26000467	07/07/2026			14,074.75		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
0285980	26000349	07/07/2026			6,649.95		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
0285993	26000297	07/07/2026			7,651.25		07/07/2026	INV	APP	2026 P
CHECK DATE:										
285768	26000298	07/07/2026			12,078.78		07/07/2026	INV	APP	PSA 20
CHECK DATE:										
285830	26000299	07/07/2026			3,726.00		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
285833	26000299	07/07/2026			26,893.89		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
					289,923.12					
19263 BEECHER FIRE PROTECTION DISTRICT										
6192026		07/07/2026			80,000.00		07/07/2026	INV	APP	MENTAL
CHECK DATE:										
12948 SENFFNER NICHOLAS										
005252600		07/07/2026			1,800.00		07/07/2026	INV	APP	POWERW
CHECK DATE:										
05182600		07/07/2026			303.00		07/07/2026	INV	APP	WINDOW
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
05182601		07/07/2026			250.00		07/07/2026	INV	APP	WINDOW
CHECK DATE:										
05312602		07/07/2026			1,400.00		07/07/2026	INV	APP	POWERW
CHECK DATE:										
					3,753.00					
19248 BRIAN DROLET										
2022-0345		07/07/2026			10,000.00		07/07/2026	INV	APP	ZOLL F
CHECK DATE:										
10116 BOUND TREE MEDICAL										
66998590		07/07/2026			425.42		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
86228925		07/07/2026			899.02		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
86232390		07/07/2026			845.00		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
86245902		07/07/2026			1,097.02		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
86245903		07/07/2026			16.29		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
86247731		07/07/2026			1,792.00		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
86249098		07/07/2026			613.36		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
					5,688.11					
15486 BRANDT EXCAVATING INC										
1233	26000720	07/07/2026			597,567.60		07/07/2026	INV	APP	Contra
CHECK DATE:										
19266 BRIAN MOTYLL										
100		07/07/2026			200.00		07/07/2026	INV	APP	OPENIN
CHECK DATE:										
18331 BRONCO LANDSCAPING LLC										
0000227		07/07/2026			150.00		07/07/2026	INV	APP	GRASS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
0000228		07/07/2026			75.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000229		07/07/2026			75.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000230		07/07/2026			200.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000231		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000232		07/07/2026			200.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000233		07/07/2026			75.00		07/07/2026	INV	APP	JUNK C
CHECK DATE:										
0000234		07/07/2026			200.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000235		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000237		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000238		07/07/2026			100.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000239		07/07/2026			175.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000240		07/07/2026			100.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000241		07/07/2026			100.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000242		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000244		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000245		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
					2,350.00					
15057 BURNS & MCDONNELL ENGINEERING CO INC										
146020-38	26000316	07/07/2026			53,648.45		07/07/2026	INV	APP	PSA A

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
147443-25	26000316	07/07/2026			4,146.83		07/07/2026	INV	APP	PSA A
CHECK DATE:										
195767-1	26000519	07/07/2026			9,192.00		07/07/2026	INV	APP	2026 F
CHECK DATE:										
					66,987.28					
18578 BURNS MECHANICAL INC										
18470	26000745	07/07/2026			7,650.00		07/07/2026	INV	APP	PLUMBI
CHECK DATE:										
14050 BURRIS EQUIPMENT CO										
SW3009296-1		07/07/2026			725.01		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
15904 CALUMET CITY PLUMBING & HEATING CO INC										
73122	26000481	07/07/2026			139,837.36		07/07/2026	INV	APP	Contra
CHECK DATE:										
11996 CARUS CORPORATION										
SLS 10128187	26000173	07/07/2026			329.10		07/07/2026	INV	APP	2026 M
CHECK DATE:										
SLS 10128188	26000402	07/07/2026			3,114.48		07/07/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10128257	26000666	07/07/2026			364.82		07/07/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10128258	26000173	07/07/2026			1,869.98		07/07/2026	INV	APP	2026 M
CHECK DATE:										
SLS 10128259	26000402	07/07/2026			3,367.56		07/07/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10128260	26000666	07/07/2026			485.46		07/07/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10128377	26000666	07/07/2026			581.74		07/07/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10128378	26000402	07/07/2026			2,804.40		07/07/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10128382	26000666	07/07/2026			956.42		07/07/2026	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:										
SLS 10128383	26000402	07/07/2026			2,350.68		07/07/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10128384	26000173	07/07/2026			1,478.22		07/07/2026	INV	APP	2026 M
CHECK DATE:										
SLS 10128417	26000666	07/07/2026			2,441.22		07/07/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10128418	26000666	07/07/2026			617.12		07/07/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10128419	26000402	07/07/2026			2,922.96		07/07/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10128420	26000173	07/07/2026			1,163.11		07/07/2026	INV	APP	2026 M
CHECK DATE:										
SLS 10128421	26000666	07/07/2026			617.12		07/07/2026	INV	APP	2026 D
CHECK DATE:										
SLS 10128422	26000402	07/07/2026			2,706.36		07/07/2026	INV	APP	2026 S
CHECK DATE:										
SLS 10128423	26000173	07/07/2026			962.37		07/07/2026	INV	APP	2026 M
CHECK DATE:										
					29,133.12					
11714 CASE LOTS INC										
31283		07/07/2026			1,850.10		07/07/2026	INV	APP	JANITO
CHECK DATE:										
18601 CAVANAUGH & ASSOCIATES PA										
WE.24.011-23	26000746	07/07/2026			52,125.00		07/07/2026	INV	APP	PSA 20
CHECK DATE:										
WE.25.012-7	26000746	07/07/2026			8,550.00		07/07/2026	INV	APP	PSA 20
CHECK DATE:										
					60,675.00					
15568 CDM SMITH INC										
90265387		07/07/2026			5,043.75		07/07/2026	INV	APP	JOLIET
CHECK DATE:										
7617 CDWG COMPUTER CENTERS										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4949371	26000168	07/07/2026			79,992.00		07/07/2026	INV	APP	BARRAC
CHECK DATE:										
AJ58G9J		07/07/2026			6,011.70		07/07/2026	INV	APP	HEADSE
CHECK DATE:										
AJ64M6V		07/07/2026			2,041.20		07/07/2026	INV	APP	PORTAB
CHECK DATE:										
AJ78F5M		07/07/2026			371.98		07/07/2026	INV	APP	40 INC
CHECK DATE:										
AJ78T2S		07/07/2026			874.82		07/07/2026	INV	APP	BATTER
CHECK DATE:										
AJ7UF2V		07/07/2026			192.94		07/07/2026	INV	APP	ADDITI
CHECK DATE:										
AJ8SI5D		07/07/2026			4,301.73		07/07/2026	INV	APP	MICROS
CHECK DATE:										
					93,786.37					
18371 CHEMEX OF NORTHERN ILLINOIS INC										
100406		07/07/2026			1,044.75		07/07/2026	INV	APP	SOAP/W
CHECK DATE:										
13979 CHICAGO METROPOLITAN FIRE PREVENTION COMPANY										
IN00485642		07/07/2026			7,000.00		07/07/2026	INV	APP	ANNUAL
CHECK DATE:										
13667 CINTAS CORPORATION NO 2 UNIFORMS										
4267049803		07/07/2026			202.18		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
4270446375		07/07/2026			316.31		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
4270924929		07/07/2026			202.18		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
4271242802		07/07/2026			316.31		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
4271551762		07/07/2026			202.18		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
4271997191		07/07/2026			316.31		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
4272320846		07/07/2026			202.18		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
4272328092	26000047	07/07/2026			55.77		07/07/2026	INV	APP	Rug Se
CHECK DATE:										
4272745746		07/07/2026			316.31		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
4273051507		07/07/2026			202.18		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
4273487872		07/07/2026			316.31		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
					2,648.22					
13383 CINTAS FIRE PROTECTION										
0F94791682		07/07/2026			320.22		07/07/2026	INV	APP	FIRE E
CHECK DATE:										
0F94792324		07/07/2026			418.96		07/07/2026	INV	APP	EXIT L
CHECK DATE:										
					739.18					
17336 CIORBA GROUP INC										
7-34527	26000222	07/07/2026			130,065.25		07/07/2026	INV	APP	Phase
CHECK DATE:										
11432 CIT GROUP INC										
111P667488		07/07/2026			30.87		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
111P668270		07/07/2026			1,261.00		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
111P669973		07/07/2026			55.10		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
111P670672		07/07/2026			6.90		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					1,353.87					
15245 CLARK BAIRD SMITH LLP										
3944		07/07/2026			10,057.50		07/07/2026	INV	APP	LEGAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5602 CLARKE ENVIRONMENTAL MOSQUITO										
001039642	26000006	07/07/2026			37,950.00		07/07/2026	INV	APP	2025 M
CHECK DATE:										
14112 CLS BACKGROUND INVESTIGATIONS										
14805		07/07/2026			755.25		07/07/2026	INV	APP	EMPLOY
CHECK DATE:										
14886		07/07/2026			1,484.75		07/07/2026	INV	APP	EMPLOY
CHECK DATE:										
					2,240.00					
7307 COLLEGE OF DUPAGE										
17982		07/07/2026			149.00		07/07/2026	INV	APP	REGIST
CHECK DATE:										
18342A		07/07/2026			149.00		07/07/2026	INV	APP	REGIST
CHECK DATE:										
18342B		07/07/2026			149.00		07/07/2026	INV	APP	REGIST
CHECK DATE:										
					447.00					
10220 COMCAST										
274846590		07/07/2026			4,988.00		07/07/2026	INV	APP	COMCAS
CHECK DATE:										
8771201421392634	26000041	07/07/2026			2.29		07/07/2026	INV	APP	cable
CHECK DATE:										
8771201421392634	26000041	07/07/2026			2.29		07/07/2026	INV	APP	cable
CHECK DATE:										
					4,992.58					
19043 CONNOISSEUR MEDIA										
3866364-1		07/07/2026			2,430.00		07/07/2026	INV	APP	RADIO
CHECK DATE:										
3866364-2		07/07/2026			6,220.00		07/07/2026	INV	APP	RADIO
CHECK DATE:										
4177106-1		07/07/2026			1,990.00		07/07/2026	INV	APP	RADIO
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					10,640.00					
546 CONSTRUCTION BY CAMCO INC										
PAY APP #2	26000728	07/07/2026			150,353.08		07/07/2026	INV	APP	Contra
CHECK DATE:										
PAY APP #2-A	26000738	07/07/2026			432,777.90		07/07/2026	INV	APP	Contra
CHECK DATE:										
					583,130.98					
15872 CORE & MAIN LP										
Z069196	26000324	07/07/2026			140,175.00		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
Z160425	26000322	07/07/2026			21,384.00		07/07/2026	INV	APP	Purcha
CHECK DATE:										
Z167342	26000324	07/07/2026			74,808.00		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
Z182299	26000598	07/07/2026			4,016.00		07/07/2026	INV	APP	Hymax
CHECK DATE:										
					240,383.00					
11445 COTG CHICAGO OFFICE TECHNOLOGY GROUP										
IN6535478	26000682	07/07/2026			708.89		07/07/2026	INV	APP	MANAGE
CHECK DATE:										
18147 CHICAGO PARTS & SOUND LLC										
40V0137544		07/07/2026			834.85		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
40V0137827		07/07/2026			402.80		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
40V0137828		07/07/2026			704.90		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					1,942.55					
8438 CR LEONARD PLUMBING & HTG										
57044		07/07/2026			967.50		07/07/2026	INV	APP	JETTIN
CHECK DATE:										
16504 CRAWFORD MURPHY & TILLY INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
8	26000712	07/07/2026			60,344.45		07/07/2026	INV	APP	Contra
CHECK DATE:										
576 CRESCENT ELECTRIC SUPPLY										
S514143147.001		07/07/2026			69.79		07/07/2026	INV	APP	PARTS
CHECK DATE:										
S514151686.001		07/07/2026			390.54		07/07/2026	INV	APP	PARTS
CHECK DATE:										
					460.33					
3606 CRYER & OLSEN MECHANICAL INC										
11875-0		07/07/2026			1,764.13		07/07/2026	INV	APP	REPAIR
CHECK DATE:										
11876-0		07/07/2026			1,772.93		07/07/2026	INV	APP	REPAIR
CHECK DATE:										
					3,537.06					
17065 CULPEPPERS LAWN WORKS										
569		07/07/2026			175.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
571		07/07/2026			200.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
572		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
573		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
574	26000599	07/07/2026			2,103.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
575	26000600	07/07/2026			1,404.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
576		07/07/2026			200.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
578		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
					4,532.00					
18193 CYCLOMEDIA TECHNOLOGY INC										
2026-084	26000816	07/07/2026			32,370.00		07/07/2026	INV	APP	Roadwa

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
599 D CONSTRUCTION INC										
#2	26000813	07/07/2026			66,777.50		07/07/2026	INV	APP	24' Si
CHECK DATE:										
#2-A	26000815	07/07/2026			35,077.70		07/07/2026	INV	APP	24' Si
CHECK DATE:										
2600002.01	26000739	07/07/2026			894,566.10		07/07/2026	INV	APP	Contr
CHECK DATE:										
					996,421.30					
16882 DACRA ADJUDICATION SYSTEMS LLC										
2026-05-067		07/07/2026			4,091.50		07/07/2026	INV	APP	SOFTWA
CHECK DATE:										
13674 DEPUE MECHANICAL INC										
4397		07/07/2026			7,645.00		07/07/2026	INV	APP	HEATIN
CHECK DATE:										
4474		07/07/2026			1,340.21		07/07/2026	INV	APP	A/C UN
CHECK DATE:										
					8,985.21					
17371 DESHAZO CRANE										
0320922-IN		07/07/2026			1,070.00		07/07/2026	INV	APP	PROFES
CHECK DATE:										
18030 DISTINCT VISUAL SOLUTIONS										
11506		07/07/2026			540.00		07/07/2026	INV	APP	18 SIG
CHECK DATE:										
11541		07/07/2026			530.00		07/07/2026	INV	APP	18 SIG
CHECK DATE:										
					1,070.00					
13221 DIVE RIGHT IN SCUBA										
279154		07/07/2026			5,097.00		07/07/2026	INV	APP	DIVE T
CHECK DATE:										
280069		07/07/2026			835.73		07/07/2026	INV	APP	DIVE S
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
281207		07/07/2026			269.30		07/07/2026	INV	APP	DIVE S
CHECK DATE:										
					6,202.03					
15546 DIXON ENGINEERING INC										
26-0447	26000052	07/07/2026			1,132.50		07/07/2026	INV	APP	WELL 3
CHECK DATE:										
12431 DONOHUE & ASSOCIATES INC										
12606-107	26000359	07/07/2026			1,110.00		07/07/2026	INV	APP	2025 I
CHECK DATE:										
19179 DOUBLE A STRATEGIC ADVISORS LLC										
2026-004		07/07/2026			5,000.00		07/07/2026	INV	APP	CONSUL
CHECK DATE:										
18661 GOOCHER LANDSCAPE SERVICES, LLC										
3808		07/07/2026			2,850.00		07/07/2026	INV	APP	CUTTIN
CHECK DATE:										
3809		07/07/2026			8,800.00		07/07/2026	INV	APP	WATERI
CHECK DATE:										
3811		07/07/2026			300.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
3812		07/07/2026			350.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
3815		07/07/2026			5,550.00		07/07/2026	INV	APP	MULCHI
CHECK DATE:										
3817		07/07/2026			125.00		07/07/2026	INV	APP	PLANTI
CHECK DATE:										
3819		07/07/2026			9,880.00		07/07/2026	INV	APP	MULCHI
CHECK DATE:										
3823		07/07/2026			600.00		07/07/2026	INV	APP	WEEDIN
CHECK DATE:										
3824		07/07/2026			1,200.00		07/07/2026	INV	APP	CLEANU
CHECK DATE:										
3825		07/07/2026			1,700.00		07/07/2026	INV	APP	MULCHI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					31,355.00					
19089 EC MOWING LLC										
130		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
131		07/07/2026			200.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
144		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
158		07/07/2026			300.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
172		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
					950.00					
13643 EJ USA INC										
110260036768	26000593	07/07/2026			20,011.79		07/07/2026	INV	APP	Hydran
CHECK DATE:										
7582 ELLIOTT ELECTRIC INC										
33109		07/07/2026			7,450.00		07/07/2026	INV	APP	LIGHTI
CHECK DATE:										
33117	26000302	07/07/2026			3,855.00		07/07/2026	INV	APP	2026 E
CHECK DATE:										
33118	26000302	07/07/2026			5,130.00		07/07/2026	INV	APP	2026 E
CHECK DATE:										
33119	26000302	07/07/2026			2,565.00		07/07/2026	INV	APP	2026 E
CHECK DATE:										
33120	26000302	07/07/2026			7,360.00		07/07/2026	INV	APP	2026 E
CHECK DATE:										
33121	26000302	07/07/2026			3,105.00		07/07/2026	INV	APP	2026 E
CHECK DATE:										
33122		07/07/2026			57.39		07/07/2026	INV	APP	MATERI
CHECK DATE:										
33140		07/07/2026			4,875.00		07/07/2026	INV	APP	EXTERI
CHECK DATE:										
33179	26000167	07/07/2026			2,098.00		07/07/2026	INV	APP	CONSTR

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					36,495.39					
18604 EMS MANAGEMENT & CONSULTANTS, INC										
EMS-026333		07/07/2026			13,914.06		07/07/2026	INV	APP	PATIEN
CHECK DATE:										
16775 ENGINEERING ENTERPRISES INC										
87078	26000483	07/07/2026			942.00		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
87386	26000483	07/07/2026			427.00		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
					1,369.00					
18141 EVANS & DIXON, LLC										
2075962		07/07/2026			630.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
786 FASTENAL COMPANY										
ILJOL238238		07/07/2026			744.60		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
15901 FIELD TURF USA INC										
000741391		07/07/2026			2,706.99		07/07/2026	INV	APP	MAINTE
CHECK DATE:										
12460 FIRE SERVICE, INC.										
IL-27221		07/07/2026			617.44		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
IL-27399		07/07/2026			308.06		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					925.50					
17395 FIRR OAK PROPERTIES										
APRIL 2026		07/07/2026			1,539.70		07/07/2026	INV	APP	BIOSOL
CHECK DATE:										
816 FIRST AMERICAN TITLE INSURANCE COMPANY										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
154 - 154516245		07/07/2026			375.00		07/07/2026	INV	APP	SEJSD
CHECK DATE:										
154 - 154516246		07/07/2026			150.00		07/07/2026	INV	APP	SEJSD
CHECK DATE:										
154 - 154516247		07/07/2026			150.00		07/07/2026	INV	APP	SEJSD
CHECK DATE:										
154 - 154516250		07/07/2026			375.00		07/07/2026	INV	APP	SEJSD
CHECK DATE:										
					1,050.00					
18723 FLASHPARKING INC										
INV1123518		07/07/2026			150.00		07/07/2026	INV	APP	FLASH
CHECK DATE:										
4623 FLEET SAFETY SUPPLY										
86906		07/07/2026			4,039.73		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
86989	26000383	07/07/2026			116,969.96		07/07/2026	INV	APP	AUTOMO
CHECK DATE:										
					121,009.69					
13475 FLEETPRIDE INC										
135334613		07/07/2026			1,199.96		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
13348 FLEXIBLE BENEFIT SERVICE CORP										
FBS-1716072		07/07/2026			408.80		07/07/2026	INV	APP	FLEXIB
CHECK DATE:										
13970 FLOORING GUYS, INC										
11147B		07/07/2026			49,170.00		07/07/2026	INV	APP	POLICE
CHECK DATE:										
11330		07/07/2026			24,820.00		07/07/2026	INV	APP	POLICE
CHECK DATE:										
11440		07/07/2026			9,550.00		07/07/2026	INV	APP	FLOORI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					83,540.00					
4083 FOSTER COACH SALES INC										
31012		07/07/2026			594.00		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
31038		07/07/2026			2,164.20		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					2,758.20					
10005 FREEDOM FIRST AID & SAFETY										
56793		07/07/2026			131.55		07/07/2026	INV	APP	FIRST
CHECK DATE:										
6319 GARCIA, SAUL										
2026 JUNE		07/07/2026			150.00		07/07/2026	INV	APP	MEETIN
CHECK DATE:										
JUNE 2026		07/07/2026			850.00		07/07/2026	INV	APP	MEETIN
CHECK DATE:										
					1,000.00					
13439 GENE MAY HEATING & COOLING										
132031	26000471	07/07/2026			12,476.00		07/07/2026	INV	APP	EMERGE
CHECK DATE:										
11659 GENERAL MACHINE & TOOL CO										
62709		07/07/2026			140.00		07/07/2026	INV	APP	PARTS
CHECK DATE:										
62711		07/07/2026			1,840.00		07/07/2026	INV	APP	ROOF S
CHECK DATE:										
					1,980.00					
18231 GENSERVE LLC										
0610987-IN		07/07/2026			3,010.25		07/07/2026	INV	APP	GENERA
CHECK DATE:										
928 GEOTECH INC										
53979	26000812	07/07/2026			1,950.00		07/07/2026	INV	APP	Ontari
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
12403 GRAINGER										
9932112544		07/07/2026			167.04		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
9936325852		07/07/2026			343.34		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9937052661		07/07/2026			192.62		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9937262690		07/07/2026			132.96		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9940104012		07/07/2026			18.32		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9941073448		07/07/2026			174.79		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
9941073455		07/07/2026			1,438.09		07/07/2026	INV	APP	TOOLS
CHECK DATE:										
9941878937		07/07/2026			1,174.52		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9943580424		07/07/2026			150.81		07/07/2026	INV	APP	PARTS
CHECK DATE:										
9943744517		07/07/2026			358.97		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
9943779331		07/07/2026			400.00		07/07/2026	INV	APP	TOOLS
CHECK DATE:										
9944265108	26000067	07/07/2026			214.98		07/07/2026	INV	APP	Roadwa
CHECK DATE:										
9944865980		07/07/2026			697.86		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
9946553600		07/07/2026			509.80		07/07/2026	INV	APP	TOOLS
CHECK DATE:										
9948469284		07/07/2026			298.15		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9948469292		07/07/2026			1,980.63		07/07/2026	INV	APP	BATTER
CHECK DATE:										
9949175807		07/07/2026			168.69		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9949194741		07/07/2026			269.00		07/07/2026	INV	APP	JANITO

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
9949970074		07/07/2026			135.62		07/07/2026	INV	APP	CORDLE
CHECK DATE:										
9949986211		07/07/2026			28.60		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9952500057		07/07/2026			372.50		07/07/2026	INV	APP	JANITO
CHECK DATE:										
9953091197		07/07/2026			24.80		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
9954408077		07/07/2026			73.87		07/07/2026	INV	APP	PARTS
CHECK DATE:										
9956432919		07/07/2026			14.18		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9957874127		07/07/2026			1,615.93		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
9958296304		07/07/2026			306.70		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
9958587686		07/07/2026			219.22		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
9960303569		07/07/2026			1,061.63		07/07/2026	INV	APP	JANITO
CHECK DATE:										
9960303577		07/07/2026			183.87		07/07/2026	INV	APP	BATTER
CHECK DATE:										
9961596815		07/07/2026			747.95		07/07/2026	INV	APP	TOOLS
CHECK DATE:										
9962228509		07/07/2026			40.46		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
9962228517		07/07/2026			66.29		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
					13,582.19					
17980 GRANITE TELECOMMUNICATIONS LLC										
749156033		07/07/2026			7,953.56		07/07/2026	INV	APP	TELECO
CHECK DATE:										
18521 GREAT LAKES URBAN FORESTRY INC										
1705		07/07/2026			401.00		07/07/2026	INV	APP	FOREST

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
14241 GREAT LAKES WATER RESOURCES GROUP										
2092	26000621	07/07/2026			18,090.00		07/07/2026	INV	APP	WELL 2
CHECK DATE:										
2095	26000440	07/07/2026			90,466.00		07/07/2026	INV	APP	WELL 2
CHECK DATE:										
2096	26000441	07/07/2026			83,353.50		07/07/2026	INV	APP	WELL 5
CHECK DATE:										
					191,909.50					
14295 GREAT PYRENEES TECHNOLOGY LLC										
2026-0016	26000177	07/07/2026			1,140.00		07/07/2026	INV	APP	CONSUL
CHECK DATE:										
1022 HARRIS EQUIPMENT CORP										
WO-18931		07/07/2026			4,060.00		07/07/2026	INV	APP	REPAIR
CHECK DATE:										
15146 WEST JEFF AUTO SALES LLC										
557029JX3		07/07/2026			408.21		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
560861J		07/07/2026			25.71		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
560861JX1		07/07/2026			84.09		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					518.01					
11860 HAWKINS INC										
7418800	26000736	07/07/2026			11,271.84		07/07/2026	INV	APP	WELLS
CHECK DATE:										
18360 HBK ENGINEERING										
136806	26000431	07/07/2026			417.50		07/07/2026	INV	APP	PSA Do
CHECK DATE:										
14173 HEARTLAND BUSINESS SYSTEMS LLC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
889457-H	26000757	07/07/2026			65,839.02		07/07/2026	INV	APP	VIRTUA
CHECK DATE:										
889458-H		07/07/2026			2,727.06		07/07/2026	INV	APP	VMWARE
CHECK DATE:										
891875-H		07/07/2026			1,110.00		07/07/2026	INV	APP	IT HAR
CHECK DATE:										
					69,676.08					
19100 HENRICKSEN & COMPANY INC										
26010837	26000337	07/07/2026			5,826.59		07/07/2026	INV	APP	FURNIT
CHECK DATE:										
796909	26000337	07/07/2026			16,042.18		07/07/2026	INV	APP	FURNIT
CHECK DATE:										
					21,868.77					
17182 HENRY SCHEIN INC										
57514733		07/07/2026			331.00		07/07/2026	INV	APP	NASAL
CHECK DATE:										
18456 HERC RENTALS INC										
36513731-001	26000737	07/07/2026			10,380.00		07/07/2026	INV	APP	LIFTS
CHECK DATE:										
15357 HERVAS CONDON BERSANI PC										
24882		07/07/2026			1,250.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24883		07/07/2026			5,425.65		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24884		07/07/2026			150.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24885		07/07/2026			3,979.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24886		07/07/2026			2,350.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24914		07/07/2026			100.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24915		07/07/2026			1,600.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
24916		07/07/2026			100.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24917		07/07/2026			17,668.38		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24918		07/07/2026			2,555.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24919		07/07/2026			14,561.02		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
24920		07/07/2026			984.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
					50,723.05					
19233 HEYL, ROYSTER, VOELKER, & ALLEN, P.C.										
INTERIM 1897437		07/07/2026			29.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897438		07/07/2026			142.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897439		07/07/2026			243.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897440		07/07/2026			161.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897441		07/07/2026			2,137.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897442		07/07/2026			1,149.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897443		07/07/2026			57.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897444		07/07/2026			142.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897445		07/07/2026			142.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897446		07/07/2026			161.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897447		07/07/2026			560.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897448		07/07/2026			161.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INTERIM 1897449		07/07/2026			161.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897450		07/07/2026			323.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897451		07/07/2026			731.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897452		07/07/2026			646.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897453		07/07/2026			475.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
INTERIM 1897454		07/07/2026			1,629.00		07/07/2026	INV	APP	LE
CHECK DATE:										
INTERIM 1897455		07/07/2026			418.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
					9,467.00					
2665 HIGH STAR TRAFFIC										
20550		07/07/2026			484.80		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
20551		07/07/2026			1,477.90		07/07/2026	INV	APP	CITY S
CHECK DATE:										
20601		07/07/2026			2,887.50		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
20723		07/07/2026			643.10		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
20800		07/07/2026			258.50		07/07/2026	INV	APP	SIGN I
CHECK DATE:										
20920		07/07/2026			13,923.20		07/07/2026	INV	APP	CURB S
CHECK DATE:										
					19,675.00					
18419 HINDSIGHT GRAPHICS LLC										
3048		07/07/2026			1,170.00		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
3056		07/07/2026			800.00		07/07/2026	INV	APP	VEHICL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,970.00					
15947 HOERR CONSTRUCTION INC										
126-158	26000325	07/07/2026			62,153.75		07/07/2026	INV	APP	Garnse
CHECK DATE:										
13679 HR GREEN INC										
204042	26000833	07/07/2026			7,691.25		07/07/2026	INV	APP	Profes
CHECK DATE:										
1151 ILL ASSN OF CHIEFS OF POLICE										
21523		07/07/2026			400.00		07/07/2026	INV	APP	2026 A
CHECK DATE:										
3902 ILL STATE POLICE										
20260506188		07/07/2026			135.00		07/07/2026	INV	APP	FINGER
CHECK DATE:										
9142 ILL STATE TOLL HIGHWAY AUTHORITY										
VN5910151302		07/07/2026			23.85		07/07/2026	INV	APP	TOLL C
CHECK DATE:										
16613 ILLINOIS GEOGRAPHIC INFORMATION SYSTEMS ASSOC										
4063		07/07/2026			100.00		07/07/2026	INV	APP	ILLINO
CHECK DATE:										
19260 JEFFREY MICHAEL BELLA										
05/20/2026		07/07/2026			300.00		07/07/2026	INV	APP	CITY S
CHECK DATE:										
260527MA		07/07/2026			3,150.00		07/07/2026	INV	APP	CITY S
CHECK DATE:										
					3,450.00					
13346 INFOSEND INC										
310976	26000479	07/07/2026			33,876.61		07/07/2026	INV	APP	PRINT/
CHECK DATE:										
310977		07/07/2026			1,593.47		07/07/2026	INV	APP	PRINTI
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					35,470.08					
10532 INTERNATIONAL CODE COUNCIL INC										
1002289812	26000831	07/07/2026			13,228.39		07/07/2026	INV	APP	Profes
CHECK DATE:										
1262 INTERSTATE BATTERIES INC										
50929382		07/07/2026			607.11		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
50929563		07/07/2026			818.50		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
50929593		07/07/2026			2,448.95		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
50929670		07/07/2026			657.58		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
50929701		07/07/2026			704.52		07/07/2026	INV	APP	BATTER
CHECK DATE:										
					5,236.66					
17457 ITERIS INC										
189633	26000460	07/07/2026			774.80		07/07/2026	INV	APP	Servic
CHECK DATE:										
190351	26000778	07/07/2026			2,480.00		07/07/2026	INV	APP	PES PH
CHECK DATE:										
					3,254.80					
19253 ESTEFANIA MENESES-SANCHEZ										
IZX-062326-001		07/07/2026			150.00		07/07/2026	INV	APP	CITY S
CHECK DATE:										
IZX-081126-002		07/07/2026			150.00		07/07/2026	INV	APP	CITY S
CHECK DATE:										
					300.00					
16802 JACK'S CAR WASH & OIL LUBE										
1086		07/07/2026			1,224.00		07/07/2026	INV	APP	CAR WA
CHECK DATE:										
19120 JC'S TOWING INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3119		07/07/2026			575.00		07/07/2026	INV	APP	TOW FE
CHECK DATE:										
1339 JCM UNIFORMS										
818166	26000181	07/07/2026			193.95		07/07/2026	INV	APP	POLICE
CHECK DATE:										
818433		07/07/2026			510.00		07/07/2026	INV	APP	OC SPR
CHECK DATE:										
818476	26000248	07/07/2026			750.00		07/07/2026	INV	APP	BALLIS
CHECK DATE:										
818491	26000252	07/07/2026			750.00		07/07/2026	INV	APP	BALLIS
CHECK DATE:										
818546	26000262	07/07/2026			750.00		07/07/2026	INV	APP	BALLIS
CHECK DATE:										
818857	26000420	07/07/2026			288.90		07/07/2026	INV	APP	CIVILI
CHECK DATE:										
819289		07/07/2026			6,597.00		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
819291		07/07/2026			5,887.50		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
819505		07/07/2026			110.00		07/07/2026	INV	APP	WALLET
CHECK DATE:										
819541	26000536	07/07/2026			750.00		07/07/2026	INV	APP	BALLIS
CHECK DATE:										
819546	26000537	07/07/2026			750.00		07/07/2026	INV	APP	BALLIS
CHECK DATE:										
819548	26000535	07/07/2026			750.00		07/07/2026	INV	APP	BALLIS
CHECK DATE:										
819550	26000532	07/07/2026			750.00		07/07/2026	INV	APP	BALLIS
CHECK DATE:										
819556	26000531	07/07/2026			750.00		07/07/2026	INV	APP	BALLIS
CHECK DATE:										
819562	26000533	07/07/2026			750.00		07/07/2026	INV	APP	BALLIS
CHECK DATE:										
819684		07/07/2026			87.50		07/07/2026	INV	APP	ALTERA
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
819692		07/07/2026			3,672.55		07/07/2026	INV	APP	CAP RE
CHECK DATE:										
819812	26000565	07/07/2026			74.95		07/07/2026	INV	APP	POLICE
CHECK DATE:										
819833	26000567	07/07/2026			132.95		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820055	26000558	07/07/2026			45.95		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820120	26000659	07/07/2026			45.95		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820129	26000642	07/07/2026			50.55		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820195		07/07/2026			940.00		07/07/2026	INV	APP	Compre
CHECK DATE:										
820216	26000576	07/07/2026			65.00		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820228		07/07/2026			737.29		07/07/2026	INV	APP	LIEUTE
CHECK DATE:										
820239	26000564	07/07/2026			74.95		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820260	26000611	07/07/2026			45.95		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820297	26000673	07/07/2026			209.35		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820387	26000694	07/07/2026			65.00		07/07/2026	INV	APP	SOS PO
CHECK DATE:										
820536		07/07/2026			89.95		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										
820565	26000747	07/07/2026			65.00		07/07/2026	INV	APP	SOS PO
CHECK DATE:										
820573	26000571	07/07/2026			65.00		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820601		07/07/2026			4,640.00		07/07/2026	INV	APP	STAFF
CHECK DATE:										
820612	26000648	07/07/2026			387.90		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820670	26000749	07/07/2026			883.15		07/07/2026	INV	APP	POLICE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
820946	26000796	07/07/2026			323.75		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820949	26000795	07/07/2026			323.75		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820956	26000793	07/07/2026			192.19		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820970	26000787	07/07/2026			414.80		07/07/2026	INV	APP	POLICE
CHECK DATE:										
820995	26000770	07/07/2026			725.65		07/07/2026	INV	APP	POLICE
CHECK DATE:										
821001	26000771	07/07/2026			414.80		07/07/2026	INV	APP	POLICE
CHECK DATE:										
821136	26000797	07/07/2026			323.75		07/07/2026	INV	APP	POLICE
CHECK DATE:										
821150		07/07/2026			20.00		07/07/2026	INV	APP	SHIPPI
CHECK DATE:										
					35,454.98					
10157 JEFFREY PRAH										
042026	26000781	07/07/2026			8,375.00		07/07/2026	INV	APP	CONSUL
CHECK DATE:										
19267 JOHN K. CONDRON										
07/17/2026		07/07/2026			900.00		07/07/2026	INV	APP	ENTERT
CHECK DATE:										
6/22/2026		07/07/2026			700.00		07/07/2026	INV	APP	OPENIN
CHECK DATE:										
					1,600.00					
1361 JOLIET REGION CHAMBER OF COMMERCE										
122194		07/07/2026			30.00		07/07/2026	INV	APP	LUNCH
CHECK DATE:										
122238		07/07/2026			40.00		07/07/2026	INV	APP	MEMBER
CHECK DATE:										
					70.00					
10764 JOLIET SUSPENSION INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
144462		07/07/2026			1,326.16		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
145577		07/07/2026			4,528.28		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
145642		07/07/2026			1,774.31		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
145793		07/07/2026			100.00		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					7,728.75					
19238 JUSTIFACTS CREDENTIAL VERIFICATION INC										
053126CJ		07/07/2026			75.00		07/07/2026	INV	APP	START
CHECK DATE:										
13029 K&D ENTERPRISE LANDSCAPE CONS INC										
21899		07/07/2026			3,600.00		07/07/2026	INV	APP	PROFES
CHECK DATE:										
14306 KANKAKEE TRUCK EQUIPMENT INC										
182042		07/07/2026			1,757.59		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
18979 KETCIK, STAN										
07/30/2026		07/07/2026			500.00		07/07/2026	INV	APP	ENTERT
CHECK DATE:										
9312 KIMBALL MIDWEST										
104509776		07/07/2026			1,571.05		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
104511273		07/07/2026			643.97		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
104512142		07/07/2026			2,268.98		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
104519391		07/07/2026			143.10		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
104522827		07/07/2026			424.52		07/07/2026	INV	APP	PARTS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
104539664		07/07/2026			1,055.76		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
104542660		07/07/2026			630.76		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
104550390		07/07/2026			995.23		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
104560975		07/07/2026			552.57		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
104562280		07/07/2026			172.00		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
104565316		07/07/2026			344.40		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					8,802.34					
16967 RAYMOND A KONCAR										
26001		07/07/2026			550.00		07/07/2026	INV	APP	OPENIN
CHECK DATE:										
18978 KOROSA, EDDIE										
9894		07/07/2026			600.00		07/07/2026	INV	APP	ENTERT
CHECK DATE:										
19155 KYNDONE PRODUCTIONS										
06192026-2		07/07/2026			2,000.00		07/07/2026	INV	APP	JUNETE
CHECK DATE:										
18828 LAMAR JOHNSON COLLABORATIVE INC, THE										
00025018053	26000225	07/07/2026			29,699.17		07/07/2026	INV	APP	Profes
CHECK DATE:										
16532 LAUTERBACH & AMEN LLP										
118594		07/07/2026			2,243.34		07/07/2026	INV	APP	GASB 7
CHECK DATE:										
4367 LAWN WORKS										
273794		07/07/2026			60.41		07/07/2026	INV	APP	FERTIL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
13142 LAWSON PRODUCTS INC										
9313218073		07/07/2026			67.27		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313303464		07/07/2026			957.08		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313338284		07/07/2026			2,698.10		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313340395		07/07/2026			7,081.64		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313340396		07/07/2026			4,128.14		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313350674		07/07/2026			86.88		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313355042		07/07/2026			60.61		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313362139		07/07/2026			28.96		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313375542		07/07/2026			192.36		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313385222		07/07/2026			121.22		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313470449		07/07/2026			3,389.79		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
9313472729		07/07/2026			1,857.30		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					20,669.35					
17957 LAW ENFORCEMENT RISK MANAGEMENT GROUP INC										
5311		07/07/2026			2,149.39		07/07/2026	INV	APP	TRAVEL
CHECK DATE:										
5312		07/07/2026			9,850.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
					11,999.39					
3635 LEN COX & SONS EXCAVATING										
4830	26000718	07/07/2026			816,259.00		07/07/2026	INV	APP	Contra

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
17949 LENNY'S GAS N WASH ROUTE 6 AND GOUGAR LLC										
6494		07/07/2026			2,072.00		07/07/2026	INV	APP	CAR WA
CHECK DATE:										
18780 LENOVO GLOBAL TECH										
ND75013644	26000763	07/07/2026			4,374.65		07/07/2026	INV	APP	TruSca
CHECK DATE:										
10407 LEXIS NEXIS RISK DATA MGMT INC										
1300292120		07/07/2026			1,060.90		07/07/2026	INV	APP	ACCIDE
CHECK DATE:										
16876 LIFE-ASSIST INC										
2136680		07/07/2026			416.29		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
19192 LINDE GAS & EQUIPMENT										
57430585		07/07/2026			301.25		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										
57430587		07/07/2026			99.75		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										
57430589		07/07/2026			60.75		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										
57430592		07/07/2026			190.75		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										
57430594		07/07/2026			268.75		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										
57430596		07/07/2026			93.25		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										
57430599		07/07/2026			184.25		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										
57430601		07/07/2026			99.75		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										
57430604		07/07/2026			73.75		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
57430606		07/07/2026			73.75		07/07/2026	INV	APP	OXYGEN
CHECK DATE:										
					1,446.00					
19252 JESSE R BECERRA										
100627		07/07/2026			800.00		07/07/2026	INV	APP	DJ SER
CHECK DATE:										
100628		07/07/2026			800.00		07/07/2026	INV	APP	DJ SER
CHECK DATE:										
					1,600.00					
18657 LOCKPORT TOWNSHIP FIRE PROTECTION DISTRICT										
6/22/2026		07/07/2026			80,000.00		07/07/2026	INV	APP	MENTAL
CHECK DATE:										
18835 LOW VOLTAGE SOLUTIONS										
35763		07/07/2026			3,320.00		07/07/2026	INV	APP	ACCESS
CHECK DATE:										
19277 MARCO OBAYA										
07/03/26		07/07/2026			900.00		07/07/2026	INV	APP	PERFOR
CHECK DATE:										
19262 MARYANN VALENZIO										
2024 DV 125		07/07/2026			765.00		07/07/2026	INV	APP	REPORT
CHECK DATE:										
1679 MC MASTER-CARR SUPPLY CO										
65938750		07/07/2026			346.17		07/07/2026	INV	APP	PARTS
CHECK DATE:										
5651 MCCANN INDUSTRIES,INC										
P98028		07/07/2026			1,085.24		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
13281 MEDWORKS-JOLIET										
432641		07/07/2026			45.00		07/07/2026	INV	APP	EMPLOY

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
432831		07/07/2026			85.00		07/07/2026	INV	APP	EMPLOY
CHECK DATE:										
433506		07/07/2026			130.00		07/07/2026	INV	APP	EMPLOY
CHECK DATE:										
					260.00					
18635 MELTWATER NEWS US INC										
IN-S151-596326		07/07/2026			11,135.00		07/07/2026	INV	APP	MELTWA
CHECK DATE:										
SF00416397		07/07/2026			11,135.00		07/07/2026	INV	APP	ANNUAL
CHECK DATE:										
					22,270.00					
13563 MENARDS-CRESTHILL										
5874		07/07/2026			182.45		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1704 MENARDS-JOLIET										
25359		07/07/2026			440.37		07/07/2026	INV	APP	WATER
CHECK DATE:										
25958-A		07/07/2026			100.05		07/07/2026	INV	APP	SHELVE
CHECK DATE:										
26233	26000015	07/07/2026			381.49		07/07/2026	INV	APP	2026 B
CHECK DATE:										
26255		07/07/2026			225.96		07/07/2026	INV	APP	SPRAYE
CHECK DATE:										
26306		07/07/2026			90.43		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
26394		07/07/2026			66.54		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
26501-A		07/07/2026			379.24		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
26597		07/07/2026			65.82		07/07/2026	INV	APP	ROCK B
CHECK DATE:										
26715		07/07/2026			63.03		07/07/2026	INV	APP	PARTS/
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
26719		07/07/2026			217.13		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
26743		07/07/2026			51.53		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
26799		07/07/2026			18.59		07/07/2026	INV	APP	LIGHTS
CHECK DATE:										
26807		07/07/2026			74.21		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
26864-A		07/07/2026			423.80		07/07/2026	INV	APP	PAINT/
CHECK DATE:										
26914	26000034	07/07/2026			30.20		07/07/2026	INV	APP	Roadwa
CHECK DATE:										
26916	26000034	07/07/2026			79.91		07/07/2026	INV	APP	Roadwa
CHECK DATE:										
27508		07/07/2026			138.80		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
27725		07/07/2026			132.15		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
27727		07/07/2026			33.78		07/07/2026	INV	APP	PARTS/
CHECK DATE:										
					3,013.03					
18811 MES SERVICE COMPANY LLC										
IN2505566		07/07/2026			174.00		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1713 METROPOLITAN INDUSTRIES										
INV084295		07/07/2026			952.00		07/07/2026	INV	APP	PARTS
CHECK DATE:										
INV085154		07/07/2026			651.00		07/07/2026	INV	APP	PARTS
CHECK DATE:										
INV085169		07/07/2026			3,214.00		07/07/2026	INV	APP	PARTS
CHECK DATE:										
					4,817.00					
19274 MICHAEL P. GUGLIELMUCCI										
28		07/07/2026			5,000.00		07/07/2026	INV	APP	Race F
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1736 MIDDLETON OVERHEAD DOORS INC										
10115677		07/07/2026			490.00		07/07/2026	INV	APP	DOOR R
CHECK DATE:										
10115702		07/07/2026			1,017.25		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
					1,507.25					
19053 MIOVISION TECHNOLOGIIES US LLC										
114628		07/07/2026			868.50		07/07/2026	INV	APP	INTERS
CHECK DATE:										
1775 MOORE GLASS INC										
I260469		07/07/2026			363.00		07/07/2026	INV	APP	WINDSH
CHECK DATE:										
I260513		07/07/2026			495.00		07/07/2026	INV	APP	WINDSH
CHECK DATE:										
I260529		07/07/2026			755.00		07/07/2026	INV	APP	WINDSH
CHECK DATE:										
					1,613.00					
17852 MORTON SALT INC										
5404015645	26000023	07/07/2026			4,376.94		07/07/2026	INV	APP	Rock S
CHECK DATE:										
1793 MOTOROLA SOLUTIONS - STARCOM										
8282345825		07/07/2026			1,824.80		07/07/2026	INV	APP	EARPIE
CHECK DATE:										
19279 OUR LADY OF MOUNT CARMEL										
105		07/07/2026			300.00		07/07/2026	INV	APP	OPENIN
CHECK DATE:										
12651 MY LEGACY AWARDS & ENGRAVING LLC										
2122		07/07/2026			760.00		07/07/2026	INV	APP	PLAQUE
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1336 NAPA GENUINE PARTS										
904690		07/07/2026			378.13		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
904715		07/07/2026			221.83		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
904753		07/07/2026			128.80		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905419		07/07/2026			77.85		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905421		07/07/2026			77.85		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905462		07/07/2026			96.90		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905495		07/07/2026			10.65		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905532		07/07/2026			545.35		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905570		07/07/2026			355.30		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905741		07/07/2026			61.65		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905768		07/07/2026			65.40		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905803		07/07/2026			60.87		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905932		07/07/2026			799.00		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
905950		07/07/2026			80.86		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
906052		07/07/2026			294.48		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
906064		07/07/2026			770.17		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
906451		07/07/2026			155.70		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
906555		07/07/2026			97.54		07/07/2026	INV	APP	VEHICL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
906576		07/07/2026			367.50		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
906646		07/07/2026			14.04		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
906947		07/07/2026			104.34		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
907013		07/07/2026			12.83		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
907283		07/07/2026			36.58		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
907285		07/07/2026			36.58		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
907299		07/07/2026			132.39		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
907533		07/07/2026			154.56		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
907610		07/07/2026			20.36		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
907724		07/07/2026			155.65		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
907730		07/07/2026			147.87		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
908110		07/07/2026			46.29		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
908218		07/07/2026			2,645.89		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					8,153.21					
1858 NATIONAL POWER RODDING CORP										
56577.0	26000626	07/07/2026			485,360.55		07/07/2026	INV	APP	Sanita
CHECK DATE:										
17946 NEW ERA SPREADING INC										
954	26000055	07/07/2026			187,620.95		07/07/2026	INV	APP	2026 B
CHECK DATE:										
962	26000055	07/07/2026			218,789.14		07/07/2026	INV	APP	2026 B
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
966	26000055	07/07/2026			222,359.30		07/07/2026	INV	APP	2026 B
CHECK DATE:										
					628,769.39					
1902 NORWALK TANK CO										
204434		07/07/2026			541.32		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
18887 ODELSON, MURPHEY, FRAZIER & MCGRATH, LTD										
61814		07/07/2026			3,757.50		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
17993 ODP BUSINESS SOLUTIONS LLC										
469940526001		07/07/2026			62.93		07/07/2026	INV	APP	OFFICE
CHECK DATE:										
469968145001		07/07/2026			15.99		07/07/2026	INV	APP	OFFICE
CHECK DATE:										
					78.92					
1918 OESTREICH SERV CO, INC										
246707		07/07/2026			2,025.20		07/07/2026	INV	APP	NEW LO
CHECK DATE:										
247198		07/07/2026			1,187.32		07/07/2026	INV	APP	REPAIR
CHECK DATE:										
247235		07/07/2026			7.30		07/07/2026	INV	APP	KEYS F
CHECK DATE:										
247250		07/07/2026			45.95		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
247257		07/07/2026			18.25		07/07/2026	INV	APP	STORAG
CHECK DATE:										
					3,284.02					
13189 OMEGA PLUMBING INC										
10113527		07/07/2026			350.00		07/07/2026	INV	APP	BACKUP
CHECK DATE:										
10113623		07/07/2026			1,015.00		07/07/2026	INV	APP	LEAK R
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,365.00					
18357 ORBIS SOLUTIONS INC										
5580085	26000731	07/07/2026			46,771.16		07/07/2026	INV	APP	SURVEI
CHECK DATE:										
17294 OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.										
22354		07/07/2026			1,025.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
1943 OXBO MUFFLER AND BRAKES										
7763		07/07/2026			980.00		07/07/2026	INV	APP	FLEX P
CHECK DATE:										
7772		07/07/2026			1,180.00		07/07/2026	INV	APP	MUFFLE
CHECK DATE:										
					2,160.00					
15974 PACE ANALYTICAL SERVICES, LLC										
267216922	26000010	07/07/2026			720.00		07/07/2026	INV	APP	2026 B
CHECK DATE:										
267216923	26000010	07/07/2026			540.00		07/07/2026	INV	APP	2026 B
CHECK DATE:										
267216924	26000010	07/07/2026			180.00		07/07/2026	INV	APP	2026 B
CHECK DATE:										
					1,440.00					
19154 PARKER TECHNOLOGY LLC										
59494		07/07/2026			1,169.94		07/07/2026	INV	APP	HELPME
CHECK DATE:										
13978 PARTNERS AND PAWS VET SERVICES LLC										
165253		07/07/2026			809.68		07/07/2026	INV	APP	K-9 UN
CHECK DATE:										
11251 PAUL CONWAY SHIELDS										
0548758		07/07/2026			326.50		07/07/2026	INV	APP	UNIFOR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2001 PETER PERELLA & COMPANY										
48600		07/07/2026			2,700.00		07/07/2026	INV	APP	NEW HA
CHECK DATE:										
48601		07/07/2026			3,000.00		07/07/2026	INV	APP	WATER
CHECK DATE:										
					5,700.00					
2985 PETROLEUM TECHNOLOGIES EQPMT INC										
187696		07/07/2026			1,768.20		07/07/2026	INV	APP	EMERGE
CHECK DATE:										
187948		07/07/2026			250.00		07/07/2026	INV	APP	INSPEC
CHECK DATE:										
187949		07/07/2026			250.00		07/07/2026	INV	APP	INSPEC
CHECK DATE:										
187951		07/07/2026			250.00		07/07/2026	INV	APP	INSPEC
CHECK DATE:										
					2,518.20					
2043 POEHNER, DILLMAN & MAHALIK										
70603020	26000503	07/07/2026			26,496.00		07/07/2026	INV	APP	2026 P
CHECK DATE:										
7740 POMP'S TIRE SERVICE INC										
411226974		07/07/2026			615.60		07/07/2026	INV	APP	TIRES
CHECK DATE:										
411227559		07/07/2026			500.16		07/07/2026	INV	APP	TIRES
CHECK DATE:										
411227832		07/07/2026			1,784.12		07/07/2026	INV	APP	TIRES
CHECK DATE:										
					2,899.88					
17235 PORTABLE JOHN INC										
306737		07/07/2026			340.00		07/07/2026	INV	APP	PORTAB
CHECK DATE:										
18681 PRESERVATION FUTURES LLC										
260602-001		07/07/2026			4,908.00		07/07/2026	INV	APP	ORAL H
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
260602-002		07/07/2026			5,364.00		07/07/2026	INV	APP	AFRICA
CHECK DATE:										
					10,272.00					
19167 BLUETRITON BRANDS INC										
06F6704609403	26000513	07/07/2026			249.45		07/07/2026	INV	APP	Office
CHECK DATE:										
06F6704808171	26000513	07/07/2026			132.39		07/07/2026	INV	APP	Office
CHECK DATE:										
16F0122703564		07/07/2026			373.93		07/07/2026	INV	APP	SERVIC
CHECK DATE:										
					755.77					
18806 PRO-VIGIL INC										
IN-412705		07/07/2026			956.69		07/07/2026	INV	APP	MONTHL
CHECK DATE:										
IN-418822		07/07/2026			956.69		07/07/2026	INV	APP	MONTHL
CHECK DATE:										
IN-424453		07/07/2026			14.35		07/07/2026	INV	APP	FINANC
CHECK DATE:										
IN-428013		07/07/2026			28.70		07/07/2026	INV	APP	FINANC
CHECK DATE:										
IN-431388		07/07/2026			28.70		07/07/2026	INV	APP	FINANC
CHECK DATE:										
IN-431555		07/07/2026			995.52		07/07/2026	INV	APP	MONTHL
CHECK DATE:										
					2,980.65					
18733 PROMOTION BUSINESS FILMS LLC										
000091		07/07/2026			1,600.00		07/07/2026	INV	APP	PHOTOG
CHECK DATE:										
17972 PYROTECNICO FIREWORKS INC										
63616		07/07/2026			23,795.00		07/07/2026	INV	APP	FIREWO
CHECK DATE:										
11910 R & S DISTRIBUTING, INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
R08199		07/07/2026			3,409.95		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
14078 RAY O'HERRON CO INC -DOWNERS GROVE										
2485597	26000595	07/07/2026			157.50		07/07/2026	INV	APP	SOS PO
CHECK DATE:										
15505 REASONABLE TREE EXPERTS										
11936		07/07/2026			2,175.00		07/07/2026	INV	APP	TREE R
CHECK DATE:										
19196 RECORD A HIT INC										
61073595		07/07/2026			1,670.00		07/07/2026	INV	APP	ENTERT
CHECK DATE:										
19272 THOMAS APPLING										
1		07/07/2026			550.00		07/07/2026	INV	APP	BI PAR
CHECK DATE:										
14221 MID-TOWN PETROLEUM ACQUISITION LLC										
X647685-IN		07/07/2026			1,027.39		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
2207 RENDELS INC										
128055		07/07/2026			35.66		07/07/2026	INV	APP	MAINTE
CHECK DATE:										
128109		07/07/2026			35.71		07/07/2026	INV	APP	SMALL
CHECK DATE:										
56501		07/07/2026			77.00		07/07/2026	INV	APP	INSPEC
CHECK DATE:										
56563		07/07/2026			77.00		07/07/2026	INV	APP	INSPEC
CHECK DATE:										
56570		07/07/2026			51.50		07/07/2026	INV	APP	INSPEC
CHECK DATE:										
56574		07/07/2026			51.50		07/07/2026	INV	APP	INSPEC
CHECK DATE:										
P-141864		07/07/2026			480.00		07/07/2026	INV	APP	TOW ST

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					808.37					
19270 RICHARD S. MADAL										
07/02/2026		07/07/2026			800.00		07/07/2026	INV	APP	ENTERT
CHECK DATE:										
14093 RJN GROUP INC										
38100313	26000311	07/07/2026			1,883.55		07/07/2026	INV	APP	2025 S
CHECK DATE:										
39770215	26000310	07/07/2026			6,990.00		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
39770303	26000619	07/07/2026			28,894.95		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
41550211	26000312	07/07/2026			3,571.55		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
41550302	26000719	07/07/2026			3,500.51		07/07/2026	INV	APP	2026 S
CHECK DATE:										
415523	26000308	07/07/2026			11,787.98		07/07/2026	INV	APP	2025 S
CHECK DATE:										
416420	26000512	07/07/2026			280.64		07/07/2026	INV	APP	PSA 25
CHECK DATE:										
					56,909.18					
2245 ROD BAKER FORD SALES INC										
79520		07/07/2026			178.00		07/07/2026	INV	APP	PLATE
CHECK DATE:										
79920		07/07/2026			1,245.50		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
CM79920		07/07/2026			-1,000.00		07/07/2026	CRM	APP	CORE R
CHECK DATE:										
					423.50					
2261 RON TIRAPELLI FORD, INC.										
675472		07/07/2026			256.85		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675505		07/07/2026			118.17		07/07/2026	INV	APP	VEHICL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
675564		07/07/2026			168.30		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675608		07/07/2026			71.17		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675610		07/07/2026			2,504.37		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675619		07/07/2026			177.19		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675721		07/07/2026			1,629.07		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675802		07/07/2026			1,009.65		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675823		07/07/2026			344.04		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675867		07/07/2026			881.76		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675879		07/07/2026			58.00		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675908		07/07/2026			151.77		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675950		07/07/2026			546.11		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675978		07/07/2026			44.33		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675979		07/07/2026			337.43		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
675995		07/07/2026			99.66		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
676006		07/07/2026			101.27		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					8,499.14					
16733 ROTARY CLUB OF JOLIET										
44		07/07/2026			325.00		07/07/2026	INV	APP	ANNUAL
CHECK DATE:										
14090 RUSH TRUCK CENTERS OF ILLINOIS INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3046247591		07/07/2026			361.92		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
3046279960		07/07/2026			284.77		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
3046282889		07/07/2026			16.99		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
3046321539		07/07/2026			361.92		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
3046329826		07/07/2026			331.99		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
3046377032		07/07/2026			187.80		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
3046497723		07/07/2026			750.34		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					2,295.73					
10088 SB FRIEDMAN DEVELOPMENT ADVISORS LLC										
8.28.25		07/07/2026			25,821.25		07/07/2026	INV	APP	ROCK R
CHECK DATE:										
9.28.25		07/07/2026			34,352.50		07/07/2026	INV	APP	ROCK R
CHECK DATE:										
					60,173.75					
19255 SCHAIN BANKS KENNY & SCHWARTZ LTD										
195268		07/07/2026			1,685.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										
18844 SEAL-RITE ASPHALT MAINTENANCE										
5107		07/07/2026			8,900.00		07/07/2026	INV	APP	REPAIR
CHECK DATE:										
5118		07/07/2026			5,200.00		07/07/2026	INV	APP	REPAIR
CHECK DATE:										
					14,100.00					
17602 SEASON AND TIME										
0000344		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
0000346		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000348		07/07/2026			100.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000350		07/07/2026			100.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
0000351		07/07/2026			150.00		07/07/2026	INV	APP	GRASS
CHECK DATE:										
					650.00					
2360 SERVICE INDUST SUPPLY INC										
147831		07/07/2026			21.20		07/07/2026	INV	APP	PARTS
CHECK DATE:										
148136		07/07/2026			1,672.50		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
148219		07/07/2026			5,023.89		07/07/2026	INV	APP	PARTS
CHECK DATE:										
					6,717.59					
19268 SERVICE SANITATION, INC.										
9325177		07/07/2026			160.71		07/07/2026	INV	APP	CIty S
CHECK DATE:										
9348774		07/07/2026			180.00		07/07/2026	INV	APP	PORT-A
CHECK DATE:										
9364287		07/07/2026			56.25		07/07/2026	INV	APP	PORT-A
CHECK DATE:										
9373091		07/07/2026			56.25		07/07/2026	INV	APP	City S
CHECK DATE:										
9383383		07/07/2026			300.00		07/07/2026	INV	APP	CIty S
CHECK DATE:										
					753.21					
14076 SHAW SUBURBAN MEDIA GROUP										
2318484		07/07/2026			95.54		07/07/2026	INV	APP	2026 F
CHECK DATE:										
2319883		07/07/2026			95.54		07/07/2026	INV	APP	2026 R
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					191.08					
16855 SHEFFIELD SAFETY & LOSS CONTROL LLC										
20073330	26000475	07/07/2026			13,812.50		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
20073400	26000721	07/07/2026			24,056.11		07/07/2026	INV	APP	CONSUL
CHECK DATE:										
					37,868.61					
2389 SHERWIN-WILLIAMS										
09910108670626		07/07/2026			643.31		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
16907 SHOREWOOD DTG SHIRTS AND MORE INC										
ORD-61716		07/07/2026			518.00		07/07/2026	INV	APP	CRISIS
CHECK DATE:										
2392 SHOREWOOD HOME & AUTO										
01-518936		07/07/2026			497.12		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
01-519352	26000035	07/07/2026			151.47		07/07/2026	INV	APP	HAND T
CHECK DATE:										
01-519396		07/07/2026			115.65		07/07/2026	INV	APP	REPAIR
CHECK DATE:										
01-519652		07/07/2026			617.16		07/07/2026	INV	APP	ENGINE
CHECK DATE:										
01-519789		07/07/2026			27.99		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
01-520136	26000035	07/07/2026			50.94		07/07/2026	INV	APP	HAND T
CHECK DATE:										
01-520674	26000035	07/07/2026			107.96		07/07/2026	INV	APP	HAND T
CHECK DATE:										
01-520675	26000035	07/07/2026			75.99		07/07/2026	INV	APP	HAND T
CHECK DATE:										
01-521370		07/07/2026			151.48		07/07/2026	INV	APP	PARTS
CHECK DATE:										
01-521379		07/07/2026			408.13		07/07/2026	INV	APP	VEHICL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
01-522217	26000035	07/07/2026			191.99		07/07/2026	INV	APP	HAND T
CHECK DATE:										
					2,395.88					
12533 SIRCHIE ACQUISITION COMPANY LLC										
0741723-IN		07/07/2026			615.25		07/07/2026	INV	APP	EVIDEN
CHECK DATE:										
18568 SOUTH OAK DODGE INC										
1729306		07/07/2026			1,071.07		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1729932		07/07/2026			88.50		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
					1,159.57					
19234 STAALSEN CONSTRUCTION COMPANY INC										
2778	26000783	07/07/2026			151,136.85		07/07/2026	INV	APP	Ottawa
CHECK DATE:										
2472 STANDARD EQUIPMENT CO INC										
P10961		07/07/2026			4,140.71		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
P11067		07/07/2026			352.67		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
P11169		07/07/2026			1,524.03		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
P11211		07/07/2026			1,082.60		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
P11325		07/07/2026			35.16		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
P11379		07/07/2026			60.68		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
P11380		07/07/2026			6,437.69		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
P11472		07/07/2026			7,970.51		07/07/2026	INV	APP	VEHICL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					21,604.05					
2474 STANDARD TRUCK PARTS INC										
1034206		07/07/2026			289.88		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034211		07/07/2026			184.46		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034245		07/07/2026			2,337.26		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034246		07/07/2026			348.90		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034248		07/07/2026			82.26		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034260		07/07/2026			728.20		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034264		07/07/2026			101.50		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034270		07/07/2026			95.38		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034290		07/07/2026			23.62		07/07/2026	INV	APP	PARTS
CHECK DATE:										
1034292		07/07/2026			243.72		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034302		07/07/2026			105.19		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034334		07/07/2026			205.68		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034344		07/07/2026			205.55		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034351		07/07/2026			4,887.30		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034367		07/07/2026			676.37		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
1034405		07/07/2026			38.82		07/07/2026	INV	APP	PARTS
CHECK DATE:										
					10,554.09					
17176 STANTEC CONSULTING SERVICES INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2557126	26000367	07/07/2026			121,992.18		07/07/2026	INV	APP	Altern
CHECK DATE:										
2563235	26000367	07/07/2026			2,245,663.23		07/07/2026	INV	APP	Altern
CHECK DATE:										
					2,367,655.41					
11894 STERICYCLE INC										
8014573240		07/07/2026			984.97		07/07/2026	INV	APP	BIO-HA
CHECK DATE:										
2509 STEVE SPIESS CONSTRUCTION INC										
5515	26000730	07/07/2026			1,234,025.82		07/07/2026	INV	APP	Contra
CHECK DATE:										
12400 STIP BROS EXCAVATING INC										
49041	26000358	07/07/2026			39,131.77		07/07/2026	INV	APP	Lead S
CHECK DATE:										
19132 STIVERS STAFFING SERVICES, LLC										
1033339		07/07/2026			938.40		07/07/2026	INV	APP	TEMP S
CHECK DATE:										
1035159		07/07/2026			1,251.20		07/07/2026	INV	APP	TEMP S
CHECK DATE:										
1036334		07/07/2026			1,564.00		07/07/2026	INV	APP	TEMP S
CHECK DATE:										
1040051		07/07/2026			1,564.00		07/07/2026	INV	APP	TEMP S
CHECK DATE:										
					5,317.60					
11947 STRYKER EMS EQUIPMENT-										
9212416709		07/07/2026			811.20		07/07/2026	INV	APP	AMBULA
CHECK DATE:										
17461 SUMMIT LAWNCARE INC										
215880	26000670	07/07/2026			866.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
215883	26000670	07/07/2026			866.00		07/07/2026	INV	APP	2026 G

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
215884	26000669	07/07/2026			866.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
215886	26000668	07/07/2026			866.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
215887	26000669	07/07/2026			866.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
215888	26000670	07/07/2026			866.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
215894	26000668	07/07/2026			866.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
215899	26000668	07/07/2026			866.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
215900	26000669	07/07/2026			866.00		07/07/2026	INV	APP	2026 G
CHECK DATE:										
					7,794.00					
18732 SUPERMERCADO EL GUERO DE JOLIET INC										
NOVEMBER 2024		07/07/2026			128.69		07/07/2026	INV	APP	SHARD
CHECK DATE:										
19011 SUR-TEC INC										
17261		07/07/2026			1,500.00		07/07/2026	INV	APP	ANNUAL
CHECK DATE:										
15648 T Y LIN INTERNATIONAL GREAT LAKES INC										
30102606209	26000775	07/07/2026			9,795.50		07/07/2026	INV	APP	Prof E
CHECK DATE:										
17345 T-MOBILE USA INC										
205556534-G		07/07/2026			67.00		07/07/2026	INV	APP	CAMERA
CHECK DATE:										
L2606030310		07/07/2026			50.00		07/07/2026	INV	APP	INVEST
CHECK DATE:										
L2606040238		07/07/2026			50.00		07/07/2026	INV	APP	INVEST
CHECK DATE:										
L2606160067		07/07/2026			100.00		07/07/2026	INV	APP	CASE 2

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
					267.00					
15578 TEKLAB INC										
348049	26000008	07/07/2026			170.75		07/07/2026	INV	APP	2026 B
CHECK DATE:										
348050	26000008	07/07/2026			170.75		07/07/2026	INV	APP	2026 B
CHECK DATE:										
348051	26000008	07/07/2026			170.75		07/07/2026	INV	APP	2026 B
CHECK DATE:										
					512.25					
19265 TERRANCE BEW										
6052026		07/07/2026			350.00		07/07/2026	INV	APP	DJ SER
CHECK DATE:										
19264 TERRANCE P. PEEPLES										
JJ061726		07/07/2026			1,500.00		07/07/2026	INV	APP	ENTERT
CHECK DATE:										
19188 THE FA BARTLETT TREE EXPERT COMPANY										
43584951		07/07/2026			875.00		07/07/2026	INV	APP	TREE M
CHECK DATE:										
19244 ALBERT SPEARS										
174123		07/07/2026			1,500.00		07/07/2026	INV	APP	ENTERT
CHECK DATE:										
174124		07/07/2026			1,500.00		07/07/2026	INV	APP	ENTERT
CHECK DATE:										
					3,000.00					
7618 THOMPSON ELECTRONICS COMPANY										
107526		07/07/2026			400.00		07/07/2026	INV	APP	SECURI
CHECK DATE:										
12548 THOMSON WEST										
853658764		07/07/2026			616.00		07/07/2026	INV	APP	LEGAL
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
853739533		07/07/2026			196.00		07/07/2026	INV	APP	JUNE 2
CHECK DATE:										
853745146		07/07/2026			2,348.00		07/07/2026	INV	APP	WESTLA
CHECK DATE:										
					3,160.00					
13589 TIFCO INDUSTRIES INC										
72203260		07/07/2026			1,299.20		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
13030 TREADSTONE TIRE RECYCLING LLC										
34605		07/07/2026			78.50		07/07/2026	INV	APP	TIRE R
CHECK DATE:										
34606		07/07/2026			69.00		07/07/2026	INV	APP	TIRE R
CHECK DATE:										
34700		07/07/2026			94.00		07/07/2026	INV	APP	TIRE R
CHECK DATE:										
34704		07/07/2026			137.50		07/07/2026	INV	APP	TIRE R
CHECK DATE:										
					379.00					
15365 TRESSLER LLP										
533520		07/07/2026			442.00		07/07/2026	INV	APP	APRIL
CHECK DATE:										
533521		07/07/2026			1,872.00		07/07/2026	INV	APP	APRIL
CHECK DATE:										
533522		07/07/2026			857.50		07/07/2026	INV	APP	APRIL
CHECK DATE:										
533523		07/07/2026			849.43		07/07/2026	INV	APP	APRIL
CHECK DATE:										
533524		07/07/2026			1,182.05		07/07/2026	INV	APP	APRIL
CHECK DATE:										
533525		07/07/2026			3,151.30		07/07/2026	INV	APP	APRIL
CHECK DATE:										
533526		07/07/2026			1,717.00		07/07/2026	INV	APP	APRIL
CHECK DATE:										
533527		07/07/2026			40,218.55		07/07/2026	INV	APP	APRIL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
533528		07/07/2026			2,360.00		07/07/2026	INV	APP	APRIL
CHECK DATE:										
533529		07/07/2026			151.50		07/07/2026	INV	APP	APRIL
CHECK DATE:										
535934		07/07/2026			99.50		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535935		07/07/2026			9,809.50		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535936		07/07/2026			2,621.50		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535937		07/07/2026			806.00		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535938		07/07/2026			220.50		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535939		07/07/2026			1,914.32		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535940		07/07/2026			814.50		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535941		07/07/2026			1,045.00		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535942		07/07/2026			13,005.50		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535943		07/07/2026			182.00		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
535958		07/07/2026			298.50		07/07/2026	INV	APP	MAY 20
CHECK DATE:										
					83,618.15					
9199 TRI-K SUPPLIES INC										
129015		07/07/2026			1,443.30		07/07/2026	INV	APP	CLEANI
CHECK DATE:										
129044		07/07/2026			410.15		07/07/2026	INV	APP	JANITO
CHECK DATE:										
					1,853.45					
16784 TROTTER AND ASSOCIATES INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
26-26249	26000328	07/07/2026			6,516.00		07/07/2026	INV	APP	Lois P
CHECK DATE:										
26-26391	26000328	07/07/2026			10,761.50		07/07/2026	INV	APP	Lois P
CHECK DATE:										
					17,277.50					
13726 TRUCKVAULT INC										
298339	26000662	07/07/2026			2,443.50		07/07/2026	INV	APP	TRUCK
CHECK DATE:										
14082 TYLER TECHNOLOGIES INC										
CI100-00288242		07/07/2026			146,054.28		07/07/2026	INV	APP	Q3-202
CHECK DATE:										
12259 ULINE INC										
206140999	26000470	07/07/2026			32.61		07/07/2026	INV	APP	Handic
CHECK DATE:										
208734861		07/07/2026			811.27		07/07/2026	INV	APP	WIND M
CHECK DATE:										
208752398		07/07/2026			1,915.37		07/07/2026	INV	APP	UMBREL
CHECK DATE:										
208832207		07/07/2026			758.30		07/07/2026	INV	APP	JANITO
CHECK DATE:										
208870424		07/07/2026			183.75		07/07/2026	INV	APP	JANITO
CHECK DATE:										
209008688		07/07/2026			685.37		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
209078952		07/07/2026			1,230.17		07/07/2026	INV	APP	AIR FI
CHECK DATE:										
209213814		07/07/2026			523.41		07/07/2026	INV	APP	JPD MA
CHECK DATE:										
209492056		07/07/2026			243.02		07/07/2026	INV	APP	MIRROR
CHECK DATE:										
209524022		07/07/2026			439.13		07/07/2026	INV	APP	CH WOM
CHECK DATE:										
					6,822.40					
2718 UNDERGROUND PIPE & VALVE										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
080621		07/07/2026			5,065.34		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
080624		07/07/2026			358.00		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
080628		07/07/2026			330.00		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
080637		07/07/2026			1,173.90		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
					6,927.24					
17770 TELE-COMMUNICATIONS INC										
I289999		07/07/2026			3,330.00		07/07/2026	INV	APP	REPLAC
CHECK DATE:										
18307 UNION PACIFIC RAILROAD COMPANY										
90161771		07/07/2026			2,344.86		07/07/2026	INV	APP	ENGINE
CHECK DATE:										
90163717		07/07/2026			2,200.25		07/07/2026	INV	APP	ENGINE
CHECK DATE:										
					4,545.11					
13844 UNIVAR SOLUTIONS USA LLC										
53902713	26000049	07/07/2026			2,092.50		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53917702	26000049	07/07/2026			2,557.50		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53930701	26000049	07/07/2026			423.15		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53930702	26000049	07/07/2026			1,255.50		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53930703	26000049	07/07/2026			790.50		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53930704	26000049	07/07/2026			476.63		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53933555	26000049	07/07/2026			348.75		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53933556	26000049	07/07/2026			1,127.63		07/07/2026	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:										
53933557	26000049	07/07/2026			2,113.43		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53946276	26000049	07/07/2026			1,553.10		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53946278	26000049	07/07/2026			532.43		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53946279	26000049	07/07/2026			632.40		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53946281	26000049	07/07/2026			709.13		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53949831	26000049	07/07/2026			518.48		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53949832	26000049	07/07/2026			2,499.38		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53949833	26000049	07/07/2026			1,557.75		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53962434	26000049	07/07/2026			481.28		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53962436	26000049	07/07/2026			1,297.35		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53962437	26000049	07/07/2026			597.53		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53962438	26000049	07/07/2026			434.78		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53962440	26000049	07/07/2026			788.18		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53965589	26000049	07/07/2026			388.28		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53965591	26000049	07/07/2026			1,034.63		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53965593	26000049	07/07/2026			1,685.63		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53965594	26000049	07/07/2026			606.82		07/07/2026	INV	APP	2026 D
CHECK DATE:										
53978448	26000049	07/07/2026			527.78		07/07/2026	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
53978449	26000049	07/07/2026			476.63		07/07/2026	INV	APP	2026 D
CHECK DATE:										
					27,507.15					
13372 UNLIMITED FIRE RESTORATION INC										
363 ONEIDA		07/07/2026			360.00		07/07/2026	INV	APP	BOARD
CHECK DATE:										
18772 US SIGN & ELECTRIC LLC										
1717		07/07/2026			4,890.54		07/07/2026	INV	APP	BANNER
CHECK DATE:										
18272 HD SUPPLY INC										
INV01063078		07/07/2026			401.30		07/07/2026	INV	APP	PARTS
CHECK DATE:										
INV01068413		07/07/2026			173.89		07/07/2026	INV	APP	PARTS
CHECK DATE:										
INV01068659		07/07/2026			1,466.64		07/07/2026	INV	APP	PARTS
CHECK DATE:										
					2,041.83					
18454 USALCO LLC										
910233166	26000057	07/07/2026			4,883.15		07/07/2026	INV	APP	2026 A
CHECK DATE:										
910233172	26000057	07/07/2026			4,991.02		07/07/2026	INV	APP	2026 A
CHECK DATE:										
910233177	26000057	07/07/2026			4,982.23		07/07/2026	INV	APP	2026 A
CHECK DATE:										
910234160	26000057	07/07/2026			5,005.31		07/07/2026	INV	APP	2026 A
CHECK DATE:										
910234645	26000057	07/07/2026			4,972.29		07/07/2026	INV	APP	2026 A
CHECK DATE:										
910235594	26000057	07/07/2026			4,992.07		07/07/2026	INV	APP	2026 A
CHECK DATE:										
910236527	26000057	07/07/2026			4,971.91		07/07/2026	INV	APP	2026 A
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					34,797.98					
18380 USSI RENTALS INC										
7005839-IN		07/07/2026			4,100.00		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
15069 V3 COMPANIES										
10526655	26000317	07/07/2026			500.00		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
19275 SOUND WORKS PRODUCTIONS, INC.										
15063-2		07/07/2026			2,450.00		07/07/2026	INV	APP	Audio
CHECK DATE:										
2763 VARDAL SURVEYING SYSTEMS										
93747		07/07/2026			639.00		07/07/2026	INV	APP	EQUIPM
CHECK DATE:										
8769 VERIZON WIRELESS										
6144416877		07/07/2026			264.70		07/07/2026	INV	APP	VERIZO
CHECK DATE:										
7676 VERMEER ILLINOIS INC										
PQ3200		07/07/2026			361.18		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
PQ3335		07/07/2026			337.22		07/07/2026	INV	APP	PARTS
CHECK DATE:										
PQ4415		07/07/2026			317.08		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
S98696		07/07/2026			711.13		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
					1,726.61					
19038 VERTIGIS NORTH AMERICA										
#IN-VGNA-00010106	26000766	07/07/2026			23,600.00		07/07/2026	INV	APP	CONSUL
CHECK DATE:										
19271 VICTOR CELANIA										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
06/03/26		07/07/2026			1,100.00		07/07/2026	INV	APP	ENTERT
CHECK DATE:										
17534 LAW OFFICE OF VICTOR PUSCAS										
107		07/07/2026			350.00		07/07/2026	INV	APP	HEARIN
CHECK DATE:										
16754 VIDEOTEC CORP										
119506		07/07/2026			3,907.00		07/07/2026	INV	APP	REPAIR
CHECK DATE:										
119569		07/07/2026			7,257.00		07/07/2026	INV	APP	PHYSIC
CHECK DATE:										
					11,164.00					
18423 VOIANCE LANGUAGE SERVICES LLC										
SUMINV000875320526		07/07/2026			112.00		07/07/2026	INV	APP	INTERP
CHECK DATE:										
2797 W S DARLEY & CO INC										
17575902		07/07/2026			34.95		07/07/2026	INV	APP	FREIGH
CHECK DATE:										
17575904		07/07/2026			33.15		07/07/2026	INV	APP	FREIGH
CHECK DATE:										
					68.10					
8139 WASTE MANAGEMENT INC										
8369305-2007-4	26000809	07/07/2026			1,252,359.12		07/07/2026	INV	APP	MANAGE
CHECK DATE:										
19137 WENTWORTH TIRE SERVICE										
90036303		07/07/2026			1,600.00		07/07/2026	INV	APP	TIRES
CHECK DATE:										
90036699		07/07/2026			449.00		07/07/2026	INV	APP	TIRES
CHECK DATE:										
90036846		07/07/2026			5,946.44		07/07/2026	INV	APP	TIRES
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					7,995.44					
17086 WERDEN BUCK CO INC										
G9647		07/07/2026			227.99		07/07/2026	INV	APP	REPAIR
CHECK DATE:										
19256 WES KOCHEL INC										
1043652		07/07/2026			306.00		07/07/2026	INV	APP	TOW CH
CHECK DATE:										
2853 WEST SIDE TRACTOR SALES CO										
J31868		07/07/2026			1,164.60		07/07/2026	INV	APP	VEHICL
CHECK DATE:										
14009 WHITE CAP LP										
10023853874		07/07/2026			435.36		07/07/2026	INV	APP	SUPPLI
CHECK DATE:										
1374 WILL CO CENTER FOR ECONOMIC DEVELMT										
60269		07/07/2026			50,000.00		07/07/2026	INV	APP	CED AN
CHECK DATE:										
15762 WORLD KIA JOLIET										
JAN-APR 2026		07/07/2026			18,671.56		07/07/2026	INV	APP	SHARED
CHECK DATE:										
19250 ME TV MUSIC LLC										
07/27/26-08/30/26		07/07/2026			850.00		07/07/2026	INV	APP	ADVERT
CHECK DATE:										
2938 WUNDERLICH DOORS										
210136		07/07/2026			490.85		07/07/2026	INV	APP	DOOR R
CHECK DATE:										
210143		07/07/2026			2,250.34		07/07/2026	INV	APP	OVERHE
CHECK DATE:										
704458		07/07/2026			597.36		07/07/2026	INV	APP	OVERHE
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					3,338.55					
10750 WUNDERLICH-MALEC ENVIRONMENTAL										
29602	26000018	07/07/2026			5,281.99		07/07/2026	INV	APP	PSA fo
CHECK DATE:										
15649 XYLEM WATER SOLUTIONS USA INC										
3556E24632	26000409	07/07/2026			34,044.18		07/07/2026	INV	APP	ESTP -
CHECK DATE:										
19163 ZIESMER PLUMBING INC										
1316043026	26000524	07/07/2026			7,600.00		07/07/2026	INV	APP	Overhe
CHECK DATE:										
12899 ZOLL DATA SYSTEM										
INV00229821		07/07/2026			193.03		07/07/2026	INV	APP	WEBPCR
CHECK DATE:										
938 INVOICES					14,785,566.19					

** 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: 06/22/2026
Department: Finance
Final Action:
Title:
Agenda Date: 07/07/2026
Attachments: 07.07.26 Invoices
Entered by: rgatson@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 336-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:
Approve Payment to Will County Center for Economic Development for Annual Membership Dues in the amount of $50,000.000

BACKGROUND:
This item pertains to the City's annual dues for membership with the Will County Center for Economic Development. Approval of this item will ensure the City's continued participation and access to workforce trends, infrastructure improvements, emerging market opportunities and overall economic growth in Will County.

RECOMMENDATION:
Based on the above it is recommended that the Mayor and City Council Approve Payment to Will County Center for Economic Development for Annual Membership Dues in the amount of $50,000.000

powered by Legistar™

WILL COUNTY CENTER FOR ECONOMIC DEVELOPMENT

Invoice

60269

Invoicing Date: 01/31/2026
Member ID: 515
Invoice Due: 01/31/2026

Will County Center for Economic Development
203 N. Ottawa St., Suite 100
Joliet, IL 60432

Terry D'Arcy
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

Description	Qty	Rate	Amount
Annual CED Investment 01/01/2026 to 12/31/2026	**1.00**	**50,000.00**	**50,000.00**

Total:	**50,000.00**
Amt Paid:	**0.00**
Balance Due:	**50,000.00**

Thank you for your support. If you have any questions, please contact Michele Kubitz at michele.kubitz@willcountyced.com or by phone at 815-774-6073.

The CED is a 501(c)(6) Non Profit Corporation. In compliance with Federal law, 5% of your CED investment dollars are not tax deductible. This percentage represents our best estimate of CED lobbying related expenses, as defined by law.

Member ID	Invoice	Due Date	Total Due	Total Payment Enclosed
515	60269	01/31/2026	$50,000.00	$

Please verify address and provide corrections

Terry D'Arcy
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

Correct Address

Make checks payable to:

Will County Center for Economic Development
203 N. Ottawa St., Suite 100
Joliet, IL 60432

☐ MasterCard ☐ Visa ☐ American Express

Card No. Exp. Date Signature Sec. Code

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 336-26

File ID: 336-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/16/2026

Department: City Clerk/Business Services **Final Action:**

Title: Approve Payment to Will County Center for Economic Development for Annual Membership Dues in the amount of $50,000.000

Agenda Date: 07/07/2026

Attachments: 2026 CED Investment Invoice

Entered by: nhughes@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/30/2026	Kevin Sing	Approve	7/2/2026
1	2	6/30/2026	Todd Lenzie	Approve	7/2/2026
1	3	7/2/2026	Beth Beatty	Approve	7/2/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 337-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Purchase of Two (2) Specialty Trucks for the Department of Public Works in the Amount of $272,143.00

BACKGROUND:
The 2026 City Budget includes funding for replacement vehicles for the Electric and Sign Divisions. Both trucks will feature man boom technology, ensuring safe operation at various heights.

The Public Service Committee will review this matter.

CONCLUSION:
Prices were publicly solicited and requests were sent to nine (9) vendors for replacement trucks in the Electric and Sign Divisions. Two (2) vendors provided quotes to supply the vehicles. Additional upfit of the vehicles will be completed in-house.

Results are shown below:

Duralift DVT-29TS: Sign Division

- **$105,143.00 - Runnion Equipment**
- $142,000.00 - Smyrna Commercial Vehicles

Duralift DTA-42 (Insulated): Electric Division

- **$167,000.00 - Smyrna Commercial Vehicles**
- $171,807.00 - Runnion Equipment

Sufficient funding exists in the Vehicle Replacement Fund (Org 30190000 (PW), Object 557500, $272,413.00) for these purchases.

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

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

RECOMMENDATION:
Based upon the above, it is recommended that the Mayor and City Council approve the purchase of one (1) Duralift DVT-29TS from Runnion Equipment in the amount of $105,143.00 and one (1)

Duralift DTA-42 from Smyrna Commercial Vehicles in the amount of $167,000.00.

powered by Legistar™

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 337-26

File ID: 337-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/16/2026

Department: Public Works **Final Action:**

Title: Approval of Purchase of Two (2) Specialty Trucks for the Department of Public Works in the Amount of $272,143.00

Agenda Date: 07/07/2026

Entered by: jsprice@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/23/2026	Greg Ruddy	Approve	6/24/2026
1	2	6/23/2026	Kevin Sing	Delegated	
Notes:	Delegated: Out Of Office				
1	3	6/23/2026	Christine Chinderle	Approve	6/25/2026
1	4	6/25/2026	Todd Lenzie	Approve	6/25/2026
1	5	7/2/2026	Beth Beatty	Approve	6/29/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 338-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Purchase of Six (6) Vehicles from Ron Tirapelli Ford in the Amount of $288,318.00

BACKGROUND:
The 2026 City Budget provides for the purchase of replacement vehicles for several departments.

The Public Service Committee will review this matter.

CONCLUSION:
Prices were publicly solicited, and requests were sent to nine (9) vendors for the units in question. Two (2) vendors provided quotes to supply the vehicles, with the exception of the Ford Maverick XLT models, which received only one (1) bid. Additional upfit of the vehicles will be completed in-house.

Results are shown below:

F550 Cab-Chassis XL for JFD use:
- **$65,288.00** - Ron Tirapelli Ford
- $66,071.00 - Rod Baker Ford

F350 Pick-Up XL for JFD use:
- **$117,024.00** (2 units at $58,541.00 each) - Ron Tirapelli Ford
- $118,268.00 (2 units at $59,134.00 each) - Rod Baker Ford

Ford Ranger XLT for Public Works use:
- **$38,692.00** - Ron Tirapelli Ford
- $40,041.00 - Rod Baker Ford

Ford Maverick XLT (2) for Community Service use:
- **$67,314.00** - (2 units at $33,657.00 each)

Sufficient funding exists in the Vehicle Replacement Fund / PW (Org 30190000, Object 557500, $38,692.00), Vehicle Replacement Fund / CED (Org 30120000, Object 557500, $67,314.00), and Capital Improvements / JFD (Org 30070020, Object 557500; $182,312.00) for these purchases.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases whose estimated cost is in excess of twenty-five thousand dollars ($25,000.00) may be awarded without written specifications

or bidding under certain circumstances. One (1) of these circumstances apply:

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

RECOMMENDATION:
Based upon the above, it is recommended that the Mayor and City Council approve the purchase of six (6) vehicles for City Fleet use from Ron Tirapelli Ford in the amount of $288,318.00.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 338-26

File ID: 338-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/16/2026

Department: Public Works **Final Action:**

Title: Approval of Purchase of Six (6) Vehicles from Ron Tirapelli Ford in the Amount of $288,318.00

Agenda Date: 07/07/2026

Entered by: jsprice@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/24/2026	Greg Ruddy	Approve	6/26/2026
1	2	6/25/2026	Kevin Sing	Approve	6/26/2026
1	3	6/25/2026	Todd Lenzie	Approve	6/29/2026
1	4	7/2/2026	Beth Beatty	Approve	6/29/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 339-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Amendment No. 3 to the Phase I, Phase II, and Phase III Professional Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL to Iteris Inc. in the Amount of $14,999.24

BACKGROUND:
On January 4, 2022, the Mayor and City Council approved a Professional Engineering Services contract for the Centralized Traffic Management System (CTMS) Improvement Project - Phase A to Iteris Inc. in an amount not to exceed $364,397.00. Subsequently, the Mayor and City Council have approved Amendment Numbers 1 and 2.

The Public Service Committee will review this matter.

CONCLUSION:
This professional services contract includes Phase I, Phase II and Phase III engineering services to complete the initial project development, the preparation of contract documents for the implementation / construction, as well as construction oversite. Iteris Inc. has completed the initial project development that will be used with all future phases of the project. Iteris Inc. has also prepared the contract documents used to bid and award the construction contract for the CTMS Phase A and Phase B projects and is completing the contract documents for Phase C. The City has updated the scope for Phase C in order to match the available funding that is programmed which resulted in the need for additional services from Iteris. Amendment No. 3, in the amount of $14,999.24 is the value of those additional services.

The Services will be added to the original contract utilizing time and material rates at a total cost not to exceed $14,999.24, resulting in a total contract cost of $711,512.10.

Funding will be charged to the Motor Fuel Tax Funds (Org 20090270, Object 557200, $14,999.24).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve Amendment No. 3 for the Phase I, Phase II and Phase III Engineering Services for the Joliet Centralized Traffic Management System Improvements Project in an amount not to exceed $14,999.24 on behalf of Iteris, Inc.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 339-26

File ID: 339-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/16/2026

Department: Public Works **Final Action:**

Title: Approval of Amendment No. 3 to the Phase I, Phase II, and Phase III Professional Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL to Iteris Inc. in the Amount of $14,999.24

Agenda Date: 07/07/2026

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/23/2026	Greg Ruddy	Approve	6/24/2026
1	2	6/23/2026	Kevin Sing	Delegated	
Notes:	Delegated: Out Of Office				
1	3	6/23/2026	Christine Chinderle	Approve	6/25/2026
1	4	6/25/2026	Todd Lenzie	Approve	6/25/2026
1	5	7/2/2026	Beth Beatty	Approve	6/29/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 340-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Change Order No. 1 for the County Line Road (Van Dyke Road - Kennedy Drive) Roadway Improvements Project - MFT Section No. 24-00569-00-WR to PT Ferro Construction Co., a Deduction in the Amount of ($16,122.71), and Payment No. 3 and Final in the Amount of $97,620.74

BACKGROUND:
On June 17th, 2025 the Mayor and City Council awarded a contract for the County Line Road (Van Dyke Road - Kennedy Drive) Roadway Improvements Project in the amount of $895,000.06 to PT Ferro Construction Co.

The Public Service Committee will review this matter.

CONCLUSION:
The project has been completed, inspected, and accepted by the Department of Public Works. Change Order No. 1, a net deduction in the amount of ($16,122.71) is the result of the following items:

1. Removal of a tree that was larger than anticipated.
2. Pavement marking plan modifications.
3. Balancing of final quantities.

Funds will be credited to the Motor Fuel Tax Fund - Rebuild IL Bond Funds / Infrastructure (Org 20090270, Object 557200, Project 25038, ($16,122.71)).

Also, please process Payment Request No. 3 & Final, in the amount of $97,620.74, on behalf of PT Ferro Construction Co.

RECOMMENDATION:

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

1. Approve Change Order No. 1, a net deduction in the amount of ($16,122.71).
2. Approve Payment Request No. 3 & Final, in the amount of $97,620.74, on behalf of PT Ferro Construction Co.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 340-26

File ID: 340-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/16/2026

Department: Public Works **Final Action:**

Title: Approval of Change Order No. 1 for the County Line Road (Van Dyke Road - Kennedy Drive) Roadway Improvements Project - MFT Section No. 24-00569-00-WR to PT Ferro Construction Co., a Deduction in the Amount of ($16,122.71), and Payment No. 3 and Final in the Amount of $97,620.74

Agenda Date: 07/07/2026

Entered by: gtierney@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/23/2026	Greg Ruddy	Approve	6/24/2026
1	2	6/23/2026	Kevin Sing	Delegated	
Notes:	Delegated: Out Of Office				
1	3	6/23/2026	Christine Chinderle	Approve	6/25/2026
1	4	6/25/2026	Todd Lenzie	Approve	6/25/2026
1	5	7/2/2026	Beth Beatty	Approve	6/29/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 341-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Approval of Change Order No. 3 for the 2024 Electrical Maintenance Assistance Contract to Meade Electric Company in the Amount of $19,237.51 and Payment Request No. 8 in the Amount of $49,527.97

BACKGROUND:
On September 3, 2024, the Mayor and City Council awarded a Price Agreement for the 2024 Electrical Maintenance Assistance Contract, in the amount of $100,000.00, to Meade Electric Co. Subsequently, the Mayor and City Council have approved Change Order No's. 1 and 2.

The Public Service Committee will review this matter.

CONCLUSION:
Change Order No. 3, a net addition in the amount of $19,237.51, is the result of the following items:

- Repair of a damaged fiber optic cable on Jefferson between Houbolt and Essington that was damaged by a contractor during construction activities. The City will be sending an invoice to the contractor for reimbursement for these expenses.

- Installing video detection equipment at signalized intersections and other repairs to the City's traffic signal and streetlight systems.

Sufficient funds exist for Change Order No. 3 utilizing the PW General Fund Electrical - Supplies / Equipment Parts (Org 09028000, Object 536104, $19,237.51).

Also, please process Payment Request No. 8, in the amount of $49,527.97, on behalf of Meade Electric Company.

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

1. Approve Change Order No. 3, a net addition in the amount of $19,237.51, to the 2024 Electrical Maintenance Assistance Contract.

2. Approve Payment Request No. 8, in the amount of $49,237.51, on behalf of Meade Electric Company.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 341-26

File ID: 341-26 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/16/2026

Department: Public Works **Final Action:**

Title: Approval of Change Order No. 3 for the 2024 Electrical Maintenance Assistance Contract to Meade Electric Company in the Amount of $19,237.51 and Payment Request No. 8 in the Amount of $49,527.97

Agenda Date: 07/07/2026

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/23/2026	Greg Ruddy	Approve	6/24/2026
1	2	6/25/2026	Kevin Sing	Approve	6/25/2026
1	3	6/25/2026	Todd Lenzie	Approve	6/29/2026
1	4	7/2/2026	Beth Beatty	Approve	6/29/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 343-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with the Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development

Ordinance Approving a Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development (PUD-7-26)

Ordinance Approving a Recording Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development (RP-9-26)

BACKGROUND:
The subject property was annexed into the City in 2004. On January 7, 2025, the City Council approved rezoning of the property to R-2 (Single-Family Residential) zoning. The preliminary plat for the entire subdivision buildout, consisting of 321 single-family and 76 townhouse dwelling units, was also approved at this time. The City Council approved the Recording Plat for the Phase 3 Subdivision on May 6, 2025. This subdivision was platted as one lot, with the intention of being resubdivided in the future to match the 78 single-family lots that were detailed on the Preliminary Plat. The applicant currently wishes to move forward with Final and Recording platting of the Phase 3 lot to build out the previously considered 78 single-family residential lots.

The overall number of lots (78) and lot geometry matches what was previously reviewed by the City when the Preliminary Plat for the overall subdivision was approved in 2025. Stormwater detention and site engineering were reviewed when the subject area was record platted last year. Lot sizes and setbacks confirm to R-2 (Single-Family Residential) zoning district regulations, with lots consisting of a minimum of 7,500 square feet and 30-foot front yard and 25-foot rear yard setbacks detailed on the plat. The subdivision involves the extension of three streets, Blue Sky Lane, Summit View Lane, and Scenic Trail, with the western edge of homes fronting Greywall Boulevard.

Elevations and floor plans of the approved home models have been attached. Homes would range between 1,366 and 2,571 square feet in size and feature 2-3 bathrooms and 3-5 bedrooms per unit.

The site will be subject to school site and school facilities fees, Joliet water and sewer connection fees, and the economic development impact fee. All new homes will be required to meet the City's Residential Construction and Anti-Monotony standards.

Approval of the requested Final Plat and Recording Plat will allow the construction of 78 single-family residential dwelling units within the Phase 3 portion of the Vista Ridge Planned Unit Development.

The proposed Final and Recording Plats of Resubdivision match the lot structure of the previously approved Preliminary Plat.

PUBLIC HEARING (PLAN COMMISSION):
The Plan Commission held a public hearing on the Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development at its June 18, 2026, meeting. Minutes of the meeting are attached.

RECOMMENDATION OF THE PLAN COMMISSION:
Mike Eulitz moved that the Plan Commission recommend approval of the Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development. Debbie Radakovich seconded the motion, which passed with seven (7) aye votes. Voting aye were: Commissioners Cox, Eulitz, Hammac, Leon, Martin, Radakovich, and Turk. Voting nay were: none. Commissioner Crompton was absent.

RECOMMENDATION OF THE ADMINISTRATION:
Staff concurs with the recommendation of the Plan Commission and recommends the Mayor and City Council adopt the following:

1. Ordinance Approving a Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development.

2. Ordinance Approving a Recording Plat of Resubdivison of Lot 1 of Vista Ridge Phase 3 Planned Unit Development, subject to the receipt of the following fees and documentation:
    a. A performance bond or letter of credit for public improvements;
    b. A one and one-quarter percent (1 ¼%) inspection fee for public improvements;
    c. An engineering review fee as determined by City staff.

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT OF RESUBDIVISION OF
(Lot 1 of Vista Ridge Phase 3 Planned Unit Development)

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

SECTION 1: The attached final plat is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

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

PASSED this ___ day of _____, 2026

_____ _____
MAYOR **CITY CLERK**

VOTING YES: _____

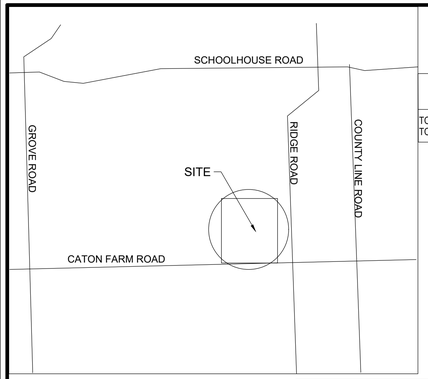
VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Resubdivision of Lot 1 Vista Ridge Phase 3 Planned Unit Development
PIN: 00-06-26-450-001-0000
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: PUD-7-26

FINAL PLAT
OF RESUBDIVISION OF
LOT 1 OF VISTA RIDGE, PHASE 3
- A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 09/05/2024
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 11/21/2024

THIS PLAT IS NOT FOR RECORD

OWNER / DEVELOPER

McNaughton Development
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

AREA TABLE - PHASE 3

SINGLE FAMILY LOTS	650,150 SQ. FT.	14.9254 AC.
RIGHT OF WAY HEREBY DEDICATED	137,426 SQ. FT.	3.1549 AC.
TOTAL AREA THIS SUBDIVISION	787,576 SQ. FT.	18.0803 AC.

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

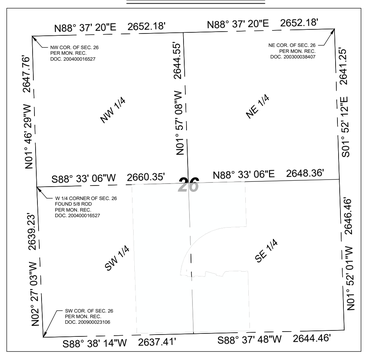
PARCEL 2:

THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

USE EXCEPTIONS

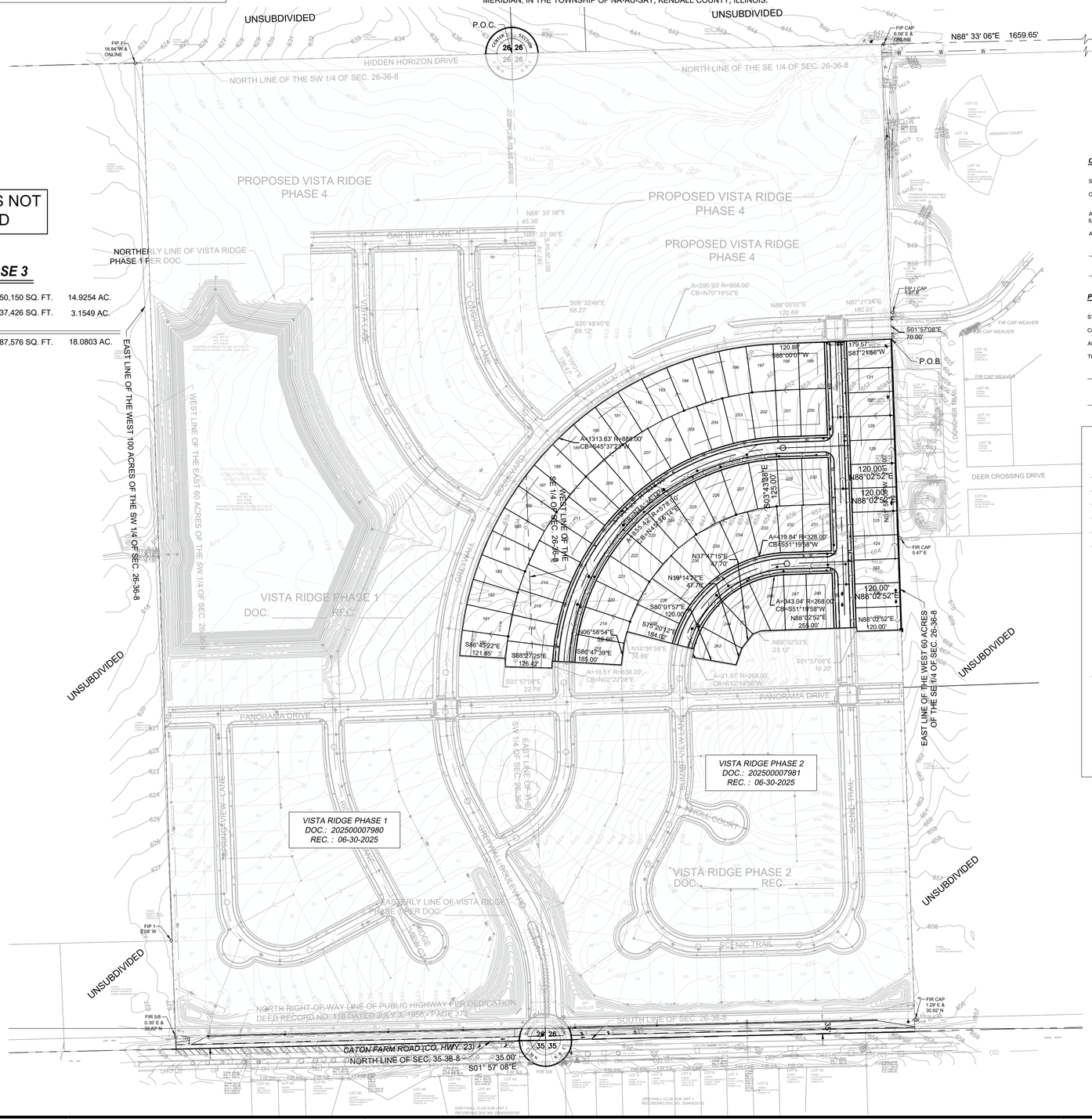
1. EXCEPTION TO REDUCE THE REQUIRED ROW FROM 66' TO 60'.
2. EXCEPTION TO ALLOW 4.45 DWELLING UNITS PER ACRE IN THE PROPOSED R-2 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 2.5 DWELLING UNITS PER ACRE, PER THE KENDALL COUNTY LAND USE PLAN.
3. EXCEPTION TO ALLOW 9.42 DWELLING UNITS PER ACRE IN THE PROPOSED R-4 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 6 DWELLING UNITS PER ACRE, PER THE REGULATIONS OF THE R-4 ZONING DISTRICT.
4. EXCEPTION TO ALLOW ROUNDABOUT AND EYEBROW RADII TO BE REDUCED FROM 75' TO 60'.
5. EXCEPTION TO REDUCE THE REQUIRED ROW OF GREYWALL BOULEVARD FROM 75' TO 70'.
6. REQUESTING AN EXCEPTION TO THE USE OF BRICK OR STONE IN EXTERIOR ELEVATIONS, PER SECTION 47-17.30(E) OF THE CITY'S ZONING ORDINANCE, TO ALLOW THE ATTACHED ELEVATIONS.

SECTION 26-36-8



NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
3. SINGLE FAMILY ZONING R-2



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

150' 0 75' 150' 300' 600'
1" = 150'

BENCHMARK

SOURCE:

STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013

ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: *STAINLESS STEEL ROD IN CASE 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59 AND 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK.*
LAT 41-33-53.1; LONG 88-12-01.9

SITE
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 633.15 (MEASURED)
DATUM: NAVD88
DESCRIPTION: *NW BOLT ON LIGHT STANDARD 4 FEET SOUTH OF SOUTH CURB LINE OF CATON FARM ROAD AND 809 FEET WEST OF WEST CURB LINE OF GREYWALL BOULEVARD.*

SITE
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 652.81 (MEASURED)
DATUM: NAVD88
DESCRIPTION: *SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 363 FEET EAST OF EAST CURB LINE OF GREYWALL BOULEVARD.*

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

SITE DATA- PHASE 3

PHASE 3 AREA	= 18.0803 AC.
ROW DEDICATION	= 3.1549 AC.
78 SINGLE FAMILY LOTS + ROW	= 18.0803 AC.
GROSS LAND USE (78 LOTS + ROW)	= 100%
NET LAND USE (78 LOTS W/OUT ROW)	= 14.9254 AC.
SINGLE FAMILY DENSITY (78/14.9254)	= 5.22 DU/AC
MINIMUM LOT SIZE	= 7,600 SF
MAXIMUM LOT SIZE	= 10,386 SF
AVERAGE LOT SIZE	= 8,335 SF

LEGEND

3 2 / 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05-01-26	REVISED PER CITY COMMENTS			
2	06-02-26	REVISED PER CITY COMMENTS			

FINAL PLAT
LOT 1 OF VISTA RIDGE, PHASE 3
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 1-27-25
FIELD WORK COMPLETED: N/A
DRAWN BY: MG
CHECKED BY: RMW
PROJECT MANAGER: CDB
SCALE: 1" = 150'

Project No: 241015
Group No: VP04.7
SHEET NO. 1 of 3

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 3_R1.dwg 6/2/2026

THIS PLAT IS NOT FOR RECORD

FINAL PLAT OF RESUBDIVISION OF LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

STATE PLANE MERIDIAN

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

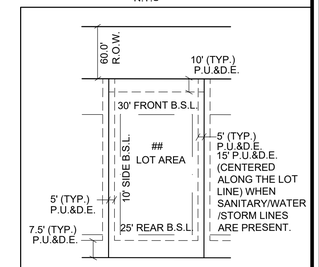
3 2 10 11 — SECTION CORNER

- SUBDIVISION BOUNDARY LINE
- UNDERLYING LOT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05-01-26	REVISED PER CITY COMMENTS			
2	06-02-26	REVISED PER CITY COMMENTS			

FINAL PLAT

LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	1-27-25	DRAWN BY:	MG	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = 150'

Project No: 241015
Group No: VP04.7
SHEET NO. 2 of 3

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 3_R1.dwg 6/2/2026

THIS PLAT IS NOT FOR RECORD

FINAL PLAT OF RESUBDIVISION OF LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT

P.I.N. 06-26-300-005
06-26-400-003

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

Parcel Table	
Parcel #	Area
121	7680.00 SF
122	7680.00 SF
123	7680.00 SF
124	7680.00 SF
125	7680.00 SF
126	7680.00 SF
127	7680.00 SF
128	7680.00 SF
129	7680.00 SF
130	7680.00 SF
131	7680.00 SF
132	9114.24 SF
180	8048.03 SF
181	8142.44 SF
182	8142.44 SF
183	8142.44 SF
184	8142.44 SF
185	8142.44 SF
186	8142.44 SF
187	8142.44 SF
188	8632.78 SF
189	9028.88 SF
190	8620.13 SF
191	8538.88 SF
192	8538.88 SF
193	8538.88 SF
194	8538.88 SF
195	8538.88 SF
196	8538.88 SF
197	8538.88 SF
198	8218.09 SF
199	8758.66 SF
200	8753.84 SF
201	7946.77 SF
202	8229.28 SF
203	8226.93 SF
204	8225.54 SF
205	8225.11 SF
206	8225.64 SF

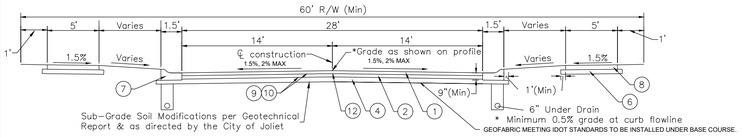
Parcel Table	
Parcel #	Area
207	8227.14 SF
208	8228.81 SF
209	7602.41 SF
210	8098.00 SF
211	8099.29 SF
212	8097.45 SF
213	8097.26 SF
214	8098.71 SF
215	8101.76 SF
216	8104.73 SF
217	8247.12 SF
218	8531.93 SF
219	8531.93 SF
220	8531.93 SF
221	8531.93 SF
222	8531.93 SF
223	8531.93 SF
224	8531.93 SF
225	8531.93 SF
226	8531.93 SF
227	8531.93 SF
228	8531.93 SF
229	8117.57 SF
230	8848.64 SF
231	9276.87 SF
232	8045.96 SF
233	8520.03 SF
234	8533.39 SF
235	8544.83 SF
236	8534.72 SF
237	8533.51 SF
238	8544.87 SF
239	8534.55 SF
243	8141.13 SF
244	8141.13 SF
245	8482.60 SF
246	9601.13 SF
247	8909.37 SF
248	10386.18 SF

NOTES

1. The right of way widths, pavement widths, and pavement thicknesses indicated on this sheet are minimums required by the City of Joliet. Greater dimensions may be provided and the City of Joliet may require greater dimensions as determined by the City. The developer/contractor shall review the plat and the plans to confirm the various widths indicated on this sheet and shall report any discrepancy to the City prior to proceeding with construction.
2. The location of proposed utilities as indicated hereon are based upon the experience of the City of Joliet and are so indicated to ensure the orderly development of the land. Strict adherence to the indicated location is required. Requests to change the location of the proposed utilities shall be submitted in writing to the City of Joliet. Utilities not meeting these requirements shall be removed and replaced as directed by the City of Joliet.
3. Arterial street and divided arterial streets are to be coordinated with the City of Joliet.
4. Local residential streets require only stop bars and crosswalk markings. Markings shall be thermoplastic in accordance with IDOT Standard Specifications. Refer to such drawings covering pavement markings, street signs and traffic control signs. A plan of proposed pavement markings shall be submitted to the City of Joliet for approval.
5. Vertical curves shall be provided with algebraic differences of 1.2% or greater and meet the following: minimum length of 100 feet, minimum K value of 25.
6. Minimum curb radius at the intersection of two local streets shall be twenty (20') feet and the minimum curb radius at an intersection not involving local streets shall be twenty–five (25') feet.
7. The cross slope on all streets, including intersections, shall be two (2%) percent or less.
8. Subbase and subgrade shall be tested in accordance with the Standard Specifications. Compaction testing shall be at the developer/contractor's expense and shall be preformed by an independent laboratory. Test results shall be submitted to the City prior to placing any material on the subbase subgrade. Once in place density test shall be completed for each lift according to the Standard Specifications.
9. Adequacy of subgrade shall be determined solely by the City based on a contractor performed proof roll with a fully loaded tri axle dump truck.
10. The contractor shall submit a detailed paving plan to the City. The paving plan shall show the location and type of jointing to be used in the construction. The location and type of jointing shall meet the requirements of the IDOT Standard Specifications.
6. Hot–Mix Asphalt & Portland Cement Concrete shall be tested in accordance with the Standard Specifications. Testing shall be at the developer/contractor's expense and shall be performed by an independent laboratory. Test results shall be submitted to the City for review. All existing practice and procedures shall meet IDOT QA/QC requirements.
7. Mix designs shall be submitted to the City for approval prior to construction of pavement. Chemical modification of soils per IDOT Standard Specifications shall be performed at the direction of the City of Joliet and be completed to a minimum depth of 14 inches. The mix design shall be determined in accordance with IDOT design procedures for soil modification or stabilization. The proposed design and construction procedure shall be submitted to the City. Unsatisfactory soil modifications, as determined by the City, may require an increase in depth of the aggregate base or binder. Geogrid may be used in lieu of, or in conjunction with, the chemical modification of soils, as directed by the City.
8. Minor arterials, arterials, and major arterials cross sections shall be determined by the IDOT pavement design manual and be approved by the Director of Public Works.
9. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall be accompanied by a warranty bond for a period of three (3) years upon acceptance of the improvements.
10. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall not thereafter be cut or opened for a period of ten years for construction/reconstruction and five years for overlays. If a street is to be opened during the moratorium period, the applicant will be subject to additional paving requirements as determined by the Director of Public Works.
11. Curb flag shall be 9 inches minimum or match pavement thickness, whichever is greater.

PAVEMENT LEGEND

① Hot–Mix Asphalt, Surface Course, IL–9.5, Mix "D", N50, 1.5"
② Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 2.5"
③ Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 4"
④ Sub–Base Granular Material, Type B, CA–06, 10"
⑤ Sub–Base Granular Material, Type B, CA–06, 6"
⑥ Sub–Base Granular Material, Type B, CA–06, 4"
⑦ Combination Concrete Curb & Gutter, Type B6.12 / M3.12
⑧ Portland Cement Concrete Sidewalk, 5" Thick
⑨ Bituminous Material Prime Coat
⑩ Aggregate Prime Coat
⑪ Strip Reflective Crack Control Treatment (as required)
⑫ Longitudinal Joint Sealant (LJS)



LOCAL RESIDENTIAL STREETS – Not to scale.

HOT-MIX ASPHALT MIXTURE REQUIREMENTS	
MIXTURE TYPE	AIR VOIDS @ Ndes
FLEXIBLE DEPTH PAVEMENT	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm); 1½"	4% @ 50 Gyr.
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50; 2½"	4% @ 50 Gyr.
DRIVEWAYS	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm)	4% @ 50 Gyr.

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ. YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE " SBS/SBR PG70-22" AND FOR NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE

SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) 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 EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE THE CITY OF JOLIET OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 3, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26 TOGETHER WITH THAT PART OF THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

LOT 1, VISTA RIDGE PHASE 3 PER DOC 202500007982.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ____ DAY OF _____, A.D., 20___.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05-01-26	REVISED PER CITY COMMENTS			

FINAL PLAT

LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 1-27-25	DRAWN BY: MG	PROJECT MANAGER: CDB	
FIELD WORK COMPLETED: N/A	CHECKED BY: RMW	SCALE: 1" = N/A	

Project No: 241015
Group No: VP04.7
SHEET NO. 3 of 3

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 3_R1.dwg 6/2/2026

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORDING PLAT OF RESUBDIVISION OF
(Lot 1 of Vista Ridge Phase 3 Planned Unit Development)

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

SECTION 1: The attached recording plat of resubdivision for Vista Ridge Phase 3 Planned Unit Development is hereby approved, subject to conditions set forth on the plat or in Exhibit "A" if any and the receipt of the following fees and documentation within 60 passage of this ordinance:

1. A performance bond or letter of credit for public improvements;

2. A one and one quarter percent (1¼%) inspection fee for public improvements;

3. An engineering review fee as determined by City staff.

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: _____

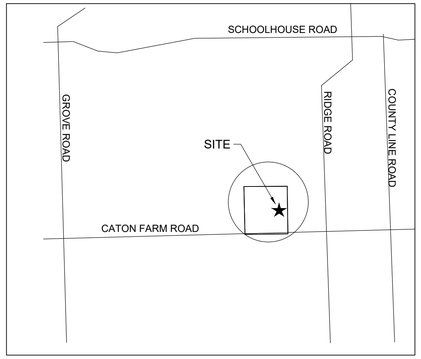
NOT VOTING: _____

SUBDIVISION: Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development
PLAN COMMISSION APPROVED: N/A
PIN: 00-06-26-450-001-0000
CED DOC. NO.: RP-9-26

FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

RECORDING PLAT OF RESUBDIVISION OF LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



VICINITY MAP
NOT TO SCALE

AREA TABLE

SINGLE FAMILY LOTS	650,150 SQ. FT.	14.9254 AC.
RIGHT OF WAY HEREBY DEDICATED	137,426 SQ. FT.	3.1549 AC.
TOTAL AREA THIS SUBDIVISION	787,576 SQ. FT.	18.0803 AC.

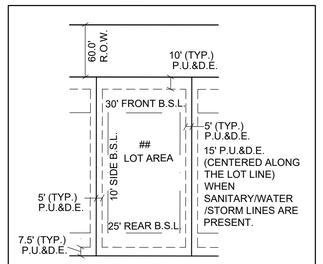
OWNER / DEVELOPER

Vista Ridge Investment, LLC
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

TYPICAL LOT DETAIL
N.T.S

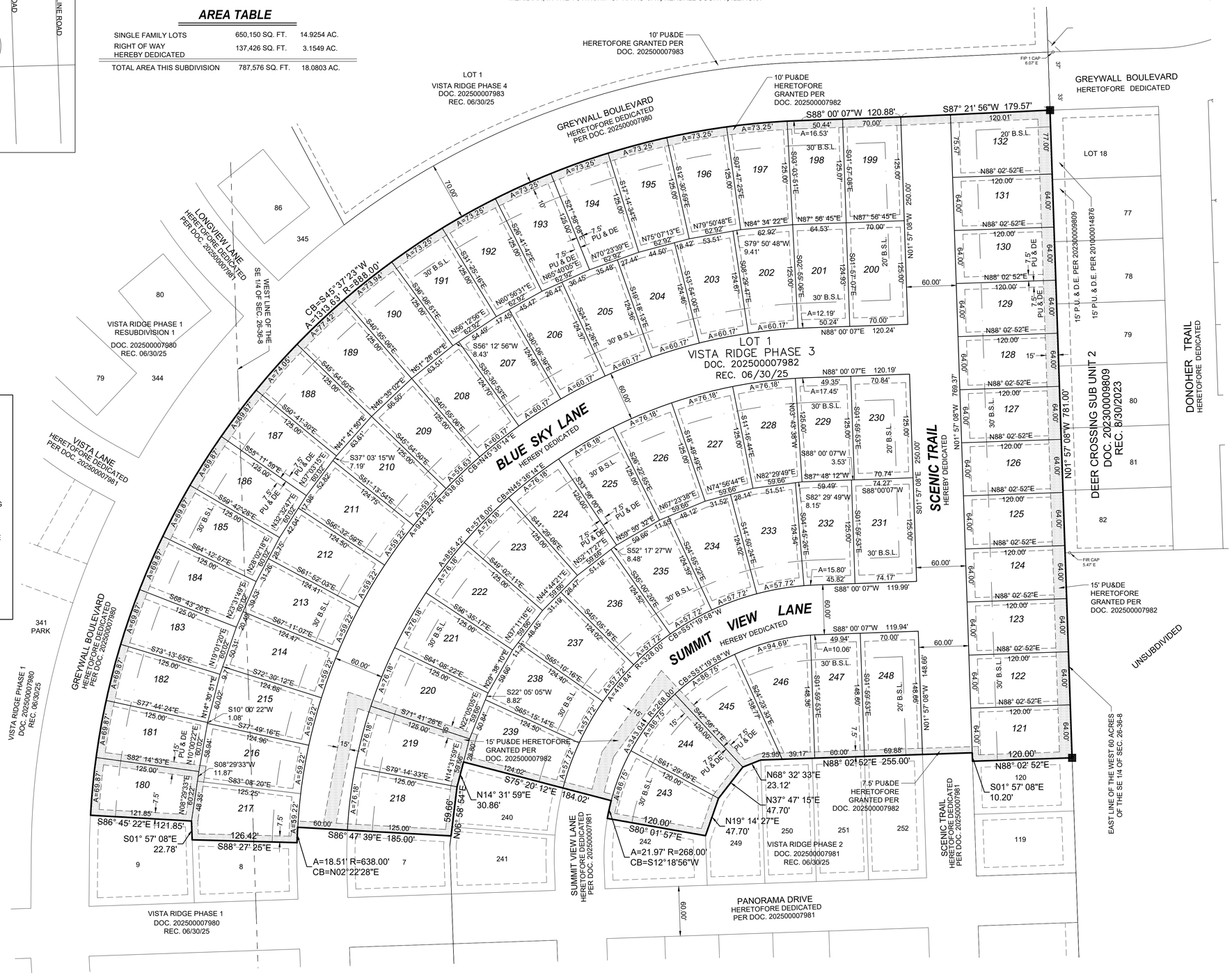


EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

LEGEND

3 | 2 / 10 | 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE
	PU&DE HERETOFORE GRANTED PER 202500007982

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE


10' PU&DE HERETOFORE GRANTED PER DOC. 202500007983
LOT 1 VISTA RIDGE PHASE 4 DOC. 202500007983 REC. 06/30/25
GREYWALL BOULEVARD HERETOFORE DEDICATED PER DOC. 202500007980
10' PU&DE HERETOFORE GRANTED PER DOC. 202500007982
FIP 1 CAP 6.07' E
GREYWALL BOULEVARD HERETOFORE DEDICATED
S88° 00' 07"W 120.88'
S87° 21' 56"W 179.57'
LONGVIEW LANE HERETOFORE DEDICATED PER DOC. 202500007981
WEST LINE OF THE SE 1/4 OF SEC. 26-36-8
CB=S45°37'23"W A=1313.63' R=888.00'
VISTA RIDGE PHASE 1 RESUBDIVISION 1 DOC. 202500007980 REC. 06/30/25
LOT 1 VISTA RIDGE PHASE 3 DOC. 202500007982 REC. 06/30/25
BLUE SKY LANE HEREBY DEDICATED
SCENIC TRAIL HEREBY DEDICATED
SUMMIT VIEW LANE HEREBY DEDICATED
VISTA LANE HERETOFORE DEDICATED PER DOC. 202500007981
GREYWALL BOULEVARD HERETOFORE DEDICATED PER DOC. 202500007980
VISTA RIDGE PHASE 1 DOC. 202500007980 REC. 06/30/25
341 PARK
15' PU&DE HERETOFORE GRANTED PER DOC. 202500007982
SUMMIT VIEW LANE HERETOFORE DEDICATED PER DOC. 202500007981
SCENIC TRAIL HERETOFORE DEDICATED PER DOC. 202500007981
VISTA RIDGE PHASE 2 DOC. 202500007981 REC. 06/30/25
PANORAMA DRIVE HERETOFORE DEDICATED PER DOC. 202500007981
DONOHER TRAIL HERETOFORE DEDICATED
DEER CROSSING SUB UNIT 2 DOC. 20230000809 REC. 8/30/2023
LOT 18
UNSUBDIVIDED
15' P.U. & D.E. PER 20230009809
15' PU. & D.E. PER 201000014876
EAST LINE OF THE WEST 60 ACRES OF THE SE 1/4 OF SEC. 26-36-8
FIR CAP 5.47' E
S01° 57' 08"E 781.00'
N01° 57' 08"W 769.37'
S01° 57' 08"E 10.20'
N88° 02' 52"E 255.00'
N88° 00' 07"E 120.19'
N88° 00' 07"E 120.24'
S88° 00' 07"W 119.99'
S88° 00' 07"W 119.94'
S86° 45' 22"E 121.85'
S01° 57' 08"E 22.78'
S88° 27' 25"E 126.42'
S86° 47' 39"E 185.00'
A=18.51' R=638.00' CB=N02°22'28"E
N14° 31' 59"E 30.86'
N19° 14' 27"E 47.70'
S80° 01' 57"E A=21.97' R=268.00' CB=S12°18'56"W
N68° 32' 33"E 23.12'
N37° 47' 15"E 47.70'
S75° 20' 12"E 184.02'
S87° 48' 12"W 70.74'
S88° 00' 07"W 3.53'
S82° 29' 49"W 8.15'
S52° 17' 27"W 8.48'
S79° 50' 48"W 9.41'
N88° 02' 52"E
S01° 57' 08"E
N01° 57' 08"W 125.00'
60.00'
70.00'
64.00'
77.00'
250.00'
125.00'
120.01'
120.00'
64.00'
69.88'
39.17'
25.99'
60.00'
59.66'
N08° 58' 54"E
S08° 58' 54"E
A=59.87' R=1313.63' CB=S45°37'23"W
A=73.25' R=888.00'
A=77.42' R=888.00'
A=73.94' R=888.00'
A=4.05' R=888.00'
A=59.87' R=638.00' CB=N45°36'14"E
A=76.18' R=578.00' CB=N45°36'14"E
A=65.42' R=578.00' CB=N45°36'14"E
A=59.22' R=944.22'
A=94.69' R=328.00'
A=419.64' R=328.00' CB=S51°19'58"W
A=343.64' R=268.00' CB=S51°19'58"W
A=366.75' R=268.00'
A=10.06' R=328.00'
A=36.75' R=328.00'
A=17.45' R=328.00'
A=16.53' R=328.00'
A=15.80' R=328.00'
A=12.19' R=328.00'
A=57.72' R=328.00'
A=60.17' R=328.00'
A=76.18' R=328.00'
A=94.22' R=328.00'
A=73.25' R=328.00'
A=69.87' R=328.00'
A=4.05' R=328.00'
A=59.87' R=328.00'
A=59.22' R=328.00'
A=69.87' R=328.00'
A=76.18' R=328.00'
A=60.17' R=328.00'
A=57.72' R=328.00'
A=15.80' R=328.00'
A=12.19' R=328.00'
A=16.53' R=328.00'
A=17.45' R=328.00'
A=36.75' R=328.00'
A=94.69' R=328.00'
A=10.06' R=328.00'
A=49.94' R=328.00'
A=50.44' R=328.00'
A=73.25

P.I.N. 06-26-450-001

RECORDING PLAT
OF RESUBDIVISION OF
LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THEY HAVE CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES AS INDICATED THEREIN, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D., 20 ____.

_____ _____
OWNER NAME (PRINT) OWNER NAME (SIGNATURE)

_____
OWNER ADDRESS

OWNER'S NOTARY CERTIFICATE

STATE OF ILLINOIS)
) 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 PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THIS SUBDIVISION PLAT AS SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED THIS SUBDIVISION PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20__.

_____
IL. REGISTERED PROFESSIONAL ENG. OWNER OR ATTORNEY FOR OWNER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION DATE

KENDALL COUNTY RIGHT TO FARM STATEMENT

NOTICE:
KENDALL COUNTY HAS A LONG, RICH TRADITION IN AGRICULTURE AND RESPECTS THE ROLE THAT FARMING CONTINUES TO PLAY IN SHAPING THE ECONOMIC VIABILITY OF THE COUNTY. PROPERTY THAT SUPPORTS THIS INDUSTRY IS INDICATED BY A ZONING INDICATOR - A-1 OR AG SPECIAL USE. ANYONE CONSTRUCTING A RESIDENCE OR FACILITY NEAR THIS ZONING SHOULD BE AWARE THAT NORMAL AGRICULTURAL PRACTICES MAY RESULT IN OCCASIONAL SMELLS, DUST, SIGHTS, NOISE, AND UNIQUE HOURS OF OPERATION THAT ARE NOT TYPICAL IN OTHER ZONING AREAS.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, ON THIS _____ DAY OF _____, 20__, AT _____ O'CLOCK ___.M.

_____
KENDALL COUNTY RECORDER

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS / HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT VISTA RIDGE INVESTMENT LLC IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS RECORD PLAT, WHICH HAS BEEN SUBMITTED TO THE CITY OF JOLIET FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE;
2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:
PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202
15732 HOWARD STREET
PLAINFIELD, ILLINOIS 60544

OWNER NAME: VISTA RIDGE INVESTMENT LLC

BY _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME

THIS _____ DAY OF _____, A.D., 20 ____.

_____
NOTARY PUBLIC

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, COUNTY ENGINEER OF KENDALL COUNTY, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE ANNEXED PLAT AND FOUND IT TO COMPLY WITH THE HIGHWAY REQUIREMENTS AS SET FORTH IN THE REGULATIONS GOVERNING PLATS OF SUBDIVIDED LAND ADOPTED BY THE COUNTY BOARD OF KENDALL COUNTY, ILLINOIS.

DATED THIS DAY OF_____, 20__.

_____
KENDAL COUNTY ENGINEER

CERTIFICATE OF PLAT OFFICER

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

APPROVED THIS ___ DAY OF _____, A.D., 20__.

_____
KENDALL COUNTY PLAT OFFICER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KENDALL)

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE,

ILLINOIS, THIS _____DAY OF _____ 20__.

_____
COUNTY CLERK

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

CITY COLLECTORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

I, _____, JOLIET CITY COLLECTOR, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, OR UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND HEREIN DESCRIBED.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS
THIS _____ DAY OF_____, 20__.

_____
CITY COLLECTOR

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WTH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) 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 EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

AREA TABLE

Lot Name	Square Feet	Acres
121	7680	0.1763
122	7680	0.1763
123	7680	0.1763
124	7680	0.1763
125	7680	0.1763
126	7680	0.1763
127	7680	0.1763
128	7680	0.1763
129	7680	0.1763
130	7680	0.1763
131	7680	0.1763
132	9154	0.2101
180	8048	0.1848
181	8142	0.1869
182	8142	0.1869
183	8142	0.1869
184	8142	0.1869
185	8142	0.1869
186	8142	0.1869
187	8142	0.1869
188	8633	0.1982
189	9029	0.2073
190	8620	0.1979
191	8539	0.1960
192	8539	0.1960
193	8539	0.1960
194	8539	0.1960
195	8539	0.1960
196	8539	0.1960
197	8539	0.1960
198	8224	0.1888
199	8752	0.2009
200	8748	0.2008
201	7929	0.1820
202	8253	0.1895
203	8227	0.1889
204	8226	0.1888
205	8225	0.1888
206	8226	0.1888
207	8227	0.1889
208	8229	0.1889
209	7602	0.1745
210	8098	0.1859
211	8099	0.1859
212	8097	0.1859
213	8097	0.1859
214	8099	0.1859
215	8102	0.1860
216	8105	0.1861
217	8247	0.1893
218	8532	0.1959
219	8532	0.1959
220	8532	0.1959
221	8532	0.1959
222	8532	0.1959
223	8532	0.1959
224	8532	0.1959
225	8532	0.1959
226	8532	0.1959
227	8532	0.1959
228	8532	0.1959
229	8119	0.1864
230	8848	0.2031
231	9277	0.2130
232	8071	0.1853
233	8535	0.1959
234	8533	0.1959
235	8545	0.1962
236	8535	0.1959
237	8534	0.1959
238	8545	0.1962
239	8535	0.1959
243	8141	0.1869
244	8141	0.1869
245	8483	0.1947
246	9603	0.2205
247	8914	0.2046
248	10395	0.2386
TOTAL LOTS	**650150**	**14.9254**
R.O.W.	137426	3.1549
TOTAL SUBDIVISION	**787576**	**18.0803**

AVERAGE SINGLE FAMILY LOT AREA = 8335 SF
TOTAL SINGLE FAMILY LOTS = 78

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE _____ TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 3 RESUBDIVISION, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

KENDALL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP

NO. _____ AND IS IDENTIFIED AS PERMANENT

REAL ESTATE TAX INDEX NUMBER (PIN) _____

DATED THIS _____ DAY OF_____ A.D., 20____.

_____
DIRECTOR

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 OF VISTA RIDGE PHASE 3, A PLANNED UNIT DEVELOPMENT IN PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 30, 2025 AS DOCUMENT NUMBER 202500007982, IN KENDALL COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ___TH DAY OF _____, A.D., 2026.

_____
CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Go beyond limits

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice

v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION

RECORD PLAT

LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT

SURVEY MANAGER: CDB | DRAWN: SPK | FIELD CHIEF: N/A

PROJECT # : 241015
GROUP # :
WORK ORDER # : VP04.8

SHEET # : 2 OF 2



VISTA RIDGE

JOLIET

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Product Offering – Single Family Detached







- **Single Story & Two-Story Homes**
- **3-5 beds**
- **2-Car Front-Loaded Garage**





CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Cedar

CYPRESS



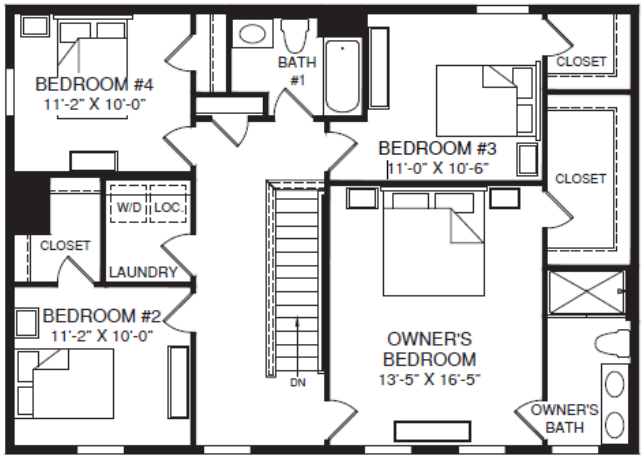




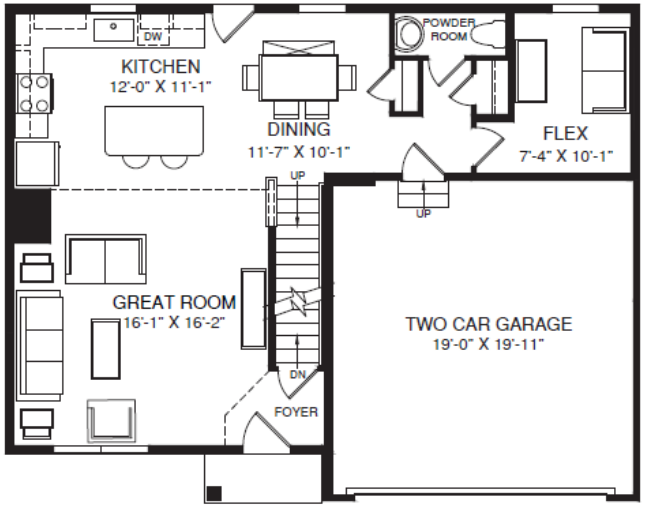
Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 1903 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Cedar

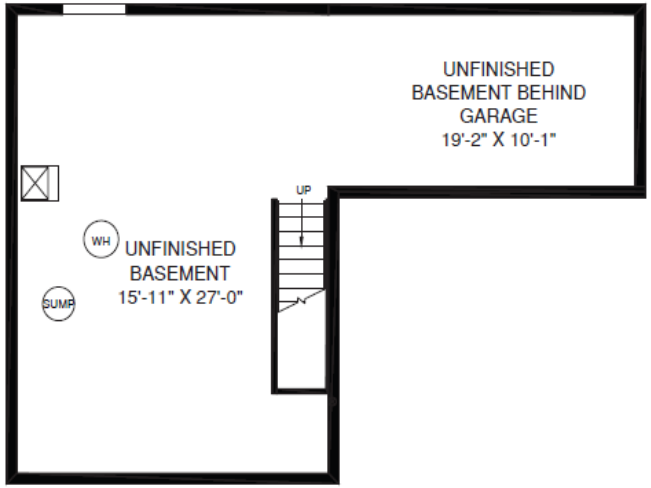


UPPER LEVEL



MAIN LEVEL

OPT. SLIDING GLASS DOOR



LOWER LEVEL

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Elder

ELDERBERRY



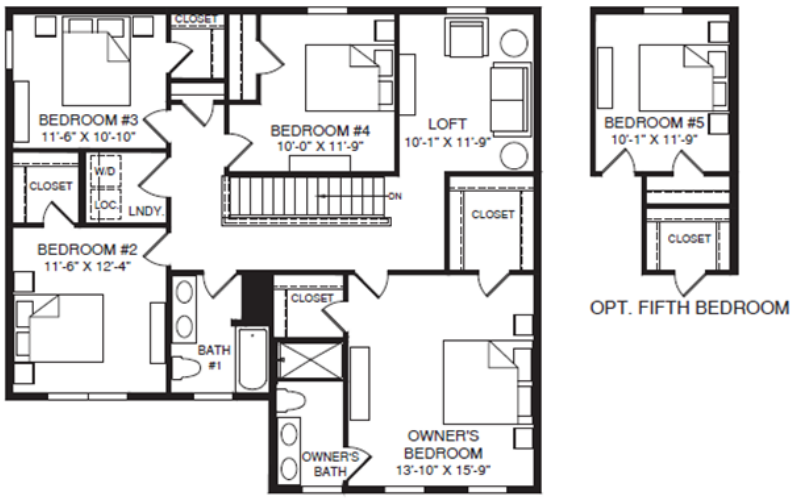


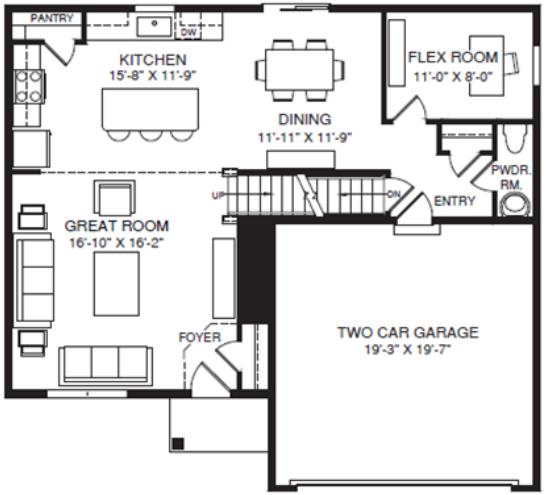


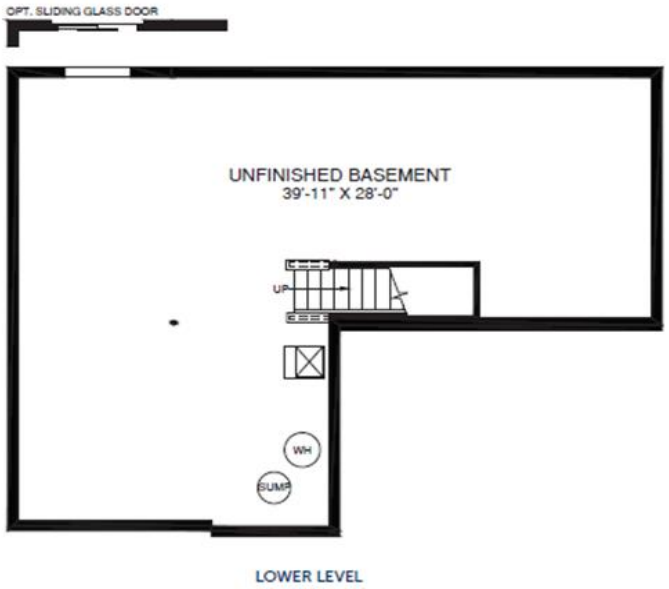
Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 2203 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Elder







CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Hazel

HAZELNUT



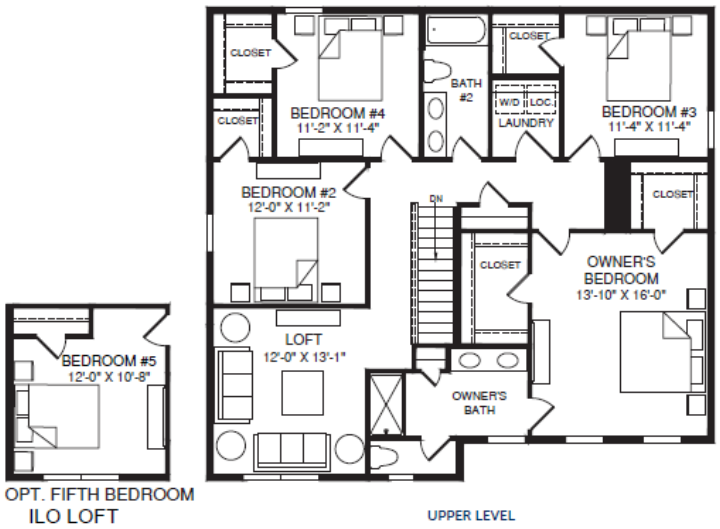


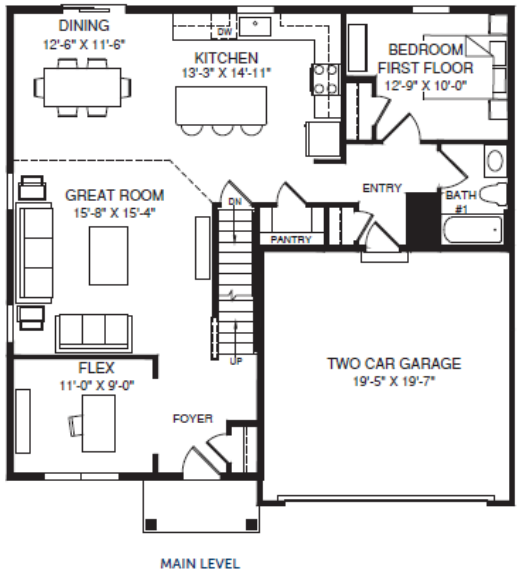


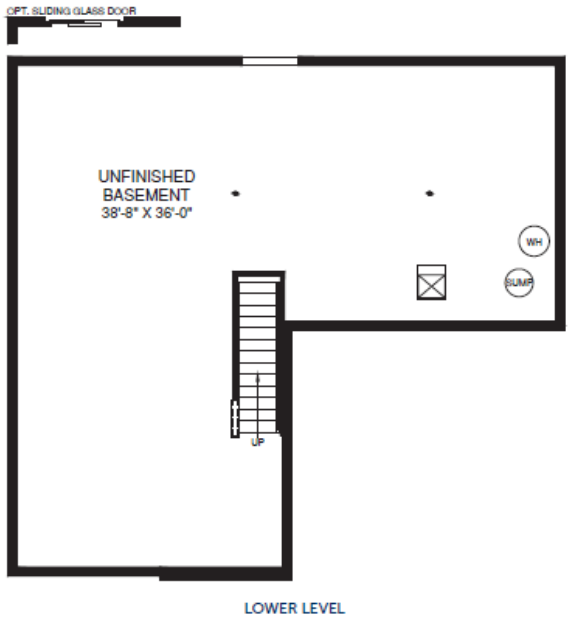
Standard: 5 Beds, 3 Baths, 2-Car Garage, 2541 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Hazel







CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Spruce

SILVER OAK

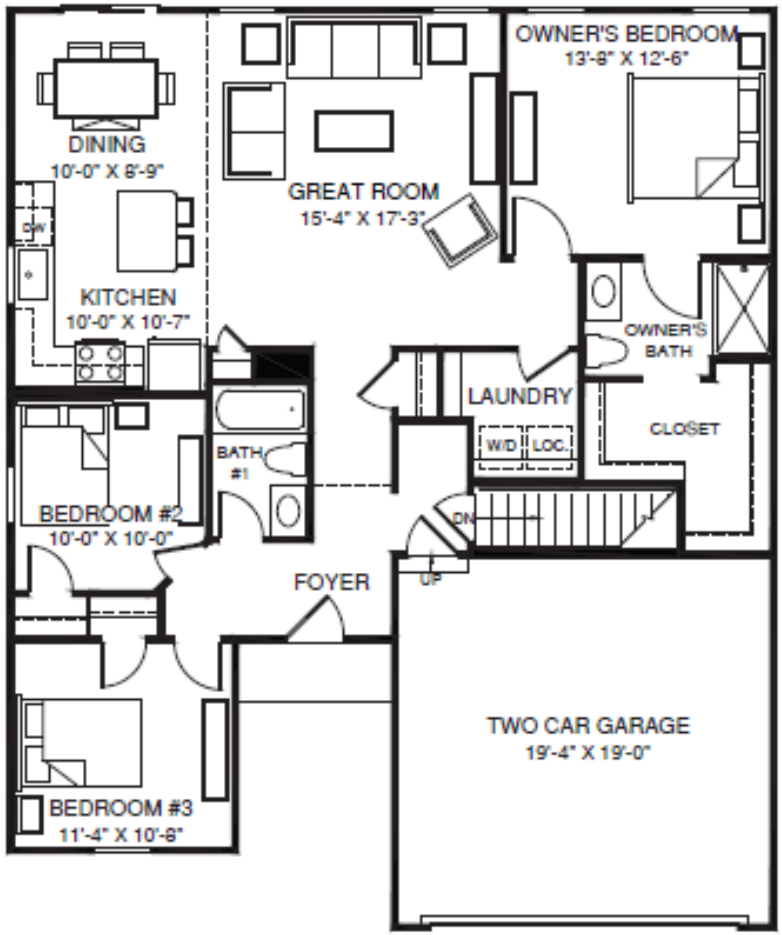


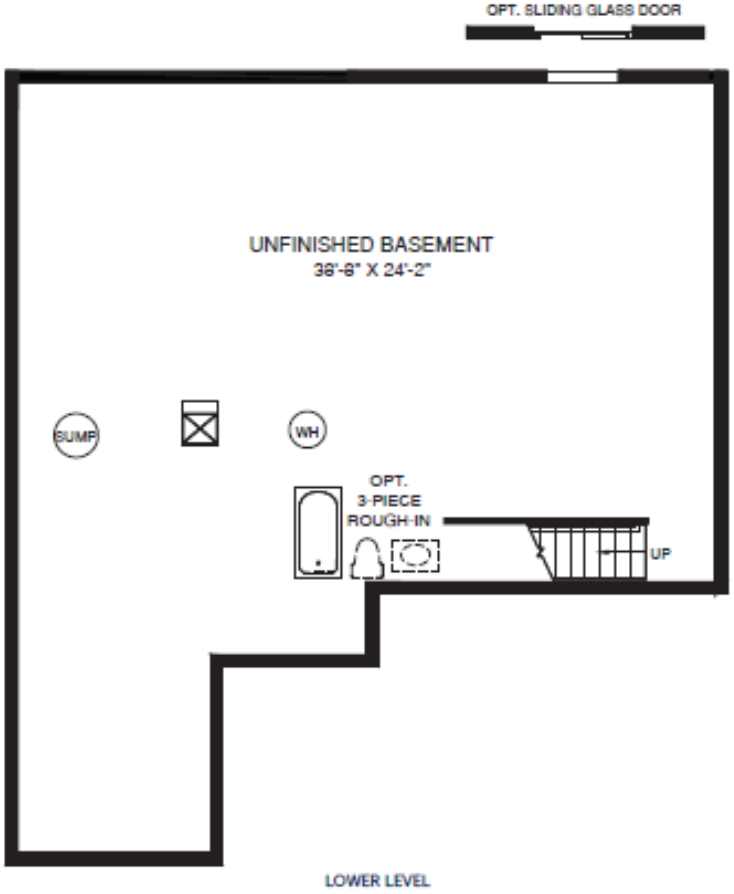


Standard: 3 Beds, 2 Baths, 2-Car Garage, 1366 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Spruce





CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Tupelo

WALNUT

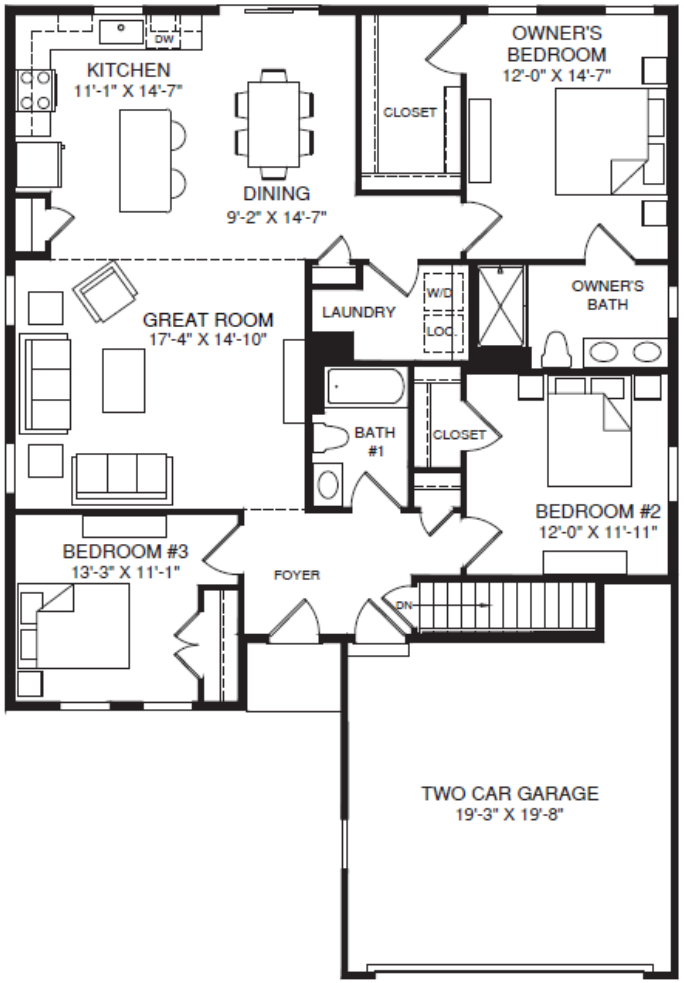




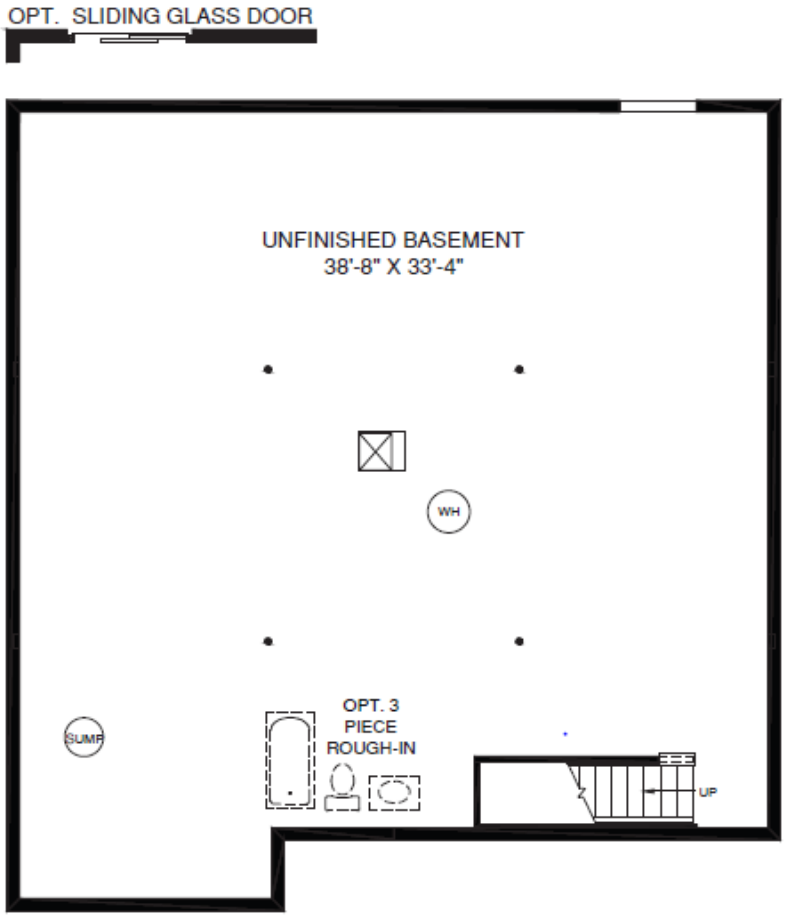
Standard: 3 Beds, 2 Baths, 2-Car Garage, 1559 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Tupelo



MAIN LEVEL



LOWER LEVEL

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Thank You

Market Manager

Mike Ciabattoni

mciabatt@nvrinc.com

General Manager - Land

Charles Conde

cconde@nvrinc.com

Land Entitlements Manager

Kyle Quinn

kyquinn@nvrinc.com

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

DATE: June 18, 2026

TO: Joliet Plan Commission

FROM: Ray Heitner - Planner

SUBJECT: PUD-7-26: Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development (Council District #3)

GENERAL INFORMATION:

APPLICANT:	Vista Ridge Development, LLC
STATUS OF APPLICANT:	Owner and Developer
REQUESTED ACTION:	Approval of a Final Plat of Resubdivision
PURPOSE:	To allow continued development of a previously approved single-family residential subdivision
EXISTING ZONING:	R-2 (Single-Family Residential)
LOCATION:	East of Greywall Boulevard and North of Caton Farm Road
SIZE:	Approximately 18 Acres
EXISTING LAND USE:	Farmland

SURROUNDING LAND USE & ZONING:

NORTH: Farmland; R-2 (Single-Family Residential)
SOUTH: Ongoing single-family residential development; R-2 (Single-Family Residential)
EAST: Farmland; R-1B (Single-Family Residential)
WEST: Ongoing townhouse-style development; R-4 (Multi-Family Residential)

SITE HISTORY: The subject property was annexed into the City in 2004. On January 7, 2025, the City Council approved rezoning of the property to R-2 (Single-Family Residential) zoning. The preliminary plat for the entire subdivision buildout, consisting of 321 single-family and 76 townhouse dwelling units, was also approved at this time. The City Council approved the Recording Plat for the Phase 3 Subdivision on May 6, 2025. This subdivision was platted as one lot, with the intention of being resubdivided in the future to match the 78 single-family lots that were detailed on the Preliminary Plat. The

applicant currently wishes to move forward with Final and Recording platting of the Phase 3 lot to build out the previously considered 78 single-family residential lots.

SPECIAL INFORMATION: The overall number of lots (78) and lot geometry matches what was previously reviewed by the City when the Preliminary Plat for the overall subdivision was approved in 2025. Stormwater detention and site engineering were reviewed when the subject area was record platted last year. Lot sizes and setbacks confirm to R-2 (Single-Family Residential) zoning district regulations, with lots consisting of a minimum of 7,500 square feet and 30-foot front yard and 25-foot rear yard setbacks detailed on the plat. The subdivision involves the extension of three streets, Blue Sky Lane, Summit View Lane, and Scenic Trail, with the western edge of homes fronting Greywall Boulevard.

Elevations and floor plans of the approved home models have been included in the staff report packet. Homes would range between 1,366 and 2,571 square feet in size and feature 2-3 bathrooms and 3-5 bedrooms per unit.

The site will be subject to school site and school facilities fees, Joliet water and sewer connection fees, and the economic development impact fee. All new homes will be required to meet the City's Residential Construction and Anti-Monotony standards.

ANALYSIS: Approval of the requested Final Plat will allow the construction of 78 single-family residential dwelling units within the Phase 3 portion of the Vista Ridge Planned Unit Development. The proposed Final Plat of Resubdivision matches the lot structure of the previously approved Preliminary Plat.

RECOMMENDED ACTION: Staff recommend the Plan Commission recommend approval of the Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development to the City Council.

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR APPROVAL OF (Check One):

__X__ **Preliminary Plat**
__X__ **Final Plat**
__X__ **Recording Plat**

NAME OF SUBDIVISION: Vista Ridge

NAME OF PETITIONER: Vista Ridge Development LLC

CELL #: [redacted] **E-MAIL:** [redacted]

HOME ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

HOME PHONE: [redacted]

BUSINESS ADDRESS: 11S220 Jackson Street Suite # 101

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

BUSINESS PHONE: [redacted]

INTEREST OF PETITIONER: Owner

NAME OF LOCAL AGENT: John Barry

ADDRESS: 11S220 Jackson Street, Suite # 101 Burr Ridge, IL 60527 PHONE: [redacted]

OWNER: Vista Ridge Development LLC

HOME ADDRESS: 11S220 Jackson Street Suite # 101 PHONE: [redacted]

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

BUSINESS ADDRESS: 11S220 Jackson Street Suite # 101 PHONE: [redacted]

CITY, STATE, ZIP: Burr Ridge, Illinois 60527

CELL #: [redacted] **E-MAIL:** [redacted]

ENGINEER: V3 Companies

ADDRESS: 7325 Janes Avenue Woodridge, IL 60517 PHONE: [redacted]

LAND SURVEYOR: V3 Companies

ADDRESS: 7325 Janes Avenue Woodridge, IL 60517 PHONE: [redacted]

ATTORNEY: Thomas Osterberger - KGG, LLC

ADDRESS: 111 N. Ottawa Street, Joliet Illinois 60423 PHONE: [redacted]

LEGAL DESCRIPTION OF PROPERTY: VISTA RIDGE PHASE 3 A PLANNED UNIT DEVELOPMENT PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS

COMMON ADDRESS: 8301 Caton Farm Rd, Plainfield, IL 60586

PERMANENT INDEX NUMBER (Tax No.): 06-26-450-001

SIZE: 18.08 ACRES

NO. OF LOTS: 78 Single Family Lots

PRESENT USE: Vacant EXISTING ZONING: R2

USES OF SURROUNDING PROPERTIES: North: Vacant

South: Single Family Residential

East: Single Family Residential & Farm

West: Single Family Residential

Name of Park District: Plainfield Park District

Date Contacted Park District: October 8 ,2025

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

If yes, what amount? N/A

(Acknowledgment by Park District Official) Bob Collins, Director of Planning

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

Yes ____ No X If yes, list the Case number and name: ____

Is any variance from the Subdivision Regulations being requested? Yes ____ No X

If yes, describe: N/A

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, John Barry [redacted] and say that all of the above statements and the statements contained in th[redacted]re true. I agree to be present in person or by representation when this is h[redacted]

Date: 4/1/2026 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 1st day of April, 20 26

[redacted]
Notary Public

11.18.2028
My Commission Expires:

[redacted]

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:

8301 Caton Farm Rd, Plainfield, IL 60586

PIN(s): _____

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

Lynette McNaughton, as Trustee

Brian Flanagan

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

Lynette McNaughton, as Trustee

Brian Flanagan

E-MAIL: [redacted] **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

SIGNED: [redacted]

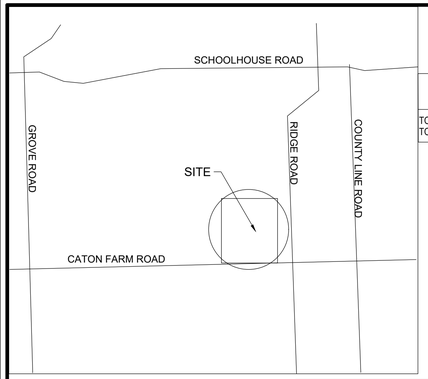
DATE: April 1, 2026

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

John T. Barry

FINAL PLAT
OF RESUBDIVISION OF
LOT 1 OF VISTA RIDGE, PHASE 3
- A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



FLOODPLAIN: ACCORDING TO FEMA FIRM MAP 17093C0135H EFF. 1/8/2014 NO FLOODPLAIN EXISTS ON THIS SITE. ALL OF THE SITE IS WITHIN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD).

TOPOGRAPHY

TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 09/05/2024
TOPOGRAPHIC SURVEY PREPARED BY V3 COMPANIES DATED 11/21/2024

THIS PLAT IS NOT FOR RECORD

OWNER / DEVELOPER

McNaughton Development
11S220 S. Jackson, St.
Burr Ridge, IL 60527-6818
630.325.3400

ENGINEER/SURVEYOR

V3 Companies, Ltd.
7325 Janes Avenue, Suite 100
Woodridge, Illinois 60517
630.724.9200

AREA TABLE - PHASE 3

SINGLE FAMILY LOTS	650,150 SQ. FT.	14.9254 AC.
RIGHT OF WAY HEREBY DEDICATED	137,426 SQ. FT.	3.1549 AC.
TOTAL AREA THIS SUBDIVISION	787,576 SQ. FT.	18.0803 AC.

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

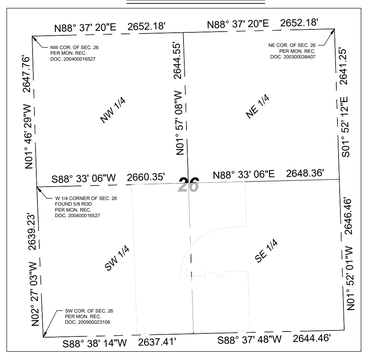
PARCEL 2:

THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

USE EXCEPTIONS

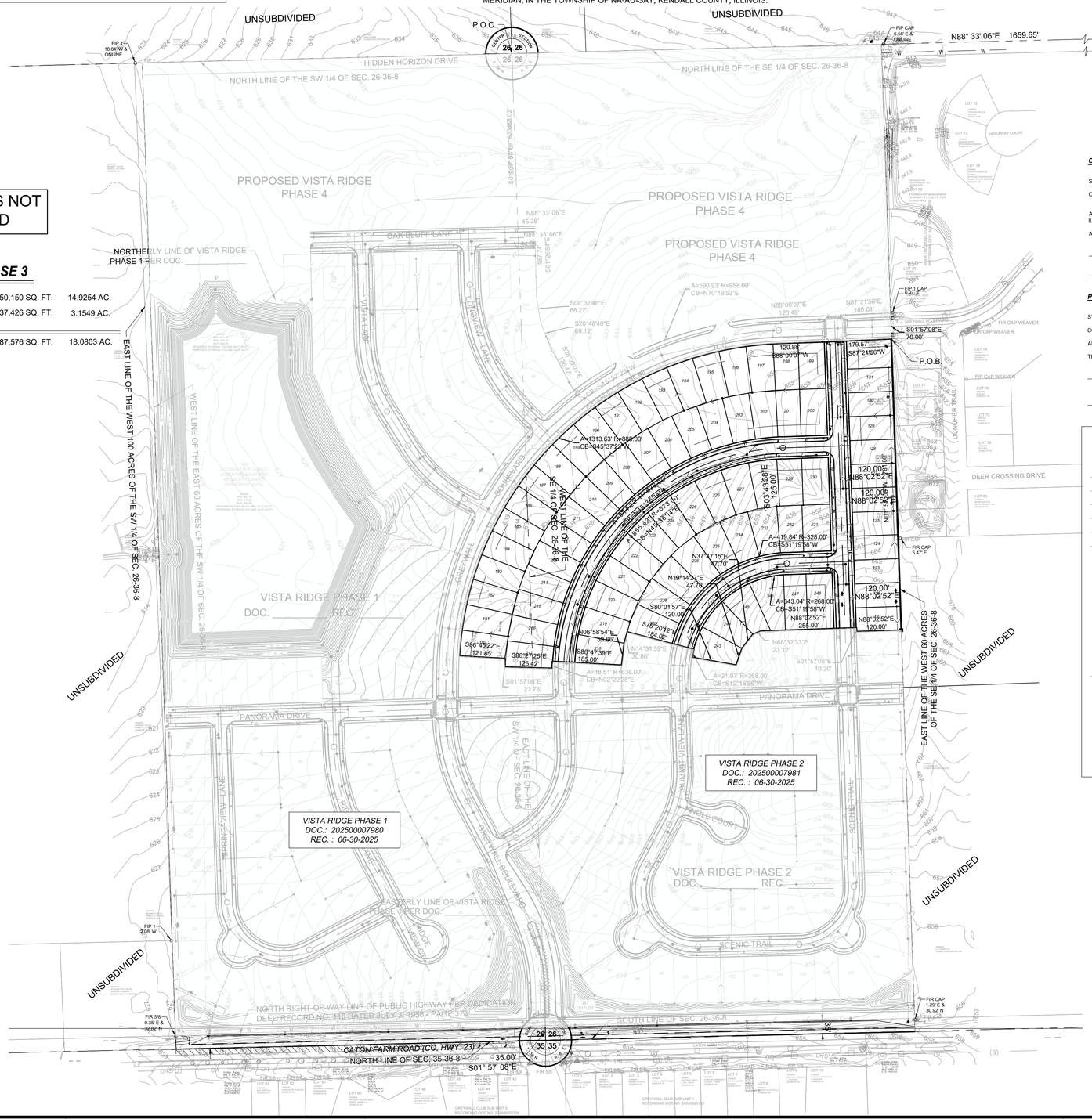
1. EXCEPTION TO REDUCE THE REQUIRED ROW FROM 66' TO 60'.
2. EXCEPTION TO ALLOW 4.45 DWELLING UNITS PER ACRE IN THE PROPOSED R-2 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 2.5 DWELLING UNITS PER ACRE, PER THE KENDALL COUNTY LAND USE PLAN.
3. EXCEPTION TO ALLOW 9.42 DWELLING UNITS PER ACRE IN THE PROPOSED R-4 ZONING AREA INSTEAD OF THE MAXIMUM ALLOWABLE DENSITY OF 6 DWELLING UNITS PER ACRE, PER THE REGULATIONS OF THE R-4 ZONING DISTRICT.
4. EXCEPTION TO ALLOW ROUNDABOUT AND EYEBROW RADII TO BE REDUCED FROM 75' TO 60'.
5. EXCEPTION TO REDUCE THE REQUIRED ROW OF GREYWALL BOULEVARD FROM 75' TO 70'.
6. REQUESTING AN EXCEPTION TO THE USE OF BRICK OR STONE IN EXTERIOR ELEVATIONS, PER SECTION 47-17.30(E) OF THE CITY'S ZONING ORDINANCE, TO ALLOW THE ATTACHED ELEVATIONS.

SECTION 26-36-8



NOTES

1. ONCE THE PLAT SHOWN HEREON IS RECORDED AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH PLASTIC CAPS SHALL BE SET AT ALL LOT CORNERS AND CHANGES IN GEOMETRY, UNLESS SHOWN OTHERWISE.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. ARC DISTANCES ARE ALONG ALL CURVES.
3. SINGLE FAMILY ZONING R-2



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41-33-52.32432 N
LONGITUDE: 88-17-04.93388 W
ELLIPSOIDAL HEIGHT: 549.261 SFT
GROUND SCALE FACTOR: 1.0000510085 GEOID 18US
ALL MEASUREMENTS ARE ON THE GROUND.

STATE PLANE MERIDIAN

GRAPHIC SCALE

150' 0 75' 150' 300' 600'
1" = 150'

BENCHMARK

SOURCE:

STATION DESIGNATION: DP5475
ESTABLISHED BY: NGS
DATE: 2013

ELEVATION: 603.19 (PUBLISHED AND HELD)
DATUM: NAVD88
DESCRIPTION: *STAINLESS STEEL ROD IN CASE 8 FEET WEST OF THE EDGE OF PAVEMENT OF STATE HIGHWAY 59 AND 50 FEET SOUTH OF A LIGHT POLE AND 17 FEET EAST OF THE EAST EDGE OF A SIDEWALK.*
LAT 41-33-53.1; LONG 88-12-01.9

SITE
STATION DESIGNATION: SBM #1
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 633.15 (MEASURED)
DATUM: NAVD88
DESCRIPTION: *NW BOLT ON LIGHT STANDARD 4 FEET SOUTH OF SOUTH CURB LINE OF CATON FARM ROAD AND 809 FEET WEST OF WEST CURB LINE OF GREYWALL BOULEVARD.*

SITE
STATION DESIGNATION: SBM #2
ESTABLISHED BY: V3
DATE: 08-27-2024

ELEVATION: 652.81 (MEASURED)
DATUM: NAVD88
DESCRIPTION: *SET CUT CROSS IN SOUTH CURB OF CATON FARM ROAD 363 FEET EAST OF EAST CURB LINE OF GREYWALL BOULEVARD.*

THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.

IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.

PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED AND ACCEPTED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, AT A MEETING HELD THE ____ DAY OF _____, A.D., 20__.

APPROVED BY ORDINANCE NO. _____

_____
MAYOR

_____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE PLAN COMMISSION OF THE CITY OF JOLIET, WILL COUNTY, ILLINOIS

THIS ___ DAY OF _____, A.D., 20__.

_____
CHAIRMAN OF THE PLAN COMMISSION

_____
SECRETARY

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

SITE DATA- PHASE 3

PHASE 3 AREA	= 18.0803 AC.
ROW DEDICATION	= 3.1549 AC.
78 SINGLE FAMILY LOTS + ROW	= 18.0803 AC.
GROSS LAND USE (78 LOTS + ROW)	= 100%
NET LAND USE (78 LOTS W/OUT ROW)	= 14.9254 AC.
SINGLE FAMILY DENSITY (78/14.9254)	= 5.22 DU/AC
MINIMUM LOT SIZE	= 7,600 SF
MAXIMUM LOT SIZE	= 10,386 SF
AVERAGE LOT SIZE	= 8,335 SF

LEGEND

3 2 / 10 11	SECTION CORNER
	SUBDIVISION BOUNDARY LINE
	UNDERLYING LOT LINE
	EXISTING LOT LINE
	PROPOSED LOT LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	BUILDING SETBACK LINE
	SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05-01-26	REVISED PER CITY COMMENTS			
2	06-02-26	REVISED PER CITY COMMENTS			

FINAL PLAT
LOT 1 OF VISTA RIDGE, PHASE 3
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 1-27-25
FIELD WORK COMPLETED: N/A
DRAWN BY: MG
CHECKED BY: RMW
PROJECT MANAGER: CDB
SCALE: 1" = 150'

Project No: 241015
Group No: VP04.7
SHEET NO. 1 of 3

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 3_R1.dwg 6/2/2026

THIS PLAT IS NOT FOR RECORD

FINAL PLAT OF RESUBDIVISION OF LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.



GRAPHIC SCALE

50' 0 25' 50' 100' 200'

1" = 50'

STATE PLANE MERIDIAN

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
		COMBINED SEWER
W	W	WATER MAIN
OH	OH	OVERHEAD ELECTRIC LINE
		OVERHEAD ELECTRIC POLE
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		FLARED END SECTION (F.E.S.)
710	710	CONTOUR
		STORMWATER OVERFLOW ROUTE
		RIGHT-OF-WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		CENTERLINE
		B-6.12 CURB & GUTTER

LEGEND

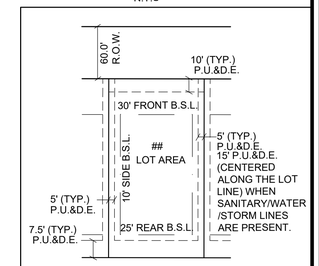
3 2 10 11 — SECTION CORNER

- SUBDIVISION BOUNDARY LINE
- UNDERLYING LOT LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- BUILDING SETBACK LINE
- SECTION LINE

N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
PU&DE	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE

TYPICAL LOT DETAIL

N.T.S



EASEMENT & SETBACK TYPICAL UNLESS OTHERWISE SHOWN

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:

McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05-01-26	REVISED PER CITY COMMENTS			
2	06-02-26	REVISED PER CITY COMMENTS			

FINAL PLAT

LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED:	1-27-25	DRAWN BY:	MG	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	RMW	SCALE:	1" = 150'

Project No: 241015
Group No: VP04.7
SHEET NO. 2 of 3

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 3_R1.dwg 6/2/2026

THIS PLAT IS NOT FOR RECORD

FINAL PLAT OF RESUBDIVISION OF LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT

P.I.N. 06-26-300-005
06-26-400-003

PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

Parcel Table	
Parcel #	Area
121	7680.00 SF
122	7680.00 SF
123	7680.00 SF
124	7680.00 SF
125	7680.00 SF
126	7680.00 SF
127	7680.00 SF
128	7680.00 SF
129	7680.00 SF
130	7680.00 SF
131	7680.00 SF
132	9114.24 SF
180	8048.03 SF
181	8142.44 SF
182	8142.44 SF
183	8142.44 SF
184	8142.44 SF
185	8142.44 SF
186	8142.44 SF
187	8142.44 SF
188	8632.78 SF
189	9028.88 SF
190	8620.13 SF
191	8538.88 SF
192	8538.88 SF
193	8538.88 SF
194	8538.88 SF
195	8538.88 SF
196	8538.88 SF
197	8538.88 SF
198	8218.09 SF
199	8758.66 SF
200	8753.84 SF
201	7946.77 SF
202	8229.28 SF
203	8226.93 SF
204	8225.54 SF
205	8225.11 SF
206	8225.64 SF

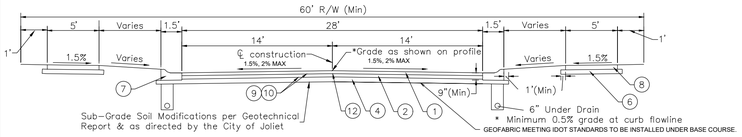
Parcel Table	
Parcel #	Area
207	8227.14 SF
208	8228.81 SF
209	7602.41 SF
210	8098.00 SF
211	8099.29 SF
212	8097.45 SF
213	8097.26 SF
214	8098.71 SF
215	8101.76 SF
216	8104.73 SF
217	8247.12 SF
218	8531.93 SF
219	8531.93 SF
220	8531.93 SF
221	8531.93 SF
222	8531.93 SF
223	8531.93 SF
224	8531.93 SF
225	8531.93 SF
226	8531.93 SF
227	8531.93 SF
228	8531.93 SF
229	8117.57 SF
230	8848.64 SF
231	9276.87 SF
232	8045.96 SF
233	8520.03 SF
234	8533.39 SF
235	8544.83 SF
236	8534.72 SF
237	8533.51 SF
238	8544.87 SF
239	8534.55 SF
243	8141.13 SF
244	8141.13 SF
245	8482.60 SF
246	9601.13 SF
247	8909.37 SF
248	10386.18 SF

NOTES

1. The right of way widths, pavement widths, and pavement thicknesses indicated on this sheet are minimums required by the City of Joliet. Greater dimensions may be provided and the City of Joliet may require greater dimensions as determined by the City. The developer/contractor shall review the plat and the plans to confirm the various widths indicated on this sheet and shall report any discrepancy to the City prior to proceeding with construction.
2. The location of proposed utilities as indicated hereon are based upon the experience of the City of Joliet and are so indicated to ensure the orderly development of the land. Strict adherence to the indicated location is required. Requests to change the location of the proposed utilities shall be submitted in writing to the City of Joliet. Utilities not meeting these requirements shall be removed and replaced as directed by the City of Joliet.
3. Arterial street and divided arterial streets are to be coordinated with the City of Joliet.
4. Local residential streets require only stop bars and crosswalk markings. Markings shall be thermoplastic in accordance with IDOT Standard Specifications. Refer to such drawings covering pavement markings, street signs and traffic control signs. A plan of proposed pavement markings shall be submitted to the City of Joliet for approval.
5. Vertical curves shall be provided with algebraic differences of 1.2% or greater and meet the following: minimum length of 100 feet, minimum K value of 25.
6. Minimum curb radius at the intersection of two local streets shall be twenty (20') feet and the minimum curb radius at an intersection not involving local streets shall be twenty–five (25') feet.
7. The cross slope on all streets, including intersections, shall be two (2%) percent or less.
8. Subbase and subgrade shall be tested in accordance with the Standard Specifications. Compaction testing shall be at the developer/contractor's expense and shall be preformed by an independent laboratory. Test results shall be submitted to the City prior to placing any material on the subbase subgrade. Once in place density test shall be completed for each lift according to the Standard Specifications.
9. Adequacy of subgrade shall be determined solely by the City based on a contractor performed proof roll with a fully loaded tri axle dump truck.
10. The contractor shall submit a detailed paving plan to the City. The paving plan shall show the location and type of jointing to be used in the construction. The location and type of jointing shall meet the requirements of the IDOT Standard Specifications.
6. Hot–Mix Asphalt & Portland Cement Concrete shall be tested in accordance with the Standard Specifications. Testing shall be at the developer/contractor's expense and shall be performed by an independent laboratory. Test results shall be submitted to the City for review. All existing practice and procedures shall meet IDOT QA/QC requirements.
7. Mix designs shall be submitted to the City for approval prior to construction of pavement. Chemical modification of soils per IDOT Standard Specifications shall be performed at the direction of the City of Joliet and be completed to a minimum depth of 14 inches. The mix design shall be determined in accordance with IDOT design procedures for soil modification or stabilization. The proposed design and construction procedure shall be submitted to the City. Unsatisfactory soil modifications, as determined by the City, may require an increase in depth of the aggregate base or binder. Geogrid may be used in lieu of, or in conjunction with, the chemical modification of soils, as directed by the City.
8. Minor arterials, arterials, and major arterials cross sections shall be determined by the IDOT pavement design manual and be approved by the Director of Public Works.
9. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall be accompanied by a warranty bond for a period of three (3) years upon acceptance of the improvements.
10. All streets constructed, reconstructed, paved, or overlaid (including asphalt, chip seal, slurry seal, or similar process/material) by City forces, under City contract, or under permit shall not thereafter be cut or opened for a period of ten years for construction/reconstruction and five years for overlays. If a street is to be opened during the moratorium period, the applicant will be subject to additional paving requirements as determined by the Director of Public Works.
11. Curb flag shall be 9 inches minimum or match pavement thickness, whichever is greater.

PAVEMENT LEGEND

① Hot–Mix Asphalt, Surface Course, IL–9.5, Mix "D", N50, 1.5"
② Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 2.5"
③ Hot–Mix Asphalt, Binder Course, IL–19.0, N50, 4"
④ Sub–Base Granular Material, Type B, CA–06, 10"
⑤ Sub–Base Granular Material, Type B, CA–06, 6"
⑥ Sub–Base Granular Material, Type B, CA–06, 4"
⑦ Combination Concrete Curb & Gutter, Type B6.12 / M3.12
⑧ Portland Cement Concrete Sidewalk, 5" Thick
⑨ Bituminous Material Prime Coat
⑩ Aggregate Prime Coat
⑪ Strip Reflective Crack Control Treatment (as required)
⑫ Longitudinal Joint Sealant (LJS)



LOCAL RESIDENTIAL STREETS – Not to scale.

HOT-MIX ASPHALT MIXTURE REQUIREMENTS	
MIXTURE TYPE	AIR VOIDS @ Ndes
FLEXIBLE DEPTH PAVEMENT	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm); 1½"	4% @ 50 Gyr.
HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50; 2½"	4% @ 50 Gyr.
DRIVEWAYS	
HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50 (IL-9.5mm)	4% @ 50 Gyr.

THE WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ. YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE " SBS/SBR PG70-22" AND FOR NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE

SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE IDOT DISTRICT ONE SPECIAL PROVISIONS.

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "P.U. & D.E." OR "D.U.E." ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, AND INCLUDING OVERLAND DRAINAGE, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHOUT NEED FOR PROVIDING COMPENSATION THEREFORE ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) 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 EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

SURVEYORS AUTHORIZATION CERTIFICATE

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, DO HEREBY AUTHORIZE THE CITY OF JOLIET OR THEIR AGENT TO FILE WITH THE KENDALL COUNTY RECORDER'S OFFICE THE RECORD PLAT KNOWN AS VISTA RIDGE PHASE 3, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189
V3 COMPANIES, LTD.

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 26 TOGETHER WITH THAT PART OF THE WEST 60 ACRES OF THE SOUTHEAST 1/4 OF SAID SECTION 26, ALL IN TOWNSHIP 36 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF NA-AU-SAY, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

LOT 1, VISTA RIDGE PHASE 3 PER DOC 202500007982.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS IN AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF KENDALL COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17093C0135H) EFFECTIVE DATE 1/8/2014.

DATED THIS ____ DAY OF _____, A.D., 20___.

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2025.
cdbartosz@v3co.com

CHRISTOPHER D. BARTOSZ #3189 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
McNaughton Development
11S220 S. Jackson, St. 101
Burr Ridge, IL 60527-6818
630.325.3400

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05-01-26	REVISED PER CITY COMMENTS			

FINAL PLAT

LOT 1 OF VISTA RIDGE, PHASE 3 - A PLANNED UNIT DEVELOPMENT
A PLANNED UNIT DEVELOPMENT

DRAFTING COMPLETED: 1-27-25	DRAWN BY: MG	PROJECT MANAGER: CDB	
FIELD WORK COMPLETED: N/A	CHECKED BY: RMW	SCALE: 1" = N/A	

Project No: 241015
Group No: VP04.7
SHEET NO. 3 of 3

N:\2024\241015\Drawings\ACAD\LD\S04\Misc Drawings\Final Plat PUD\FNL241015Phase 3_R1.dwg 6/2/2026



VISTA RIDGE

JOLIET

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Product Offering – Single Family Detached







- **Single Story & Two-Story Homes**
- **3-5 beds**
- **2-Car Front-Loaded Garage**





CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Cedar

CYPRESS



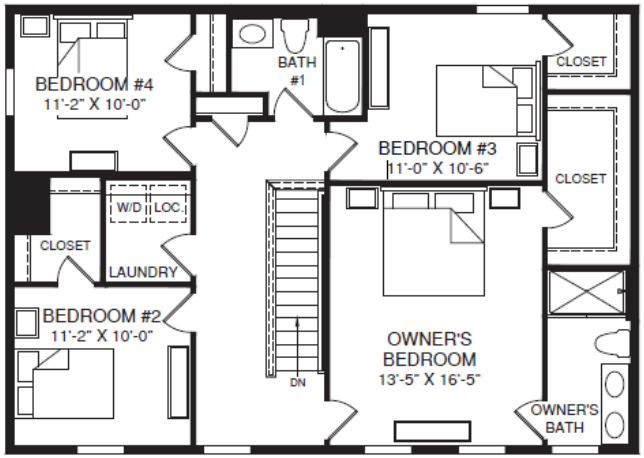




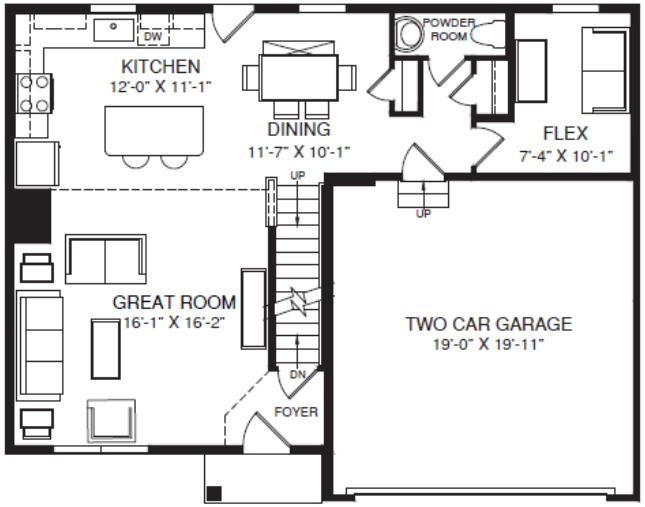
Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 1903 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Cedar

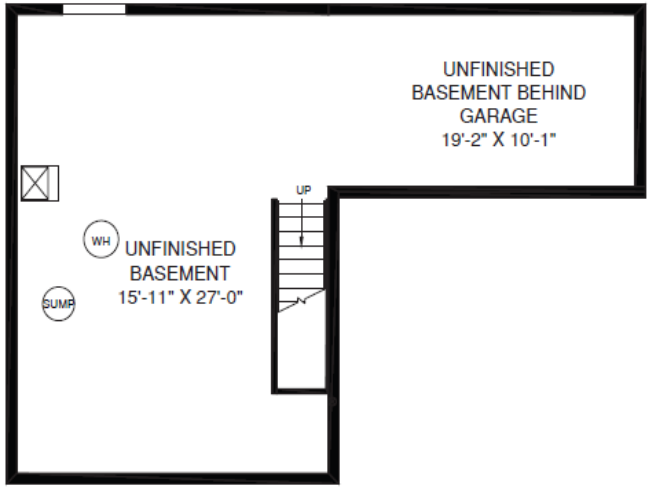


UPPER LEVEL



MAIN LEVEL

OPT. SLIDING GLASS DOOR



LOWER LEVEL

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Elder

ELDERBERRY



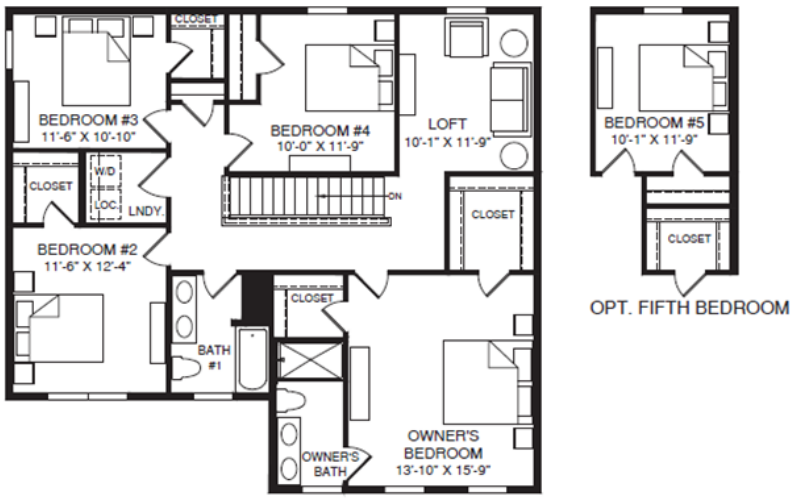


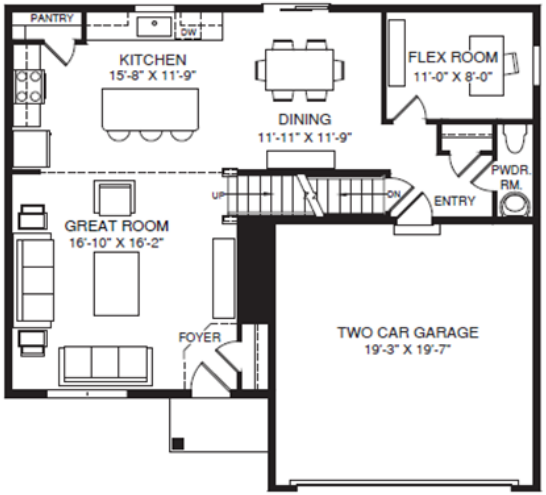


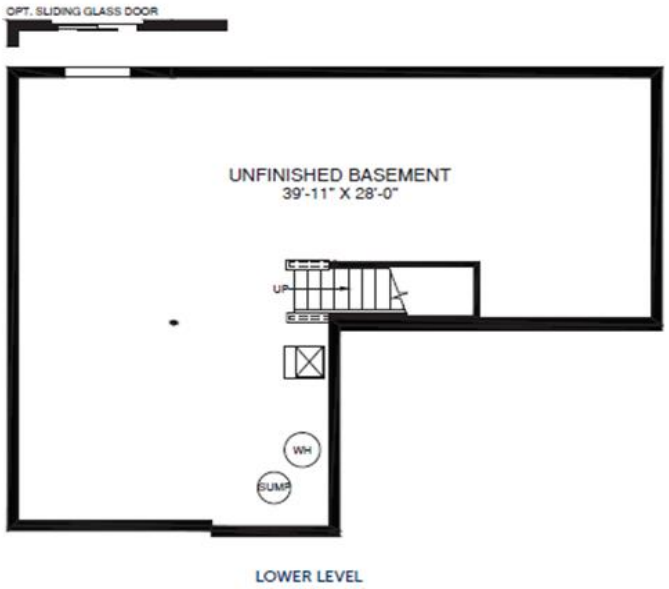
Standard: 4 Beds, 2.5 Baths, 2-Car Garage, 2203 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Elder







CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Hazel

HAZELNUT



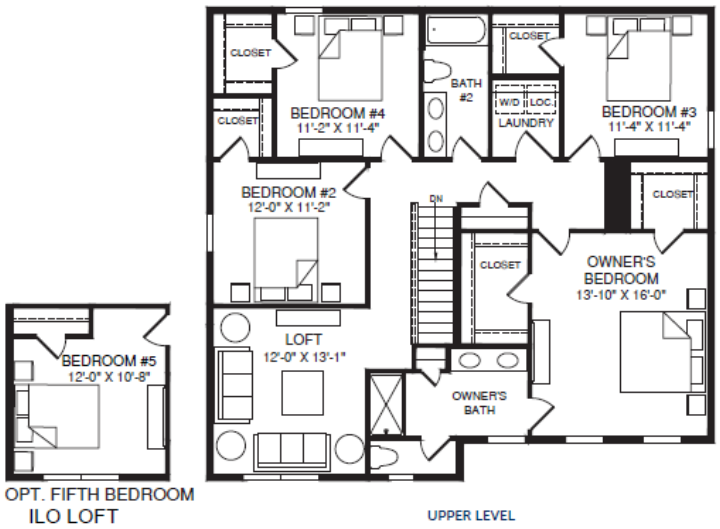


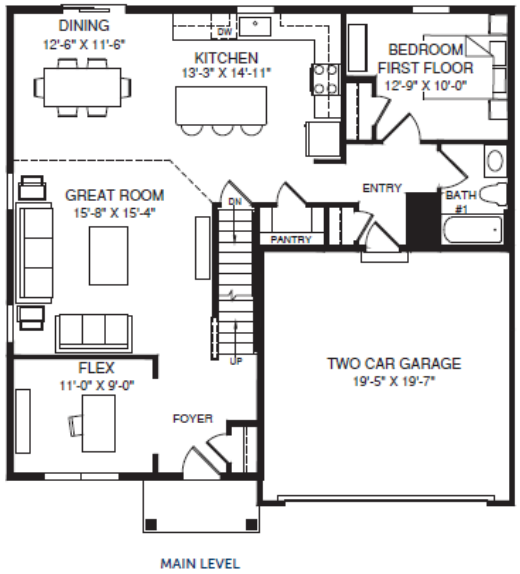


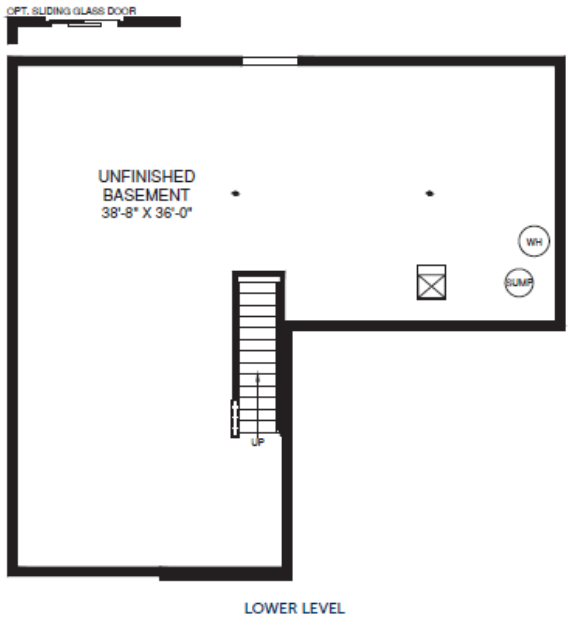
Standard: 5 Beds, 3 Baths, 2-Car Garage, 2541 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Hazel







CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Spruce

SILVER OAK

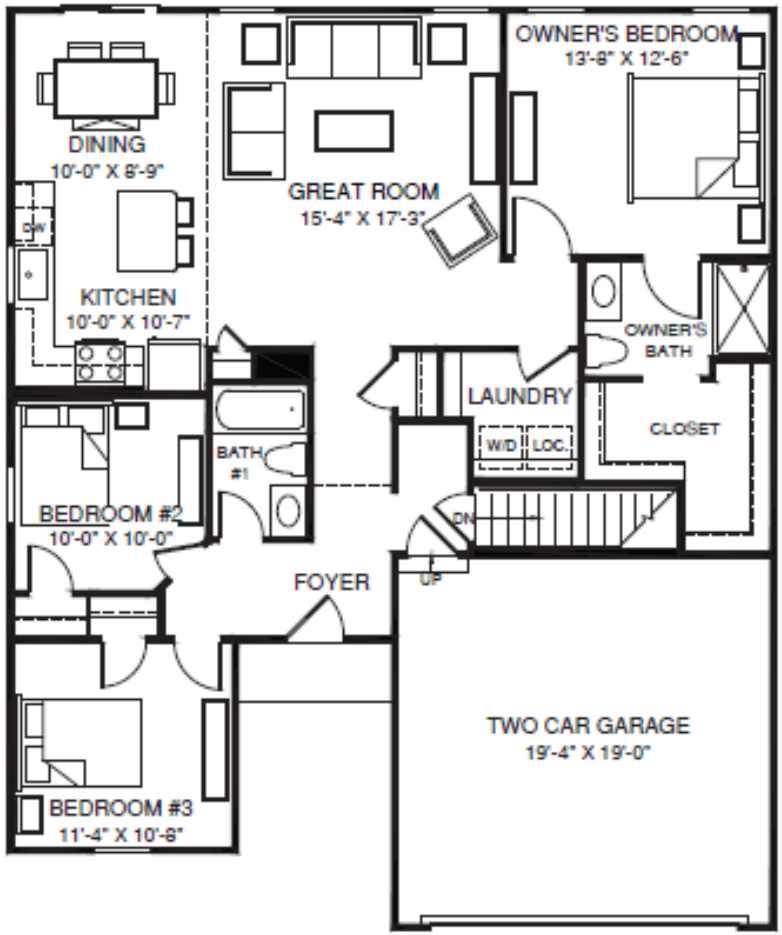


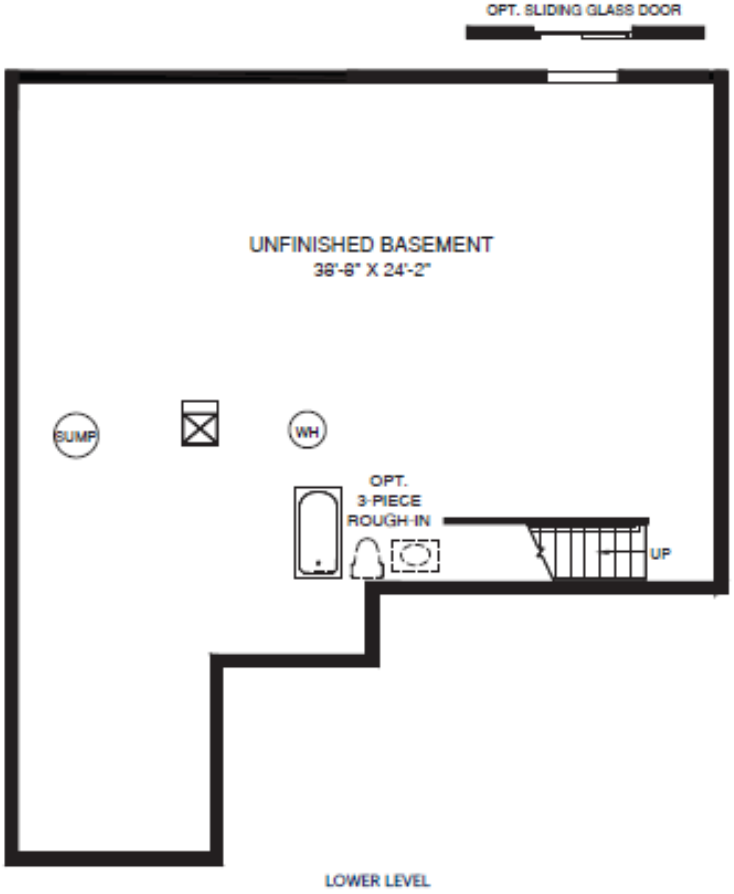


Standard: 3 Beds, 2 Baths, 2-Car Garage, 1366 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Spruce





CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Tupelo

WALNUT

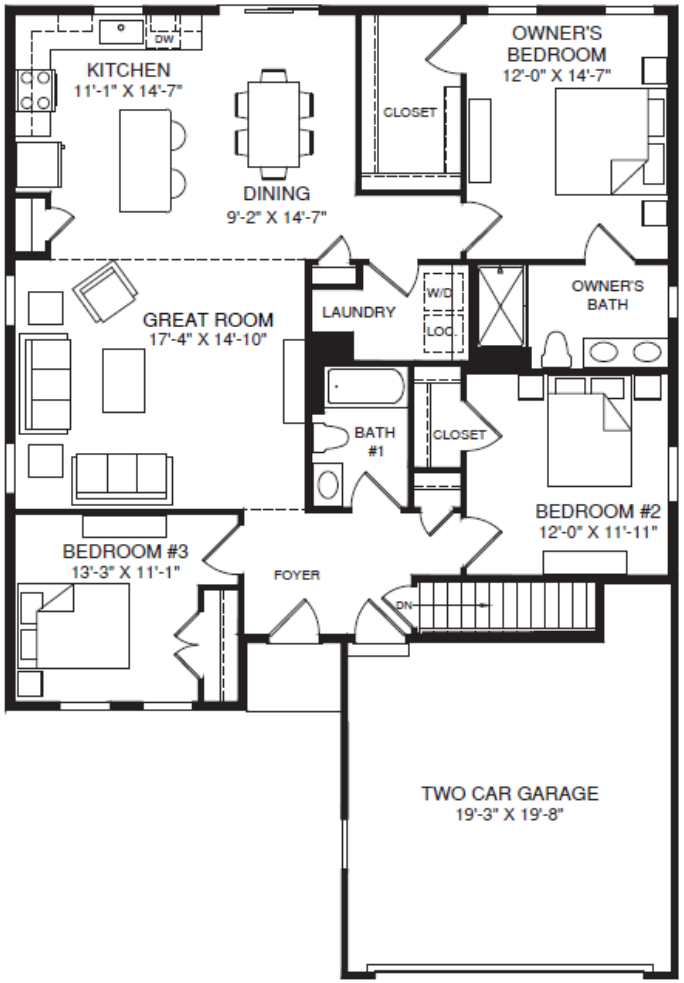




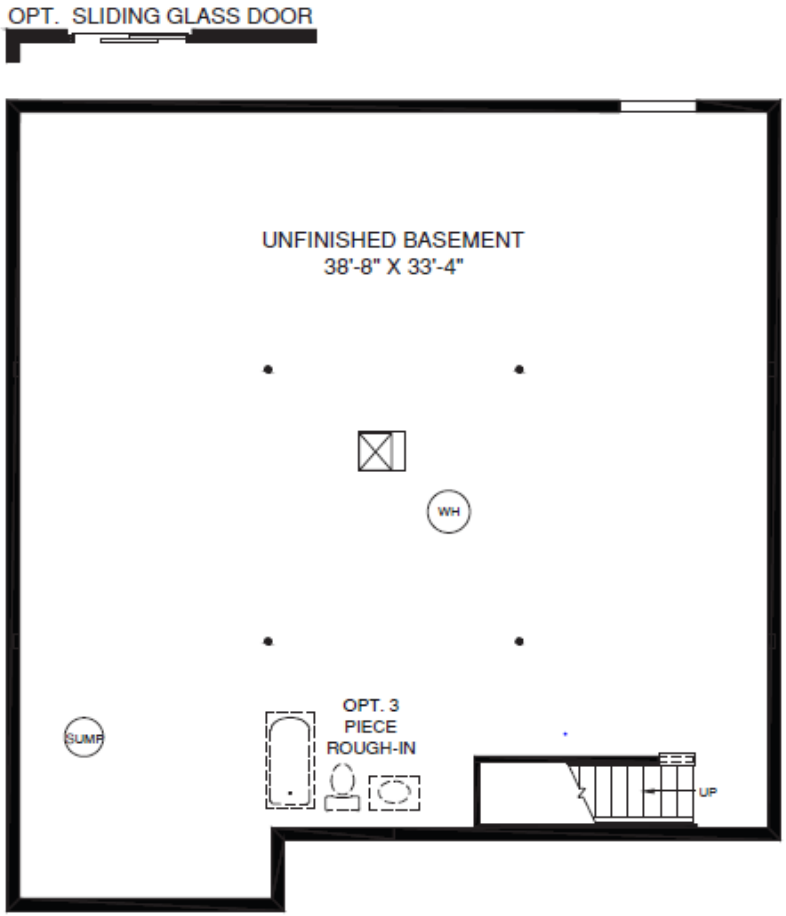
Standard: 3 Beds, 2 Baths, 2-Car Garage, 1559 SF

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Elevations – Tupelo



MAIN LEVEL



LOWER LEVEL

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

SAMPLE INTERIOR: Elder



CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.

Thank You

Market Manager

Mike Ciabattoni

mciabatt@nvrinc.com

General Manager - Land

Charles Conde

cconde@nvrinc.com

Land Entitlements Manager

Kyle Quinn

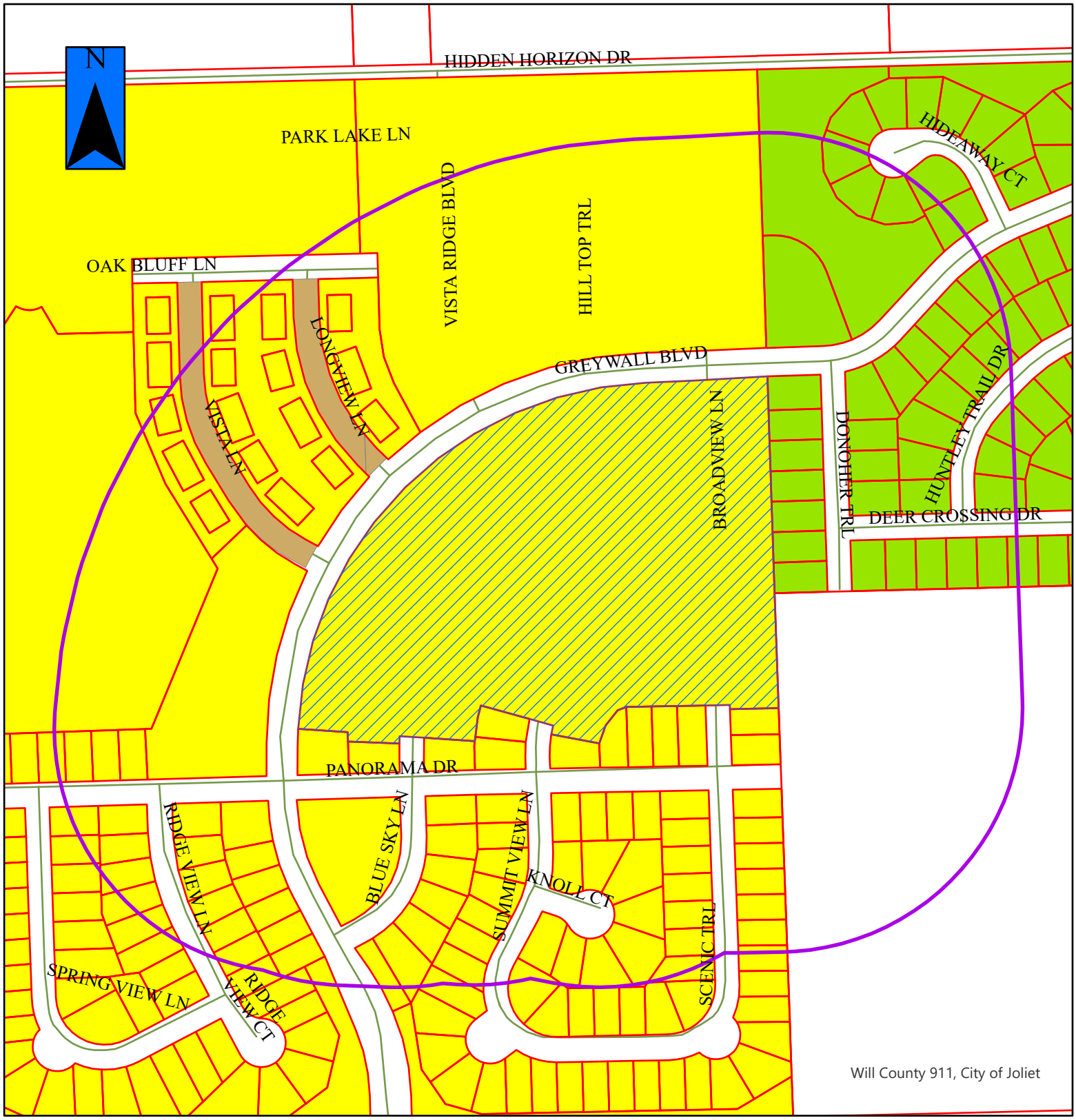
kyquinn@nvrinc.com

CONFIDENTIAL. The statements, plans, photographs and illustrations included herein are provided for conceptual purposes and will be refined throughout execution.









PUD-7-26

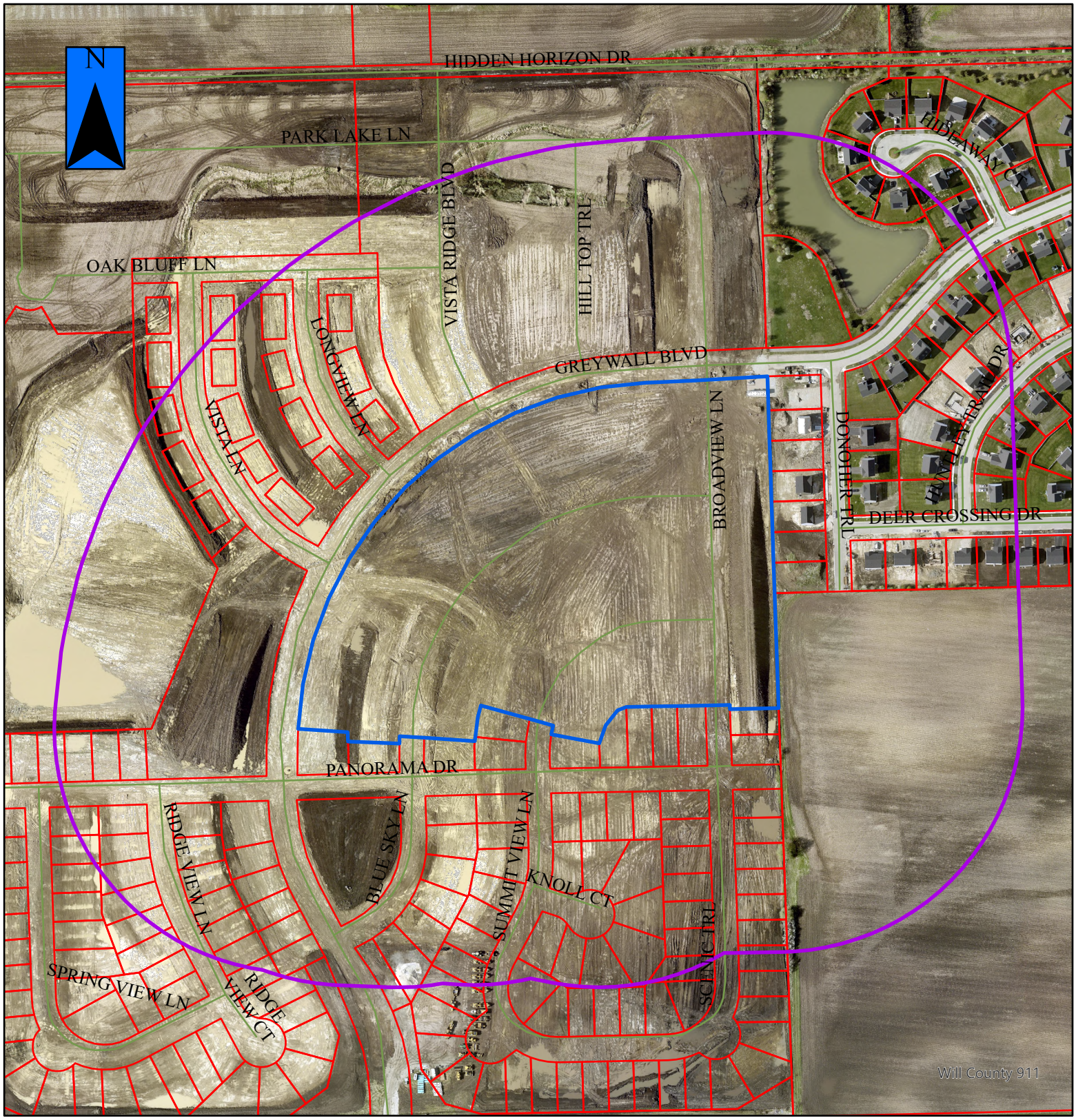
JOLIET PLANNING DIVISION

= 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



PUD-7-26a

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 - Draft

Thursday, June 18, 2026

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
Mike Eulitz
Luis Leon
Wendell Martin
Debbie Radakovich
Michael F. Turk
Scott R. Hammac

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, Mike Eulitz, Wendell Martin, Debbie Radakovich, Michael F. Turk, Scott R. Hammac and Luis Leon

Absent Jeff Crompton

APPROVAL OF MINUTES

TMP-9896

Attachments: Plan Commission Meeting Minutes Pending Approval 5.21.26

A motion was made by Debbie Radakovich, seconded by Wendell Martin, to approve: Approval of May 21, 2026 Plan Commission Minutes. The motion carried by the following vote:

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

TMP-9904

Attachments: PUD-6-26 Staff Report Packet_Redacted.pdf

Planning Director Jayne Bernhard read the staff report into the record. Mr. David Silverman and Mr. Ryan Quigley appeared on behalf of the petitioner, Joliet Catholic Academy. City Planner Raymond Heitner responded to a resident's question about the distance between the football stadium and the intersection of Plaza Drive and Ingalls Avenue. Mr. Quigley answered questions and responded to comments regarding parking, groundwork, and tree removal.

A motion was made by Michael F. Turk, seconded by Wendell Martin, to approve: PUD-6-26: Final Planned Unit Development of Joliet Catholic Academy Subdivision. (1200 N. Larkin Avenue and 1201 Wyoming Avenue) (PIN #s 30-07-06-201-014-0000 and 30-07-05-104-004-0000) (COUNCIL DISTRICT #2). The motion carried by the following vote:

Aye: Cox, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

Abstain: Eulitz

TMP-9905

Attachments: PUD-7-26 (Vista Ridge Phase 3 Resub) Staff Report Packet.pdf

Ms. Bernhard read the staff report into the record. Mr. John Barry appeared on behalf of the petition. The Commission did not have any questions or comments. No public comments were made in favor of or in opposition to the petition.

A motion was made by Mike Eulitz, seconded by Debbie Radakovich, to approve: PUD-7-26: Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development. (East of Greywall Boulevard and North of Caton Farm Road) (PIN # 00-06-26-450-001-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

TMP-9906

Attachments: Staff Report Packet V-5-26 (359 Whitney Ave).pdf

Ms. Bernhard read the staff report into the record. Mr. Anthony DeMichael appeared on behalf of the petition. There were no comments or questions from the Commission. No public comments were made in favor of or in opposition to the petition.

A motion was made by Debbie Radakovich, seconded by Mike Eulitz, to approve: V-5-26: Vacation of an Approximately 20-Foot by 55-Foot Portion of Public Alley West of 359 Whitney Avenue. (Adjacent to 359 Whitney Avenue) (Adjacent to PIN 30-07-09-302-009-0000) (COUNCIL DISTRICT #4). The motion carried by the following vote:

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

TMP-9908

Attachments: Staff Report Packet A-2-26 502 Leach Avenue.pdf

Ms. Bernhard read the staff report into the record. Mr. Raul Ramirez Nunez appeared on behalf of the petition. The Commission did not have any questions or comments. No public comments were made in favor of or in opposition to the petition.

A motion was made by Debbie Radakovich, seconded by Scott R. Hammac, to approve: A-2-26: Annexation of 0.14 Acres Located at the Intersection of Elgin Avenue and Leach Avenue, Classification to R-3 (One-and-Two-Family Residential) Zoning, and Approval of an Annexation Agreement. (502 Leach Avenue) (PIN # 30-07-11-213-003-0000) (COUNCIL DISTRICT #4). The motion

carried by the following vote:

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS

None

NEW BUSINESS

None

OLD/NEW BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Cox, Eulitz, Martin, Radakovich, Turk, Hammac and Leon

Absent: Crompton

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: 343-26

File ID: 343-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/24/2026

Department: Planning and Zoning **Final Action:**

Title: Ordinances Associated with the Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development

Ordinance Approving a Final Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development (PUD-7-26)

Ordinance Approving a Recording Plat of Resubdivision of Lot 1 of Vista Ridge Phase 3 Planned Unit Development (RP-9-26)

Internal Notes: Draft Plan Commission meeting minutes from the 06/16/26 meeting will be added once they are completed.

Updated the Council Memo to reflect the accurate Plan Commission meeting date of 06/18/2026. Change made on 06/30/26 at 9:01 a.m.

Updated the ordinance titles for clarity on 06/30/26 at 8:59 a.m.

Added a sentence clarifying no Plan Commissioners voted against the proposed Final Plat at its June 18, 2026, meeting. Change made on 06/30/26 at 9:05 a.m.

Added a draft copy of the June 18, 2026, Plan Commission minutes on 07/02/2026 at 8:53 a.m.

Agenda Date: 07/07/2026

Attachments: Ordinance - Final Plat, Final Plat.pdf, Ordinance - Recording Plat, Recording Plat.pdf, Elevations, PUD-7-26 Plan Commission Staff Report Packet.pdf, PC Meeting Minutes - Draft 06.18.2026.pdf

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/2/2026	Dustin Anderson	Approve	6/29/2026
1	2	7/2/2026	Todd Lenzie	Approve	7/6/2026
1	3	7/2/2026	Beth Beatty	Approve	7/6/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 343-26

Memo

File #: 344-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with 580 Caton Farm Road:

Ordinance Approving the Final Planned Unit Development of 580 Caton Farm (PUD-4-26)

Ordinance Approving the Recording Plat of 580 Caton Farm, a Planned Unit Development (RP-7-26)

BACKGROUND:
The petitioner and contract purchaser, Project Development Group LLC, requests approval of the Final Planned Unit Development of 580 Caton Farm. In January 2026, City Council approved the annexation of the 5-acre property, classification to the B-1 (neighborhood business) district, and the Preliminary Planned Unit Development of 580 Caton Farm. The purpose of the Planned Unit Development is to create a three-lot commercial center for a day care facility and several retail and service uses. The Planned Unit Development will establish the site layout, landscaping, and other design elements for the entire property. The Final PUD is substantially similar to the approved Preliminary PUD and includes the same variation requests as listed on the plat.

The 5-acre subject property is located on the south side of Caton Farm Road across from Autumn Fields Boulevard. Clublands Subdivision is located to the southeast of the property, and Autumn Fields Subdivision is located to the north across Caton Farm Road. Adjacent to the west and south of the property is an 18-acre parcel that was recorded as part of Clublands Subdivision Neighborhood 1 Unit 2 in 2001. This adjacent parcel is currently undeveloped and has R-B (restricted business) zoning on the north and R-2 (single-family residential) zoning on the south.

The Final Planned Unit Development of 580 Caton Farm creates three commercial lots and one detention lot on the 5-acre site. Proposed Lot 1 is planned for a day care facility with a 10,000-square-foot building and 5,000-square-foot outdoor play area. Proposed Lot 2 would contain an approximately 12,000-square-foot commercial building for several retail tenants. Proposed Lot 3 would contain a 2,000-square-foot commercial building for a restaurant tenant. Lot 4 would contain stormwater detention for the entire development and would be collectively owned and maintained by all lot owners.

The development is required to provide access to the adjacent properties to the west, south, and east in order to minimize access points to Caton Farm Road. The development will include cross access easements on the subject lots to allow future access from the adjacent properties to the east and west. Additionally, the development includes a new north-south street that would provide access to the residentially-zoned property to the south if it were ever to develop. The new street will be aligned

with the existing section of Autumn Fields Boulevard to the north and will be dedicated to the City as public right-of-way. The petitioner is requesting a variation to allow the new street to have a reduced right-of-way width of 60 feet instead of the current standard of 66 feet. Staff is not opposed to this request, as the right-of-way will still be an adequate size to serve the PUD and the adjacent undeveloped parcel. The right-of-way will not include space for public sidewalks; however, Lot 1 will include a sidewalk established by a public sidewalk easement along the west side of the new street.

A Planned Unit Development request typically includes architectural plans for the proposed buildings. Elevations and floor plans that meet the City's Non-Residential Design Standards are included for the proposed day care facility on Lot 1. The petitioner has not determined specific users for the commercial buildings on Lots 2 and 3, so staff is not requiring those building plans at this time. Once those design plans are available, the petitioner will need to amend the PUD in the future through the Plan Commission and City Council process. At the time of amendment, the future site plan for Lots 2 and 3 will need to comply with the locations of the landscape, cross access, and public utility easements as shown on the record plat. The current site plan includes the building footprints for Lots 2 and 3 and has been designed to accommodate future drive-thrus for these buildings. Since the users are unknown, the petitioner cannot yet apply for drive-thru permits for these lots but will need to apply in the future as needed. If a future drive-thru approval changes the site plan, the petitioner will need to amend the PUD to reflect those changes.

The proposed site plan includes adequate parking for the proposed uses. The day care lot would contain around 60 parking spaces while Lots 2 and 3 would collectively contain around 75 parking spaces. The configuration of the parking row along the east side of the site could change if access is extended to the adjacent lot in the future. The attached site plan currently shows future access at the south end of the row

A final landscape plan is included with the PUD submission that is very similar to the preliminary plan. The petitioner is requesting a variation to reduce perimeter landscaping from 30 feet to 10 feet along the north property line adjacent to Caton Farm Road. According to the petitioner, the site cannot accommodate the required parking and circulation for the proposed uses if the plan includes a 30-foot-wide landscape area. The petitioner was required to include the new right-of-way between Lots 1 and 2, which removed around 18,000 square feet of usable area from their site plan and also impacted the circulation requirements. The landscape plan includes the required 5-foot landscape areas along the west and east sides and the required 15-foot landscape area along the south side adjacent to residentially-zoned property. There is also landscaping around the detention pond and on the parking islands as required.

The City's landscaping regulations also require a 30-foot landscape area adjacent to the new public right-of-way (Autumn Fields Boulevard). The petitioner requests a variation from this requirement to reduce the landscaping from 30 feet to 0 feet along the east side and from 30 feet to 4 feet along the west side. Staff does not oppose these variation requests due to the site constraints created by the addition of the new public street, which at this point in time will only serve the 580 Caton Farm development. The new street is designed to connect to the adjacent undeveloped 18-acre parcel, zoned R-B (restricted business) and R-2 (single-family residential), if it were ever to develop. The adjacent parcel is not owned by the petitioner and there are no known development plans for that parcel at this time.

At their meeting on November 20, 2025, the Zoning Board of Appeals approved a Special Use Permit

to allow a day care facility on Lot 1 of the subdivision. The Zoning Ordinance requires that day care facilities not be located within 40 feet of other lots with residential zoning. The PUD includes a variation from this spacing requirement to allow the outdoor play area to be within 40 feet of the lot line shared with the undeveloped residentially-zoned property to the south. Staff supports this variation because it allows for a safer and more practical site layout, and the petitioner is still providing a 15-foot buffer between the play area and the adjacent lot.

The proposed development will be required to connect to City water and sewer, which are available in the area. Public improvements will be required per the Subdivision Regulations and Public Works Department and will include a 10-foot bike path along Caton Farm Road, improvements to the south side of Caton Farm Road along the property frontage, dedication of the new public right-of-way (Autumn Fields Boulevard), and dedication of a portion of Caton Farm Road right-of-way. The record plat includes cross-access easements for the adjacent parcels, a 10-foot landscape easement along the north property line, a stormwater management easement on Lot 4, a public sidewalk easement along the west side of Autumn Fields Boulevard, and a public utility easement on part of Lots 2 and 3.

Approval of the Final Planned Unit Development and Recording Plat of 580 Caton Farm will allow the development of a commercial subdivision with a day care facility, retail uses, and restaurant uses. Future amendments to the PUD may be required at the time of development of Lots 2 and 3.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on this matter at their meeting on April 16, 2026. Nate Washburn, attorney with KGG LLC, represented the petition. No one spoke in favor of or in opposition to the petition. Meeting minutes are attached.

RECOMMENDATION OF THE PLAN COMMISSION:
Wendell Martin moved that the Plan Commission recommend approval of the Final Planned Unit Development of 580 Caton Farm, located at 580 Caton Farm Road.

Michael F. Turk seconded the motion, which passed with seven (7) aye votes and no nay votes. Voting aye were: Cox, Crompton, Kella, Martin, Radakovich, Turk, and Hammac. Voting nay were: none. Absent were: Eulitz.

RECOMMENDATION:
Staff concurs with the recommendation of the Plan Commission and recommends that the Mayor and City Council approve the following:

1. Ordinance Approving the Final Planned Unit Development of 580 Caton Farm

2. Ordinance Approving the Recording Plat of 580 Caton Farm, a Planned Unit Development, subject to the receipt of the following fees and documentation:

    a. A performance bond or letter of credit for public improvements;
    b. A one and one quarter percent (1¼%) inspection fee for public improvements;
    c. An engineering review fee as determined by City staff.

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLANNED UNIT DEVELOPMENT
(580 Caton Farm)

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

SECTION 1: The attached final planned unit development is hereby approved, subject to the conditions set forth on the plat or in Exhibit "A" if any.

SECTION 2: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

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

PASSED this ___ day of _____, 2026

MAYOR	**CITY CLERK**

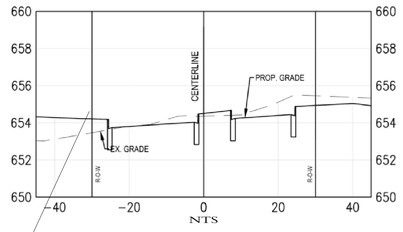
VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: 580 Caton Farm
PIN: 00-06-36-100-012-0000; 00-06-36-100-013-0000
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: PUD-4-26

Autumn Fields Boulevard Proposed Typ. Cross Section



P.I.N. 06-25-376-001
Owner: AUTUMN FIELDS HOMEOWNERS ASSN.
Zoning: R-2 (single-family residential)
Current Use: Stormwater Management

Autumn Fields Boulevard
Doc. 2002000020491 80' R.O.W.

VARIANCE REQUESTS:

1. 30' required landscape buffer along Caton Farm Road
   Variance from Zoning Ordinance Section 47-15E to reduce requiredlandscaping adjacent to public right-of-way from 30 feet to 10 feet.
2. Landscape buffer along the new ROW
   - We're requesting the required landscape buffer be reduced to 4' on the west and 0' on the east.
3. Parking count
   - We're requesting the number of parking stalls be counted as a total development and not lot-by-lot
4. New 66' wide ROW
   - We're requesting the 66' wide ROW be reduced to 60' wide.
5. Distance from Residential Zoning for day care facility
   - Variation from Section 47-5.2(A)(3) of the Zoning Ordinance to allow a day care facility within 40' of a residential zoning district.

P.I.N. 06-25-372-016
Owner: AUTUMN FIELDS HOMEOWNERS ASSN.
Zoning: R-2 (single-family residential)
Current Use: Stormwater Management

LOT AREAS:

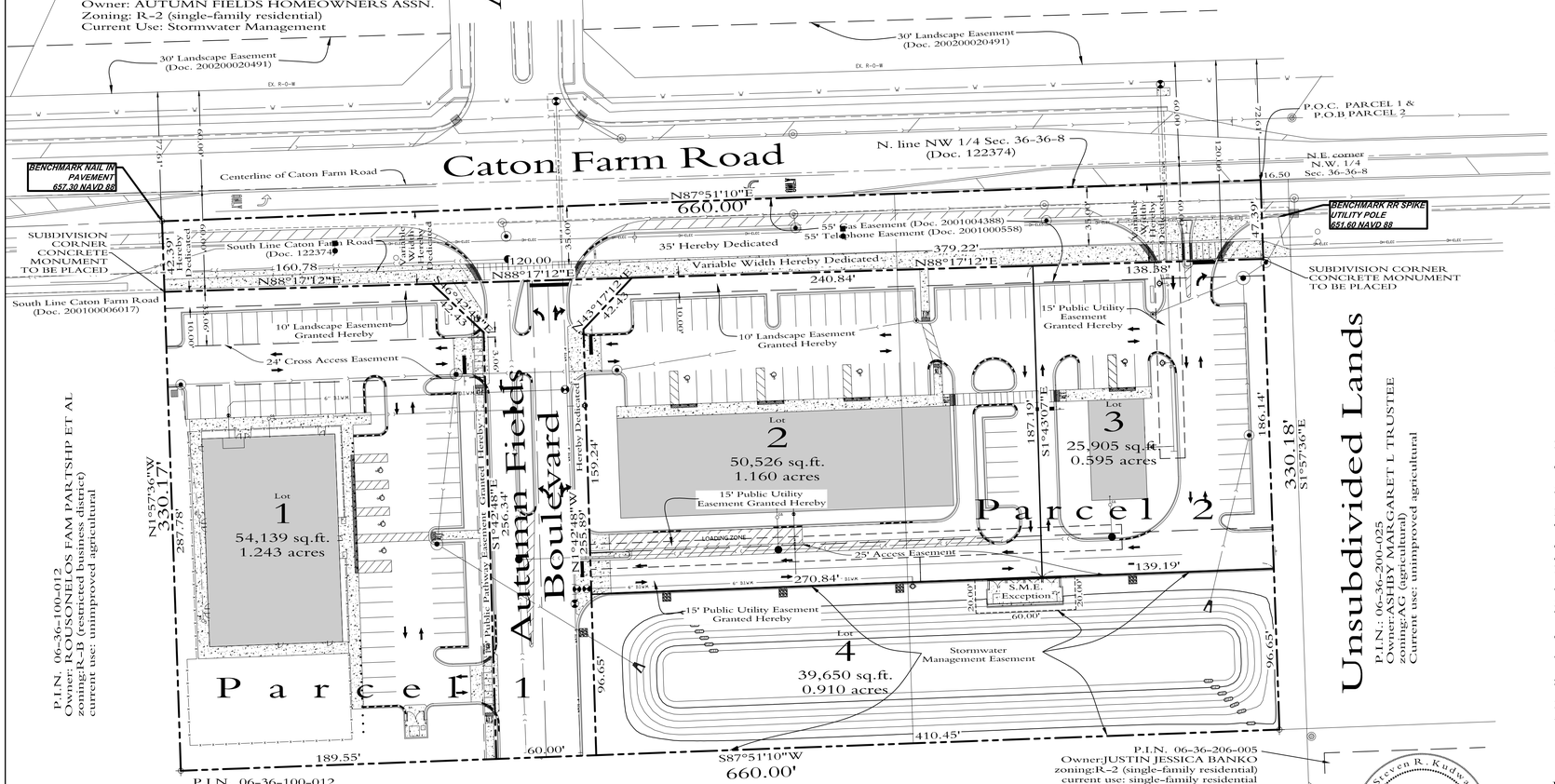
R.O.W. DEDICATION (CATON FARM RD HEREBY DEDICATED)	29,628 SF
R.O.W. DEDICATION (AUTUMN FIELDS BLVD)	18,067 SF
LOT 1- KIDDIE ACADEMY CHILD CARE	54,139 SF
LOT 2- RETAIL	50,526 SF
LOT 3- RESTAURANT	25,905 SF
LOT 4- STORMWATER MANAGEMENT	39,650 SF
TOTAL DEVELOPMENT PARCEL (PER DEED)	217,915 SF

ZONING:
EXISTING: B-1 NEIGHBORHOOD BUSINESS DISTRICT
PROPOSED: PUD B-1 NEIGHBORHOOD BUSINESS DISTRICT

OWNER/ DEVELOPER:
PROJECT DEVELOPMENT GROUP
1305 S. RAMPHO TRAIL
HOMER GLEN, IL 60491
(717) 600-1511

Scale 1"=40'
datum=NAD83

0 8 16 24 32 40 60 80 120 160



Clublands Subdivision Neighborhood 1 Unit 2

(Doc. 2001000006017)

Vicinity Map



Lot 922

Legend

proposed contours		survey boundary	
storm sewer structure		other boundary	
flared end section		center line	
sanitary sewer manhole		storm sewer pipe	
water valve		sanitary sewer pipe	
hydrant		water main	

Accepted and approved by the Plan Commission of the City of Joliet in the Counties and State aforesaid by ordinance_____ at a meeting held this____day of_____, A.D.20__.

by:_____
(Chair)

Accepted and approved by the City Council of the City of Joliet in the Counties and State aforesaid by ordinance_____ enacted this____day of_____, A.D.20__.

by:_____
(Mayor)

attest:_____
(City Clerk)

County of DuPage } S.S.
State of Illinois

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have prepared this plat for the uses and purposes therein set forth.

Given under my Hand and Seal at Wheaton, Illinois this 12th day of December, A.D.2025.

Illinois Professional Land Surveyor 2967
exp.11-30-26
Cole@Korugroup.com

John Cole Helfrich Professional Land Surveyor 2967 State of Illinois

Steven R. Kudwa Professional Engineer 54950 State of Illinois

Final Plat of Planned Unit Development of

580 Caton Farm

Permanent index number(s): 06-36-100-012, 06-36-100-013.

Description:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET OR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST
ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING
3.333 ACRES.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER.; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE; THENCE EAST, ALONG SAID NORTH LINE, 220.00 FEET TO THE POINT OF BEGINNING, IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

Notes:

Common address: 580 Caton Farm Road, Plainfield Illinois

3/4" iron pipes at all corners except as noted.

Basis of bearings: measured relative to NAD83. All dimensions are shown as measured in feet and decimal parts thereof.

Onsite horizontal control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution.

The platted lands do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency.
This is based upon reference to Flood Insurance Rate Map 17093C0135H Dated 1/8/2014.

Cross access easements are provided on the parcels.

This plat is not for recording.

School, Park & Library Donations shall be provided.

Lot 4 will be collectively owned and maintained by the owners of Lots 1, 2, and 3. Development Association will be established for this joint ownership.

Public Pathway Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Joliet, Illinois, a body politic and corporate in the Counties of Will and Kendall and the State of Illinois, its successors, licensees, and assigns (the "City") over, upon, along, through and across all areas shown herein and labeled "Public Pathway Easement " (the "Easement Premises"), together with right of ingress and egress across the land for pedestrian and non-motorized vehicular traffic only, to construct, install, reconstruct, repair, replace, inspect, maintain and operate a paved or unpaved public sidewalk or bicycle trail ("Maintenance and Operations") for the use and enjoyment of the general public and for the necessary personnel and equipment to perform any of the above work. Grantor/owner shall have no Maintenance and Operations obligations regarding the Easement Premises. The City shall have all Maintenance and Operations obligations for the Easement Premises.

Other than maintenance and security vehicles specifically authorized by the City, no motorized vehicles of any type shall be allowed to utilize the Easement Premises. Also granted is the right to cut, trim or remove trees of other plantings within the Easement Premises which interfere with any of the other rights herein granted. No temporary or permanent buildings, structures or other obstructions other than signage shall be placed on or over the Easement Premises which would interfere with any of the rights herein granted.

The City, for itself, its employees, agents, independent contractors and invitees, hereby agrees to indemnify, defend (at Owner's election) and hold harmless Owner, it's members, officers, employees, successors and tenants (individually an "Indemnitee" and collectively the "Indemnitees") from any and all claims, judgments, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and expert witness fees, for personal injury, death or damage to property incurred by or brought against all or any of the Indemnitees arising directly or indirectly as a result of the City's or its agents' or assigns' acts, omissions, or negligence in maintaining the Easement Premises.

Owner\Developer: Project Development Group, LLC

Sheet 1 of 1

Date: 7-01-2026

File: 25077FIP-3

Job: 25077

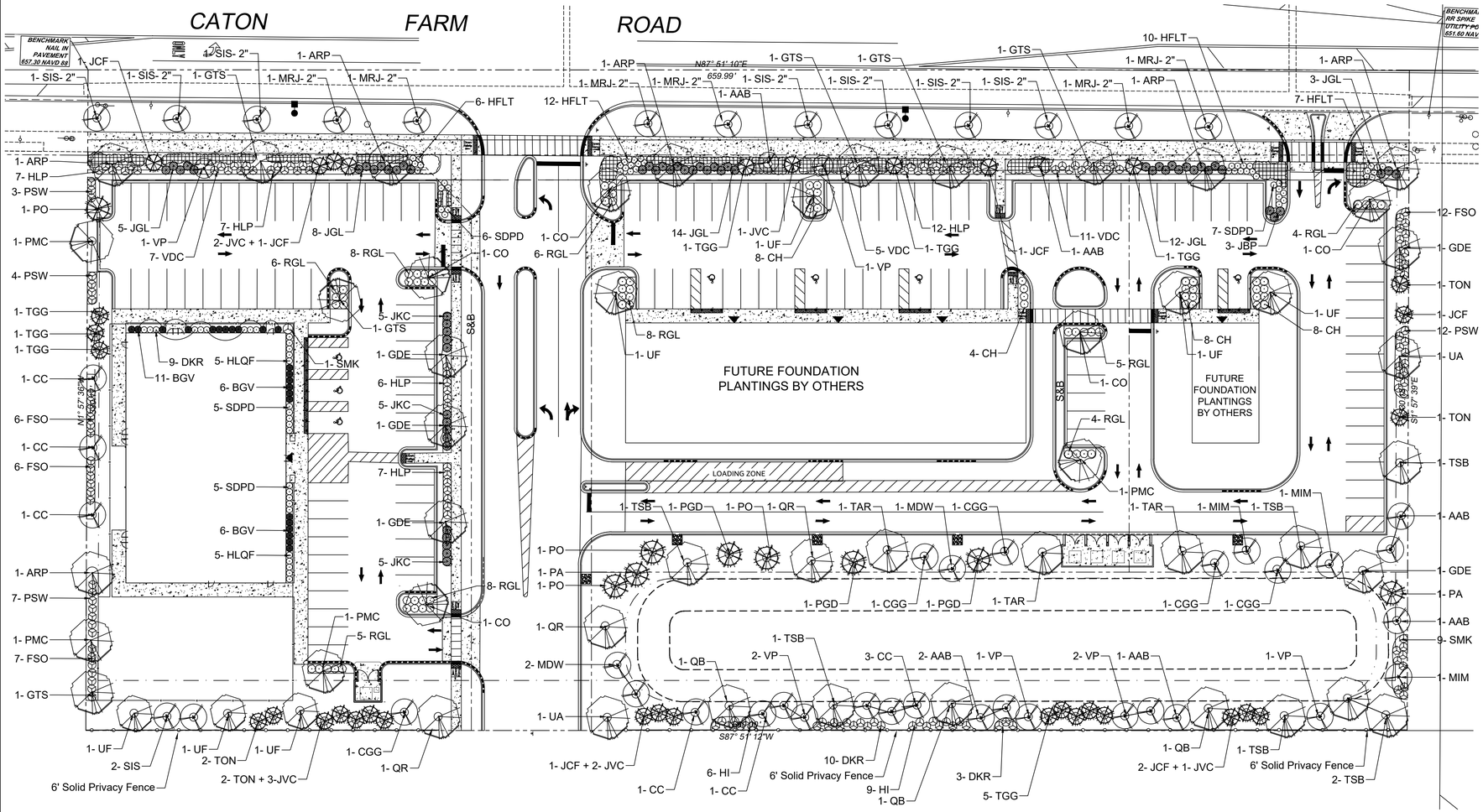
Final Plat of Planned Unit Development

Prepared for:
Project Development Group, LLC

© Copyright 2025 KORU Group, PLLC
These drawings and the contents hereof are the property of Koru Group, PLLC. Copy or portion of any may be printed or copied without the express permission of this office

Koru Group, PLLC
2056 Westings Ave.
Suite 170
Naperville, IL
60563
Illinois Design Firm
8901-0012
331-444-KORU

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



PLANT LIST : (Caton Farm Road Retail, Joliet) 2025-02-19

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
ARP	6	Acer r. 'Frank Jr.'	Redpoint Red Maple	2.0"BB
CO	5	Celtis occidentalis	Common Hackberry	2.0"BB
GTS	6	Gleditsia t. I 'Skycole'	Skyline Honeylocust	2.0"BB
GDE	5	Gymnocladus d.'Espresso'	Espresso Ken.Coffeetree	2.0"BB
PMC	4	Platanus a. Morton Circle'	Exclamation Planetree	2.0"BB
QB	3	Quercus bicolor	Swamp White Oak	2.0"BB
QR	3	Quercus rubra	Red Oak	2.0"BB
TSB	7	Taxodium d. 'Shawnee Brave'	Shawnee Brave Bald Cypress	2.0"BB
TAR	3	Tilia a. 'Redmond'	Redmond Amer. Linden	2.0"BB
UA	2	Ulmus 'Morton'	Accolade Elm	2.0"BB
UF	7	Ulmus 'Frontier'	Frontier Elm	2.0"BB
DECIDUOUS ORNAMENTAL TREES				
AAB	7	Amelanchier g. 'Autum Brilliance'	Autumn Brilliance Serviceberry	6'BB
CC	8	Cercis canadensis	Eastern Redbud	6'BB
CGG	5	Cornus m. 'Golden Glory'	Golden Glory Cornelien. Dogwood	6'BB
MDW	3	Malus 'Donald Wyman'	Donald Wyman Crab.	6'BB
MIM	3	Malus 'Indian Magic'	Indian Magic Crabapple	6'BB
MRJ	6	Malus 'Jewelcole'	Red Jewel Crabapple	2"BB
SIS	7	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	2"BB
SIS	2	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6'BB
VP	8	Viburnum prunifolium	Blackhaw Viburnum	6'BB
EVERGREEN TREES				
JCF	7	Juniperus c. 'Fairview'	Fairview Juniper	6'BB
JVC	9	Juniperus v. 'Canaertii'	Canaerti Juniper	6'BB
PA	2	Picea abies	Norway Spruce	6'BB
PGD	3	Picea g. 'Densata'	Black Hills Spruce	6'BB
PO	3	Picea omorika	Serbian Spruce	6'BB
TON	6	Thuja o. 'Nigra'	Nigra Arborvitae	6'BB
TGG	11	Thuja p. 'Green Giant'	Green Giant Arborvitae	6'BB
DECIDUOUS SHRUBS				
CH	28	Contoneaster 'Hessei'	Hess Cotoneaster	#3
DKR	22	Diervilla 'G2X885411'	Kodiak Red Diervilla	#3
FSO	31	Forsythia 'Mindor'	Show Off Forsythia	#3
HI	15	Hydrangea a. 'Abetwo'	Incrediball Hydrangea	#5
HFLT	35	Hydrangea p. 'SMNHPK'	Fire Light Tidbit Hydrangea	#3
HLP	39	Hydrangea p. 'SMNHPPH'	Limelight Prime Hydran.	#5
HLQF	10	Hydrangea p. 'SMHPLQF'	Little Quick Fire Hydrangea	#3
PSW	26	Physocarpus o. 'Seward'	Summer Wine Ninebark	#3
SDPD	23	Spiraea j. 'NCSX2'	Double Play Doozie Spirea	#3
RGL	54	Rhus a. 'Gro-Low'	Grow Low Sumac	#5
SMK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#5
VDC	23	Viburnum d. 'Christholm'	Blue Muffin Viburnum	#5
EVERGREEN SHRUBS & BROADLEAF EVERGREENS				
BGV	23	Buxus 'Green Velvet'	Green Velvet Boxwood	#5
JBP	3	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#3
JKC	15	Juniperus c.'Kallay's Compact	Kallay's Compact Juniper	#3
JGL	42	Juniperus c. 'Gold Lace'	Gold Lace Juniper	#3
PERENNIALS				
AM	43	Allium 'Millenium'	Millenium Allium	#1
CN	30	Calamintha n. nepeta	Calamintha	#1
EPM	21			
HHR	28	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1
HRR	27	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1
NBW	32	Nepeta 'Blue Wonder'	Blue Wonder Catmint	#1
RLS	30	Rudbeckia 'Viettes Little Suzy'	Little Suzy Black-eyed Susan	#1
ORNAMENTAL GRASSES				
SA	33	Sesleria autumnalis	Autumn Moor Grass	#1

MATERIALS LIST:

7,650 SY	Seed & Straw Blanket (Kentucky Bluegrass/Per. Rye Mix-See Specs)
110 CY	Mulch (Shredded Hardwood)
110 CY	Compost (Mushroom or Yard Waste)

*NOTE: SEED & BLANKET AND SOD QUANTITY IS APPROXIMATE. FINAL QUANTITY WILL BE DETERMINED BY LIMITS OF CONSTRUCTION AND DISTURBED AREAS

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

Notes:

1. See Sheet L-2 for Turf Seed & Blanket Plan, Caton Farm Road Perennial Planting Plan, Landscape Details & General Notes
2. See Sheet L-3 for Landscape Specifications
3. See Civil Engineering plan set for all details pertaining to grading, utilities, geometry, easements, existing trees to remain, existing tree to be preserved, Etc.
4. See Architectural plan set for all Architecture related items.

LANDSCAPE CALCULATIONS:

Caton Farm Road Perimeter- West Side (10' Wide): 197 LF (minus Drives)

Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20- Shrubs & 40- Perennials/100 LF

Calculation: 4- Evergreen or Ornamental Trees, 2- Shade Trees, 40- Shrubs & 80 Perennials

Provided: 5- Evergreen or Ornamental Trees, 3- Shade Trees, 40- Shrubs & 80- Perennials

Caton Farm Road Perimeter- East Side (10' Wide): 382 LF (minus Drives)

Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20 Shrubs & 40 Perennials/100 LF

Calculation: 8- Evergreen or Ornamental Trees, 4- Shade Trees, 77- Shrubs & 153 Perennials

Provided: 8- Evergreen or Ornamental Trees, 6- Shade Trees, 82- Shrubs & 153 Perennials

West Property Line Perimeter: 330 LF

Requirement: 2- Evergreen or Ornamental Trees + 1- Shade Trees + 10 Shrubs /100 LF

Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

East Property Line Perimeter: 330 LF

Requirement: 5' Wide Buffer, 2 Evergreen or Ornamental Trees + 1 Shade Trees & 10 Shrubs/100 LF

Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

South Property Line Perimeter: 660 LF - 60 LF ROW = 600LF

Requirement: 15' Wide Buffer, 3 Evergreen Trees + 3 Ornamental Trees + 2 Shade Trees & 5 Shrubs/100 LF

Calculation: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30 Shrubs

Provided: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30 Shrubs

Detention Basin Landscaping: 833 LF H.W.L.

Requirement: 1 Shade Tree + 1 Evergreen Tree + 1- Ornamental Tree/100LF H.W.L.

Calculation: 8- Shade Trees, 8- Evergreen Trees & 8- Ornamental Trees

Provided: 8- Shade Trees, 8 Evergreen Trees & 8- Ornamental Trees

LEGEND

DECIDUOUS SHADE TREE - 2.0"

ORNAMENTAL TREE - 6'BBClump/2"BB

EVERGREEN TREE - 6'BB

LARGE DECIDUOUS SHRUB- 5 Gal/24" Min.

EVERGREEN SHRUBS - 5 Gal.

DWARF DECIDUOUS SHRUB- 3 Gal/24" Min.

PERENNIALS & ORNAMENTAL GRASSES- 1 Gal./1 Qt.

Know what's below. Call before you dig.

SCALE 1" = 30'

0 30 60

© 2025 Heritage Oak Studios, LLC
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC

REVISIONS

5 - Final Landscape Plans	2026-02-19
4 - Per City Of Joliet Review	2025-12-09
3 - Per City Of Joliet Review	2025-11-11
2 - Per Revised Site Plan	2025-10-14
1 - Revised Per 30' Buffer	2025-09-05

MULTI-TENANT DEVELOPMENT

580 Caton Farm Road
Joliet, Illinois

STATE OF ILLINOIS REGISTERED
RONALD PLONKA
REG. 157-000717
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

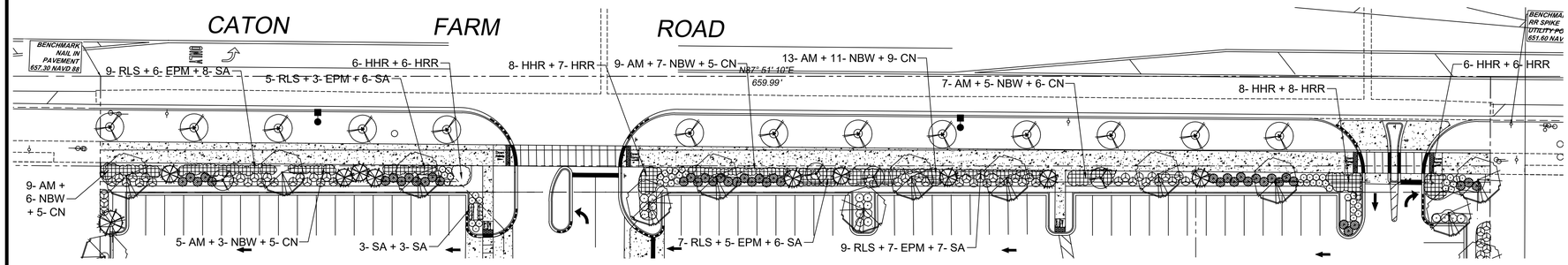
FINAL LANDSCAPE PLAN

DATE: 2025-08-22
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

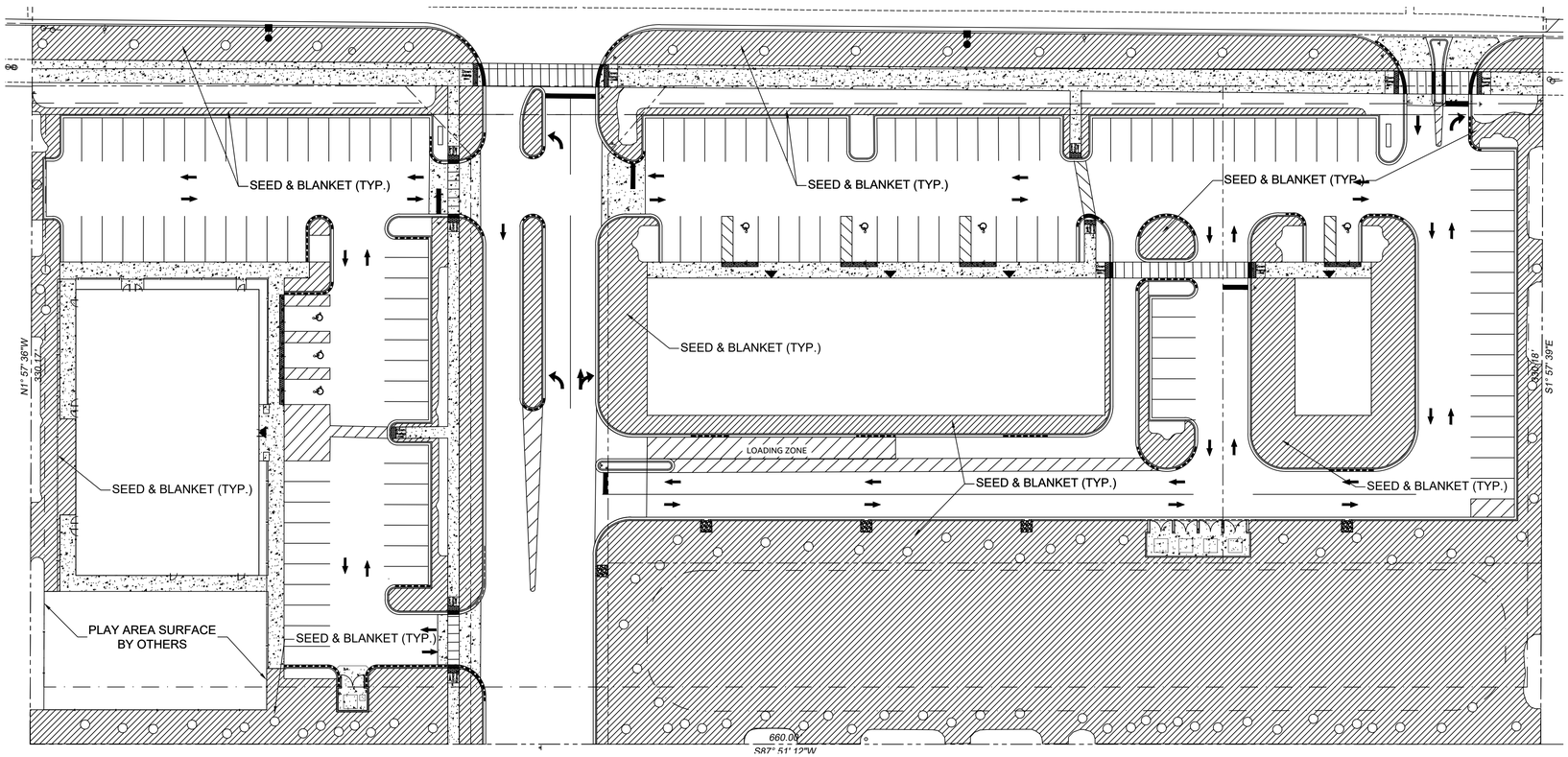
SHEET
L-1

PROJECT NO.: 2325 - 2463

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



CATON FARM ROAD PERENNIALS PLAN



TURF SEED & BLANKET PLAN

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

Notes:

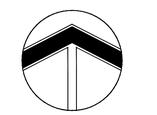
See Sheet L-1 for Overall Site Landscape Plan

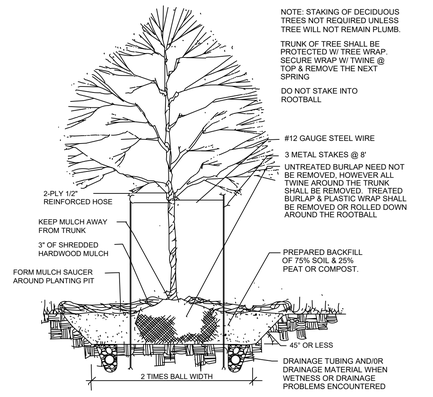
2. See Sheet L-3 for Landscape Specifications

3. See Civil Engineering plan set for all details pertaining to grading, utilities, geometry, easements, existing trees to remain, existing tree to be preserved, Etc.

4. See Architectural plan set for all Architecture related items.

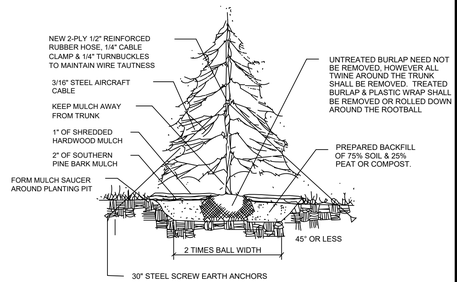
811 Know what's below. Call before you dig.





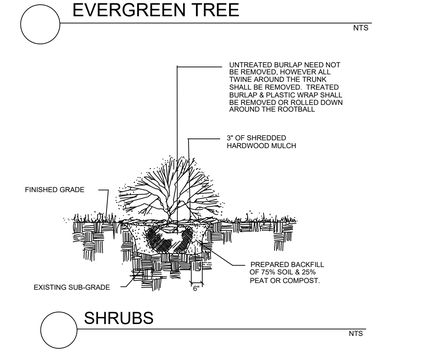
DECIDUOUS TREE

NTS



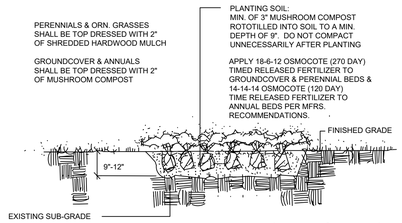
EVERGREEN TREE

NTS



SHRUBS

NTS



BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

NTS

©2025 Heritage Oak Studios, LLC
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

5 - Final Landscape Plans	2026-02-19
4 - Per City Of Joliet Review	2025-12-09
3 - Per City Of Joliet Review	2025-11-11
2 - Per Revised Site Plan	2025-10-14
1 - Revised Per 30' Buffer	2025-09-05

MULTI-TENANT DEVELOPMENT

580 Caton Farm Road
Joliet, Illinois

STATE OF ILLINOIS
RONALD PLONKA
REG. 157-000717
[redacted]
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

CATON FARM PERENNIALS PLAN, TURF SEED PLAN & PLANTING DETAILS

DATE: 2025-08-22
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
L-2

PROJECT NO.: 2325 - 2463

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processes locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

2.10 COMPOST

A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

Additionally, all compost materials shall meet the following:
1. 35-65% minimum organic matter
2. soluble salts under 5 ds/m minimum (under 2 ds/m best)
3. Moisture content = 35-55%
4. ph range 6.1-8.4
5. Nitrogen = >0.9

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT	TYPE OF GRASS
1. CONVENTIONAL TURF GRASS MIX (if specified)	
60%	KENTUCKY BLUEGRASS (blend of 3 cultivars)
30%	PERENNIAL RYEGRASS (blend of 2 cultivars)
10%	CREEPING RED FESCUE
	(Apply at 7 lbs./1,000 S.F. for mechanical seeding)
2. SALT TOLERANT MIX (if specified)	
40%	'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30%	CREEPING RED FESCUE
20%	KENTUCKY BLUEGRASS
10%	PERENNIAL RYEGRASS
	(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Cocnut Blanket (North American Green)
b. AEC Premier Straw/Cocnut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

© 2025 Heritage Oak Studios, LLC
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC

REVISIONS

5 - Final Landscape Plans	2026-02-19
4 - Per City Of Joliet Review	2025-12-09
3 - Per City Of Joliet Review	2025-11-11
2 - Per Revised Site Plan	2025-10-14
1 - Revised Per 30' Buffer	2025-09-05

MULTI-TENANT DEVELOPMENT

580 Caton Farm Road
Joliet, Illinois

STATE OF ILLINOIS
REGISTERED
LANDSCAPE ARCHITECT
RONALD PLONKA
no. 157-000717
[redacted]
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE SPECIFICATIONS

DATE: 2025-08-22
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-2

PROJECT NO.: 2325 - 2463



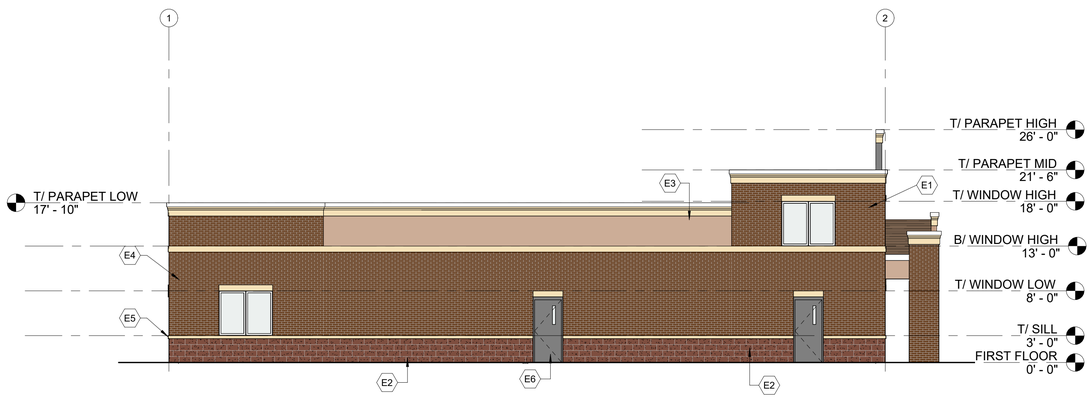
1 FRONT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

EX	EXTERIOR ELEVATION KEYNOTES
E1	BRICK PILASTER BUILD OUT
E2	SPLIT FACE CMU VENEER
E3	E.I.F.S. SYSTEM W/REVEALS
E4	PRECAST LINTEL
E5	4" PRECAST SILL ROUNDED 2", TAPERED INTO EACH DOOR FRAME
E6	GALVANIZED H.M DOOR AND FRAME

GENERAL NOTES

1. SEE A9.2 FOR EXTERIOR FINISH SCHEDULE

2. ALL EXHAUST FAN VENTING TO BE THRU ROOF (NO VENTING ALLOWED OUT SIDES OF BUILDING THROUGH THE FRONT REAR AND SIDE WALLS OF BUILDING)

KORU
ARCHITECTS | ENGINEERS | PLANNERS
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL 60563

© Copyright 2024
KORU Group, PLLC

The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office

CONSULTING ENGINEERS:

CLIENT:

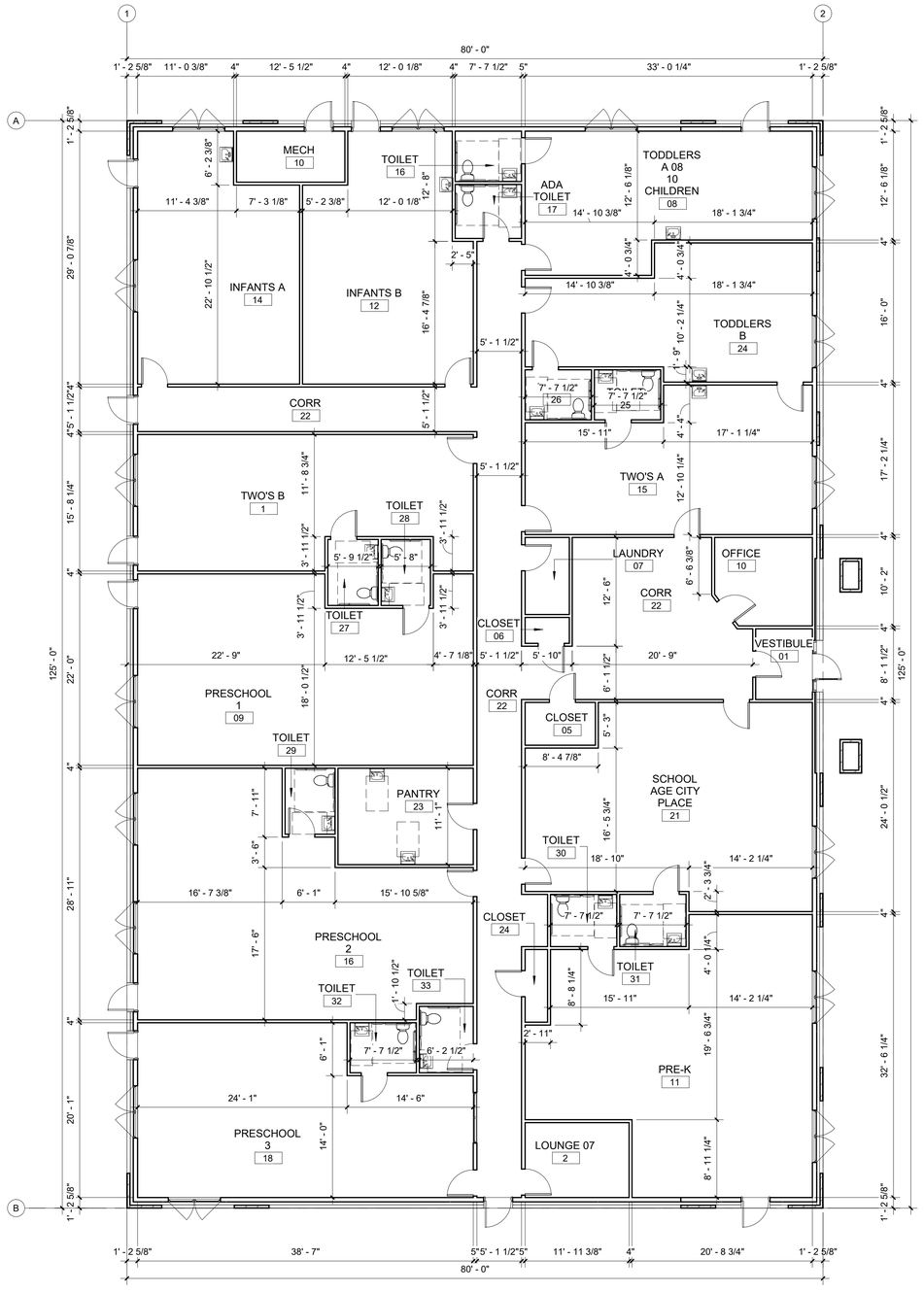
Building Type
580 Caton Farm
580 Caton Farm

REVISIONS

#	DESCRIPTION	DATE

FILE NAME: 25077 580 Caton Farm
DRAWN BY: Author REVIEWED BY: Checker
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NO.
A200

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"



1 PROPOSED FIRST FLOOR_LOT 1
1/8" = 1'-0"

GENERAL NOTES

1. THE TOILET IN ROOM 11.1 THE RESTROOM IN THE TODDLERS ROOM, SHALL BE A CHILD SIZED TOILED AND HAVE A HEIGHT OF 10". THE TOILETS IN ROOMS 13 & 20 , THE ADA RESTROOMS , SHALL HAVE AN ADA COMPLIANT TOILET WITH A HEIGHT OF 17". ALL OTHER TOILETS IN THE BUILDING SHALL BE OF STANDARD HEIGHT 14".
2. ALL DOOR JAMBS TO BE 4" FROM HINGED SIDE TO EDGE OF WALL , UNLESS OTHERWISE NOTED. BOTTOM OF JAMB NOT TO EXCEED 1/4" A.F.F.
3. SEE SHEET A9.1 FOR WINDOW TYPES.
4. ALL WALL TYPES SHOWN ON PLAN ARE NOMINAL THICKNESS. SEE WALL TYPES SCHEDULE FOR ACTUAL WALL THINKNESS.
5. INSTALL 20 AMP DUPLEX OUTLET AT CORRIDORS PER ELECT PLAN.
6. ALL THERMO/ SENSOR TO BE INSTALLED AT 54" A.F.F WITH TAMPER PROOF COVERS. THERMO/SENSORS TO BE LOCATED IN EACH CLASSROOM AND TO BE INDEPENDENT OF EACH OTHER (SEE M-1).
7. ALL CASEWORK / CABINETS/MILLWORK/COUNTERTOPS SHOWN ON DRAWINGS TO BE PROVIDED BY COSTA CABINETS.
8. ALL COUNTERTOPS TO HAVE RADIUS CORNERS.
9. SEE SHEET A8.2 FOR APPLIANCE LEGEND.
10. FIRE EXTINGUISHER: CONFIRM W/ BUILDING DEPT. REQUIREMENTS FOR FIRE EXTINGUISHER CABINET QUANTITIES & LOCATIONS. REFER TO SPECIFICATIONS FOR CABINET DESCRIPTION & INSTALLATION REQUIREMENTS (INCLUDING RECESSED CABINETS). FIRE EXTINGUSHERS TO BE RECESSED INTO THE WALL.

    THE MINIMUM C.O.A REQUIREMENT (OR MORE IF CODE REQUIRED) SHALL BE:
    1. IN THE LOUNGE
    2. IN THE PANTRY
    3. AT THE FRONT DESK
    4. AT EACH AND OF THE LONG CORRIDOR.
    5. IN THE MECHANICAL, ELECTRICAL / SPRINKLER ROOM.
11. PROVIDE 20'-0" HIGH STANDARD FLAG POLE WITH AN INTERNAL ROPE. AMERICAN FLAG & FLAG POLE CO. 800-426-6235 (SKU S20050125) VERIFY LOCATION WITH C.O.A.
12. PROVIDE FIRE SPRINKLERS THROUGH-OUT. FIRE SPRINKLER CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SYSTEM TO MEET LOCAL CODES.
13. CCTV CAMERAS AND ALL VIDEO TO BE SUPPLIED BY ALWAYS CLOSE BY. QUANTITY AND LOCATION OF CAMERAS TO BE PROVIDED BY "ALWAYS CLOSE BY"

KORU
ARCHITECTS | ENGINEERS | PLANNERS
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL 60563

© Copyright 2024
KORU Group, PLLC

The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office

CONSULTING ENGINEERS:

CLIENT:

Building Type
580 Caton Farm
580 Caton Farm

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

REVISIONS:

#	DESCRIPTION	DATE
	ISSUED FOR PERMIT	DATE
1		
2		

FILE NAME: 25077 580 Caton Farm
DRAWN BY: Author REVIEWED BY: Checker
SHEET TITLE:
FIRST FLOOR PLAN
SHEET NO.
A101

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORDING PLAT OF A SUBDIVISION (580 Caton Farm)

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

SECTION 1: The attached recording plat of subdivision is hereby approved, subject to conditions set forth on the plat or in Exhibit "A" if any and the receipt of the following fees and documentation within 60 days of the passage of this ordinance:

1. A performance bond or letter of credit for public improvements;

2. A one and one quarter percent (1¼%) inspection fee for public improvements;

3. An engineering review fee as determined by City staff.

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**

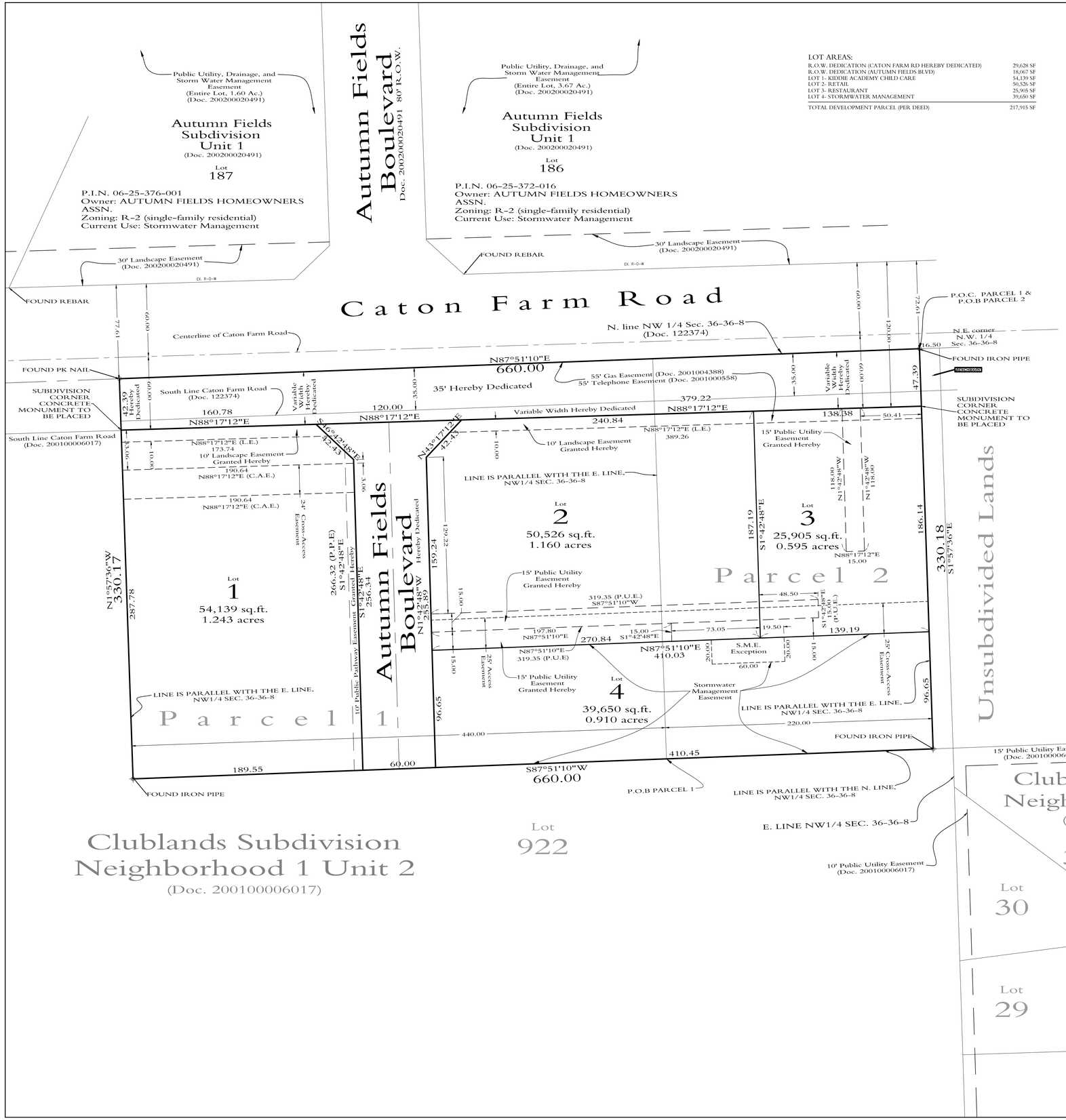
VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

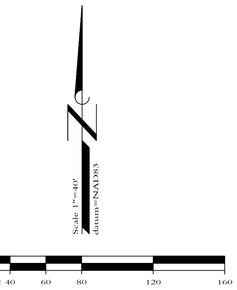
SUBDIVISION: 580 Caton Farm, a Planned Unit Development
PLAN COMMISSION APPROVED: N/A
PIN: 00-06-36-100-012-0000; 00-06-36-100-013-0000
CED DOC. NO.: RP-7-26

Permanent index number(s): 06-36-100-012, 06-36-100-013



LOT AREAS:

R.O.W. DEDICATION (CATON FARM RD HEREBY DEDICATED)	29,628 SF
R.O.W. DEDICATION (AUTUMN FIELDS BLVD)	18,067 SF
LOT 1- KIDDIE ACADEMY CHILD CARE	54,139 SF
LOT 2- RETAIL	50,526 SF
LOT 3- RESTAURANT	25,905 SF
LOT 4- STORMWATER MANAGEMENT	39,650 SF
TOTAL DEVELOPMENT PARCEL (PER DEED)	217,915 SF



Plat of Subdivision of

580 Caton Farm
A Planned Unit Development

Being a Subdivision of part of the Northwest Quarter Section 36, Township 36 North, Range 8 East of the Third Principle Meridian in Na-Au-Say Township, Kendall County, Illinois

John Cole Helferich
Professional Land Surveyor 2967
State of Illinois

Notes:

Common address: 580 Caton Farm Road, Plainfield Illinois

3/4" iron pipes at all corners except as noted.

Basis of bearings: measured relative to NAD83. All dimensions are shown as measured in feet and decimal parts thereof.

Onsite horizontal control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution.

The platted lands do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency per FIRM No. 17093C0135H.

Lot 4 will be collectively owned and maintained by the owners of Lots 1,2, and 3.

EXISTING ZONING: B-1 NEIGHBORHOOD BUSINESS DISTRICT
PROPOSED ZONING: PUD B-1 NEIGHBORHOOD BUSINESS DISTRICT

Sheet 1 of 2

Date: 6-30-2026
File: 25077RP9-10
Job: 25077

Plat of Subdivision

© Copyright 2025
KORU Group, PLLC
These drawings and the contents hereof are the property of Koru Group, PLLC. Copying of any part or portion of any may be printed or copied without the express permission of this office

Koru Group, PLLC
2056 Westings Ave.
Suite 170
Naperville, IL 60563
IL Design Firm
#184.011.2
331-444-KORU

KORU

1st Owner's Certificate

State of Illinois
County of Kendall } S.S.

This is to certify that

_____

_____

is the owner of the lands shown and described on the annexed plat and by its duly authorized manager has as such owner caused the same to be surveyed, subdivided and platted as shown thereon for the uses and purposes therein set forth and does also grant the easement shown and declared herein and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the lands platted herein fall within the boundaries of Plainfield Community Consolidated School District 202.

Given this____day of_____, A.D.2026.

by:_____
(manager)

Notary's Certificate

State of Illinois
County of Kendall } S.S.

I,_____, a notary public in and for the County and State aforesaid do hereby certify that_____, as manager of _____, who is personally known to me to be the same person whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of _____.

Given under my hand and notarial seal this____day of_____, A.D.2026.

_____
notary public

2nd Owner's Certificate

State of Illinois
County of Kendall } S.S.

This is to certify that _____ is the owner of the lands shown and described on the annexed plat and by its duly authorized manager has as such owner caused the same to be surveyed, subdivided and platted as shown thereon for the uses and purposes therein set forth and does also grant the easement shown and declared herein and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the lands platted herein fall within the boundaries of Plainfield Community Consolidated School District 202.

Given this____day of_____, A.D.2026.

by:_____
(manager)

Notary's Certificate

State of Illinois
County of Kendall } S.S.

I,_____, a notary public in and for the County and State aforesaid do hereby certify that_____, as manager of _____, who is personally known to me to be the same person whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of _____.

Given under my hand and notarial seal this____day of_____, A.D.2026.

_____
notary public

Owner's Certificate

State of Illinois
County of Kendall } S.S.

This is to certify that _____ is the owner of the lands shown and described on the annexed plat and by its duly authorized manager has as such owner caused the same to be surveyed, subdivided and platted as shown thereon for the uses and purposes therein set forth and does also grant the easement shown and declared herein and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the lands platted herein fall within the boundaries of Plainfield Community Consolidated School District 202.
Given this____day of_____, A.D.2026.

by:_____
(manager)

Notary's Certificate

State of Illinois
County of Kendall } S.S.

I,_____, a notary public in and for the County and State aforesaid do hereby certify that_____, as manager of _____, who is personally known to me to be the same person whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of _____.

Given under my hand and notarial seal this____day of_____, A.D.2026.

_____
notary public

County Recorder's Certificate

State of Illinois
County of Kendall } S.S.

This instrument No._____ was filed for record in the Recorder's Office of Kendall County, Illinois, on this _____ day of. _____, 20___, at _____ o'clock __M.

_____
County Recorder

Certificate of Joliet Plan Commission

State of Illinois
County of Will } S.S.

Recommended for Approval by Joliet City Plan Commission on:

_____ , A.D., 20_____.

_____
Plan Commission Chairman

_____
Plan Commission Secretary

Certificate of Joliet City Council

State of Illinois
County of Will } S.S.

Approved by Ordinance of the City Council of the City of Joliet on:
_____ , A.D., 20_____.

_____ _____
Mayor City Clerk

Certificate of City Collector

State of Illinois
County of Will } S.S.

I, _____, JOLIET CITY COLLECTOR,
HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES,
UNPAID CURRENT TAXES, OR UNPAID SPECIAL ASSESSMENTS
AGAINST THE PROPERTY DESCRIBED BY THIS PLAT.
DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF _____, 20___.

_____
CITY COLLECTOR

Certificate of County Clerk

State of Illinois
County of Kendall } S.S.

I, _____, COUNTY CLERK OF KENDALL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND O REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT YORKVILLE, ILLINOIS, THIS _____ DAY OF _____ 20___.

_____
COUNTY CLERK

School District Boundary Statement

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:
1. THAT _____ AS OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THE ATTACHED PLAT OF SUBDIVISION WHICH LEGAL DESCRIPTION IS ATTACHED HERETO AND INCORPORATED BY REFERENCE HEREIN; AND
2. TO THE BEST OF THEIR KNOWLEDGE, THE SCHOOL DISTRICTS IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK OF THE SUBDIVISION LIES IS:

PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202_____

PLAINFIELD COMMUNITY CONSOLIDATED SCHOOL DISTRICT 202 _____

DATED THIS _____ DAY OF _____, A.D. 20___.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

Certificate of Plat Officer

State of Illinois
County of Kendall } S.S.

APPROVED THIS _____ DAY OF _____, A.D., 20___.

_____
KENDALL COUNTY PLAT OFFICER

Public Utility Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Joliet, Illinois and their respective successors and assigns ("Grantee," "Grantees") under, upon and across the areas shown on the annexed Grant as "Public Utility Easement Granted Hereby" ("Easement Premises") to construct, install, reconstruct, repair, remove, replace, inspect, maintain and operate transmission and distribution systems and appurtenances on and under the surface of the Easement Premises, including without limitation water supply systems and sanitary sewer systems, together with the right of access for all personnel and equipment necessary and required for all such uses and purposes and together with the right to install all required subsurface service connections.

Grantees are hereby granted the right to cut, trim or remove any trees, shrubs or other plantings within the Easement Premises which interfere with the exercise of any rights herein granted. No permanent buildings, structures or other obstructions shall be placed within the Easement Premises but such areas may be used for landscaping, platings, paved surfaces or other related uses that do not unreasonably interfere with the rights herein granted.

Following any work performed by the City pursuant to the rights herein granted, the City shall have no obligation with respect to surface restoration, including, but not limited to the restoration, repair or replacement of pavement, curbs, gutters, plantings or landscaping other than that the City shall, following any such work, be obligated to backfill and mound all trenches created so as to retain suitable drainage, to cold-patch any asphalt or concrete surface, to remove all excess debris and spoil and to leave the work area in a clean and workmanlike condition.

City of Joliet Landscape Easement Provisions

All easements indicated as landscape easements on this plat shall be reserved for and granted to the City of Joliet, and to the successors and assigns. the easements shall be reserved landscaping only and no buildings shall be placed on said easement. each owner and subsequent purchaser shall be equally responsible for maintaining the landscape easement and shall not alter, modify, and or remove landscape material without having first received prior written approval from the city of joliet.

In the event any owner or subsequent purchaser fails to properly maintain the landscape easement, the City of Joliet shall upon ten (10) days prior written notice, reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the landscape easement reasonably necessary.

In the event the City of Joliet shall be required to perform, or have performed on its behalf, any maintenance work to or upon the landscape easement, the cost together with additional sum of 10% of said cost of completion of the work constitutes a lien against the parcel requiring maintenance. the lien may be foreclosed by any action brought by or on behalf of the city.

If the conditions on or surrounding the property materially change such that it is impractical or detrimental to retain the landscape easement set forth above, at joint agreement of both the grantor and grantee, this landscape easement may be vacated.

Public Pathway Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Joliet, Illinois, a body politic and corporate in the Counties of Will and Kendall and the State of Illinois, its successors, licensees, and assigns (the "City") over, upon, along, through and across all areas shown herein and labeled "Public Pathway Easement Granted Hereby" (the "Easement Premises"), together with right of ingress and egress across the land for pedestrian and non-motorized vehicular traffic only, to construct, install, reconstruct, repair, replace, inspect, maintain and operate a paved or unpaved public sidewalk or bicycle trail ("Maintenance and Operations") for the use and enjoyment of the general public and for the necessary personnel and equipment to perform any of the above work. Grantor/owner shall have no Maintenance and Operations obligations regarding the Easement Premises. The City shall have all Maintenance and Operations obligations for the Easement Premises.

Other than maintenance and security vehicles specifically authorized by the City, no motorized vehicles of any type shall be allowed to utilize the Easement Premises. Also granted is the right to cut, trim or remove trees of other plantings within the Easement Premises which interfere with any of the other rights herein granted. No temporary or permanent buildings, structures or other obstructions other than signage shall be placed on or over the Easement Premises which would interfere with any of the rights herein granted.

The City, for itself, its employees, agents, independent contractors and invitees, hereby agrees to indemnify, defend (at Owner's election) and hold harmless Owner, it's members, officers, employees, successors and tenants (individually an "Indemnitee" and collectively the "Indemnitees") from any and all claims, judgments, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and expert witness fees, for personal injury, death or damage to property incurred by or brought against all or any of the Indemnitees arising directly or indirectly as a result of the City's or its agents' or assigns' acts, omissions, or negligence in maintaining the Easement Premises.

Cross-Access Easement Declaration (C.A.E.)

A permanent non-exclusive cross access easement is hereby granted for ingress and egress in the location identified on the plat as access easement area between the herein platted lands and the parcel lying immediately north of and adjacent to said easement and is for vehicular and pedestrian traffic, upon, over, across and through the access easement area.

Easement Provisions

An easement for serving the subdivision and other property with electric and communications service is hereby reserved

for and granted to ComEd
and
A.T.& T., 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 dashed lines on the plat and marked "easement", the property designated in the declaration of condominium and/or this plat as "common elements", and the property designated on the plat as a "common area or areas", and the property designated on the plat for streets and alleys, whether public or private, 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, 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 subdivided property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed lines marked "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.

The term "Common Elements" shall have that meaning set for such term in section 2(e) of "an act in relation to condominiums" (Illinois revised statutes, CH. 30, PAR. 302(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as, "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". the terms "common area or areas" and "common elements" includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, service business district or structures such as a pool or retention pond, or mechanical equipment.

Relocation of facilities will be done by grantees at cost of grantor/lot owner, upon written request.

Nicor Gas Easement

An easement is hereby reserved for and granted to Nicor 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.

Cable Television Easement

An easement for serving the subdivision and other property with cable television is hereby reserved for and granted to an approved cable company, their respective successors and assigns, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmissions and distribution of cable tv signals in all platted easement areas, streets, alleys, other public ways and places shown on this plat, together with the right to install required service connection over or under each lot to serve improvements thereon. no building or other structures shall be constructed or erected in any easement area without the prior written consent of Grantee.

Plat of Subdivision of

580 Caton Farm
A Planned Unit Development

Being a Subdivision of part of the Northwest Quarter Section 36, Township 36 North, Range 8 East of the Third Principle Meridian in Na-Au-Say Township, Kendall County, Illinois

State of Illinois
County of DuPage } S.S.

To: Chicago Title Insurance Company

This is to certify that this plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2021. The field work was completed on August 28, 2025.

Given under my Hand and Seal at Wheaton, Illinois this 2nd day of September, A.D. 2026.

_____
Illinois Professional Land Surveyor 2967
exp.11-30-26
Cole@Korugroup.com

John Cole Helfrich — Professional Land Surveyor 2967 — State of Illinois

State of Illinois
County of DuPage } S.S.

This is to certify that that I, John Cole Helfrich, an Illinois professional land surveyor, have surveyed, sibdivided and platted the folllowing described lands for the uses and purposes herein set for the following described lands:

Parcel 1: that part of the northwest quarter of section 36, township 36 north, range 8 east of the third principal meridian described as follows: commencing at a point on the north line of said northwest quarter, 16.50 feet west of the northeast corner of said northwest quarter, thence southerly, parallel with the east line of said northwest quarter, 330.0 feet, thence west, parallel with said north line, 220.0 feet for a point of beginning, thence continuing west, parallel with said north line, 440.0 feet, thence northerly, parallel with said east line, 330.0 feet to said north line, thence east, along said north line, 440.0 feet to a line drawn northerly from the point of beginning which is parallel with said east line, thence southerly, parallel with said east line, 330.0 feet to the point of beginning in Na-Au-Say Township, Kendall County, Illinois and containing 3.333 acres.

Parcel 2: that part of the northwest quarter of section 36, township 36 north, range 8 east of the third principal meridian described as follows: beginning at a point on the north line of said northwest quarter, 16.50 feet west of the northeast corner of said northwest quarter, thence southerly, parallel with the east line of said northwest quarter, 330.0 feet; thence west, parallel with said north line, 220.0 feet; thence northerly, parallel with said east line, 330.0 feet to said north line; thence east, along said north line, 220.0 feet to the point of beginning in Na-Au-Say Township, Kendall County, Illinois and containing 1.667 acres.

Surface Water Statement

State of Illinois
County of DuPage } S.S.

to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the subdivision.

Dated this _____ day of _____ A.D., 20_____

_____ _____
IL. Registered Professional Eng. Owner or Attorney for Owner

_____
State Registration Number

_____
Registration Expiration Date

Kendall County Right to Farm Statement

Notice:
Kendall County has a long, rich tradition in agriculture and respects the role that farming continues to play in shaping the economic viability of the county. Property that supports this industry is indicated by a zoning indicator - A-1 or AG special use. Anyone constructing a residence or facility near this zoning should be aware that normal agricultural practices may result in occasional smells, dust, sights, noise, and unique hours of operation that are not typical in other zoning areas.

Stormwater Management Easement (S.M.E.)

A permanent non-exclusive easement is hereby granted to the City of Joliet and to their successors and assigns, in, upon, across, over, under, and through the areas shown by dashed lines and labeled "stormwater detention easement" on the plat of subdivision hereon drawn for the purpose of installing, constructing, inspecting, operating, replacing, renewing, altering, enlarging, removing, repairing, cleaning, and maintaining storm sewers, drainage ways, storm water detention and retention and any and all manholes, pipes, connections, catch basins, and without limitation, such other installations as may be required to furnish stormwater detention. The right of access across the real estate platted herein for the necessary personnel and equipment to make any or all of the above work. No building shall be placed on said easement premises without prior written consent from the City of Joliet. The responsibility of maintaining the detention area easement shall be binding on the heirs, executors, administrators, successors and assigns of the landowners. No person shall destroy or modify slopes or otherwise affect the detention volume without having first received written approval from the City of Joliet. The city shall have the right but not the obligation to restore any detention volume lost through unauthorized activities.

Sheet 2 of 2

Date: 6-30-2026
File: 25077RP9-10
Job: 25077

Plat of Subdivision

© Copyright 2025
KORU Group, PLLC
These drawings and the contents contained herein are property of Koru Group PLLC. Copying any portion of any may be printed or copied without the express permission of this office

Koru Group, PLLC
2056 Westings Ave.
Suite 170
Naperville, IL 60563
IL Design Firm
#184.007.001
331-444-KORU

KORU

CITY PLAN COMMISSION
JOLIET, ILLINOIS

CASE NO: _____
DATE FILED: _____

PETITION FOR SUBDIVISION OF LAND

_____ Preliminary Plat
_____ Final Plat
__X__ Recording Plat

PROPERTY INFORMATION

NAME OF SUBDIVISION: 580 Caton Farm PUD

COMMON ADDRESS: 580 Caton Farm Road

PROPERTY INDEX NUMBER: 06-36-100-012 & 06-36-100-013

LEGAL DESCRIPTION OF PROPERTY (attached preferred):

SEE ATTACHED

TYPE OF SUBDIVISION: Residential ___ Commercial X Industrial ___ Other _____

SIZE (acres): Approximately 5 AC

NO. OF LOTS: 4

PRESENT USE: Uninhabited Farmstead

EXISTING ZONING: B-1

USES OF SURROUNDING PROPERTIES:

North: Residential

South: Farm Ground / Residential

East: Farmstead / Residential

West: Farm Ground / School

NAME OF PARK DISTRICT: Joliet

NAME OF SCHOOL DISTRICT(S): Plainfield CCSD 202; Joliet Jr. College

NAME OF SUBDIVISION: 580 Caton Farm PUD

PETITIONER INFORMATION

PETITIONER'S NAME: Project Development Group LLC

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

ADDRESS: [redacted]

CITY, STATE, ZIP: [redacted]

PHONE: _____ EMAIL: [redacted]

NAME OF LOCAL AGENT: Rosario Fratto

ADDRESS: [redacted]

CITY, STATE, ZIP: [redacted]

PHONE: _____ EMAIL: [redacted]

PROPERTY OWNER: David A. Ashby, Mark Ashby, Bonnie Pinnow, and the Ashby Trust

ADDRESS: [redacted]

CITY, STATE, ZIP: [redacted]

PHONE: _____ EMAIL: _____

ENGINEER: Kieran Thomas (Koru Group)

ADDRESS: 2056 Westings Ave., Suite 170

CITY, STATE, ZIP: Naperville, Illinois 60563

PHONE: (331) 444-5678 EMAIL: [redacted]

LAND SURVEYOR: J. Cole Helfrich (Koru Group)

ADDRESS: 2056 Westings Ave., Suite 170

CITY, STATE, ZIP: Naperville, Illinois 60563

PHONE: (331) 444-5786 EMAIL: [redacted]

ATTORNEY: Nathaniel P. Washburn (KGG LLC)

ADDRESS: 111 N. Ottawa Street

CITY, STATE, ZIP: Joliet, Illinois 60432

PHONE: (815) 727-4511 EMAIL: [redacted]

NAME OF SUBDIVISION: 580 Caton Farm PUD

PARK LANDS

Residential Preliminary Plats only:

Date Contacted Park District: N/A

Proposed method of contribution: Land Dedication ___ Cash Contribution ___ Other _____

If park site is offered, proposed size (acres): _____

CONTIGUOUS HOLDINGS OF PROPERTY OWNER

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

_____

_____

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

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

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

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 2-25-2026 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 25 day of February, 2026

[redacted]
Notary Public

May 18, 2027
My Commission Expires:

"OFFICIAL SEAL"
DUSANKA IVOSEVIC
Notary Public, State Of Illinois
My Commission Expires May 18, 2027
Commission No. 888879

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 2/20/2026 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 20 day of February, 20 26

[redacted]
Notary Public

My Commission Expires: January 11, 2028

JOSEPHINE NONA YOKI
Notary Public
State of Wisconsin

PRINT

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF ~~WILL~~) Grundy

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

Date: 2/23/2026 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 23 day of February, 20 26

[redacted]
Notary Public

My Commission Expires: May 23, 2029

Official Seal
ALLISON ELIZABETH BLALOCK
Notary Public, State of Illinois
Commission No. 1010818
My Commission Expires May 23, 2029

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 2/23/26 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 23rd day of February, 2026

[redacted]
Notary Public

My Commission Expires: July 16, 2029

OFFICIAL SEAL
AUDREY MUSLIMENTA
Notary Public, State of Illinois
Commission No. 1013704
My Commission Expires July 16, 2029

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING, WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE; THENCE EAST, ALONG SAID NORTH LINE, 220.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

DATE: April 9, 2026

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-4-26: Final Planned Unit Development of 580 Caton Farm

GENERAL INFORMATION:

APPLICANT:	Project Development Group LLC
STATUS OF APPLICANT:	Contract Purchaser
OWNER:	David A. Ashby, Mark Ashby, Bonnie Pinnow, and the Ashby Trust
REQUESTED ACTION:	Approval of the final planned unit development of 580 Caton Farm (commercial subdivision)
PURPOSE:	To allow a commercial subdivision for a day care and several retail and / or restaurant uses
EXISTING ZONING:	B-1 (neighborhood business)
LOCATION:	580 Caton Farm Road (00-06-36-100-012-0000 and 00-06-36-100-013-0000) (Council District #3)
SIZE:	5 acres
EXISTING LAND USE:	Vacant farmstead

SURROUNDING LAND USE & ZONING:

NORTH: Residential (detention ponds for Autumn Fields Subdivision), R-2 (single-family residential)
SOUTH: Undeveloped / agricultural, R-2 (single-family residential)
EAST: Residential homestead, Kendall County A-1 (agricultural)
WEST: Undeveloped / agricultural, R-B (restricted business)

SITE HISTORY: The preliminary Planned Unit Development of 580 Caton Farm was approved by City Council in January 2026, along with the annexation of the property and the classification to the B-1 (neighborhood business) zoning district. An annexation agreement was also approved that addresses the required public improvements and the

timeline for their completion. Additionally, the Zoning Board of Appeals approved a Special Use Permit to allow a day care facility at 580 Caton Farm Road at their November 20, 2025 meeting.

The 5-acre subject property currently contains a vacant farmstead. The property is located on the south side of Caton Farm Road across from Autumn Fields Boulevard. Clublands Subdivision is located to the southeast of the property, and Autumn Fields Subdivision is located to the north across Caton Farm Road. Adjacent to the west and south of the property is an 18-acre parcel that was recorded as part of Clublands Subdivision Neighborhood 1 Unit 2 in 2001. This adjacent parcel is currently undeveloped and has R-B (restricted business) zoning on the north and R-2 (single-family residential) zoning on the south.

SPECIAL INFORMATION: The petitioner and contract purchaser, Project Development Group LLC, requests approval of the Final Planned Unit Development of 580 Caton Farm to allow a commercial center with a day care facility, a retail building, and a restaurant building. The Planned Unit Development will establish the site layout, landscaping, and other design elements for the entire property. The final PUD includes the same variation requests and has a site plan substantially similar to the approved preliminary PUD. The proposed elevations of the day care facility are the same as those approved with the preliminary PUD.

The final Planned Unit Development of 580 Caton Farm creates three commercial lots and one detention lot on a 5-acre site. Proposed Lot 1 is planned for a day care facility with a 10,000-square-foot building and 5,000-square-foot outdoor play area. Proposed Lot 2 would contain an approximately 12,000-square-foot commercial building for several retail tenants. Proposed Lot 3 would contain a 2,000-square-foot commercial building for a restaurant tenant. Lot 4 would contain stormwater detention for the entire development and would be collectively owned and maintained by all lot owners.

The development is required to provide access to the adjacent properties to the west, south, and east in order to minimize access points to Caton Farm Road. The development will include cross access easements on the subject lots to allow future access from the adjacent properties to the east and west. Additionally, the development includes a new north-south street that would provide access to the residentially-zoned property to the south if it were ever to develop. The new street will be aligned with the existing section of Autumn Fields Boulevard to the north and will be dedicated to the City as public right-of-way. The petitioner is requesting a variation to allow the new street to have a reduced right-of-way width of 60 feet instead of the current standard of 66 feet. Staff is not opposed to this request, as the right-of-way will still be an adequate size to serve the PUD and the

adjacent undeveloped parcel. The right-of-way will not include space for public sidewalks; however, Lot 1 will include a sidewalk established by a public sidewalk easement along the west side of the new street.

A Planned Unit Development request typically includes architectural plans for the proposed buildings. Elevations and floor plans are included for the proposed day care facility on Lot 1. The petitioner has not determined specific users for the commercial buildings on Lots 2 and 3, so staff is not requiring those building plans at this time. The petitioner will need to amend the PUD in the future, through the Plan Commission and City Council process, once those design plans are available. The current site plan includes the building footprints for Lots 2 and 3 and has been designed to accommodate future drive-thrus for these buildings. Since the users are unknown, the petitioner cannot yet apply for drive-thru permits for these lots but will need to apply in the future as needed. If a future drive-thru approval changes the site plan, the petitioner will need to amend the PUD to reflect those changes.

The proposed site plan includes adequate parking for the proposed uses. The day care lot would contain 60 parking spaces while Lots 2 and 3 would collectively contain 75 parking spaces. The configuration of the parking row along the east side of the site could change if access is extended to the adjacent lot in the future. The attached site plan currently shows future access at the south end of the row.

The proposed day care facility will be located on Lot 1 of the subdivision. The Zoning Ordinance requires that day care facilities not be located within 40 feet of other lots with residential zoning. The PUD includes a variation from this spacing requirement to allow the outdoor play area to be within 40 feet of the lot line shared with the undeveloped residentially-zoned property to the south. Staff supports this variation because it allows for a safer and more practical site layout, and the petitioner is still providing a 15-foot buffer between the play area and the adjacent lot.

A final landscape plan is included with the PUD submission that is very similar to the preliminary plan. The petitioner is requesting a variation to reduce perimeter landscaping from 30 feet to 10 feet along the north property line adjacent to Caton Farm Road. According to the petitioner, the site cannot accommodate the required parking and circulation for the proposed uses if the plan includes a 30-foot-wide landscape area. The petitioner was required to include the new right-of-way for Autumn Fields Boulevard between Lots 1 and 2, which removed around 18,000 square feet of usable area from their site plan and also impacted the circulation requirements. The landscape plan includes the required 5-foot landscape areas along the west and east sides and the required 15-foot landscape area along the south side adjacent to residentially-zoned

property. There is also landscaping around the detention pond and on the parking islands as required.

The City's landscaping regulations also require a 30-foot landscape area adjacent to the new public right-of-way. The petitioner requests a variation from this requirement to reduce the landscaping from 30 feet to 0 feet along the east side and from 30 feet to 4 feet along the west side. Staff supports these variation requests due to the site constraints created by the addition of the new public street, which at this point in time will only serve the 580 Caton Farm development.

The proposed development will be required to connect to City water and sewer, which are available in the area. Public improvements will be required per the Subdivision Regulations and Public Works Department and will include a 10-foot bike path along Caton Farm Road, improvements to the south side of Caton Farm Road along the property frontage, dedication of the new public right-of-way (Autumn Fields Boulevard), and dedication of a portion of Caton Farm Road right-of-way. A record plat will be required for City Council review that establishes the proposed easements and right-of-way dedications for the property.

RECOMMENDED ACTION: Approval of the Final Planned Unit Development of 580 Caton Farm will allow the development of a commercial subdivision with a day care facility, retail uses, and restaurant uses. Staff supports the request and its variations, which are needed to accommodate adequate parking and circulation for the site's proposed uses. The site provides future access for adjacent uses as requested by staff. The petitioner has provided adequate landscape buffers along the west, south, and east perimeter. The proposed day care elevations meet the City's Non-Residential Design Standards. PUD amendments will be needed in the future to include elevations and floor plans for the two commercial buildings on Lots 2 and 3.

Figure 1: 5-acre site for the proposed Planned Unit Development of 580 Caton Farm Road, with surrounding zoning (2025)

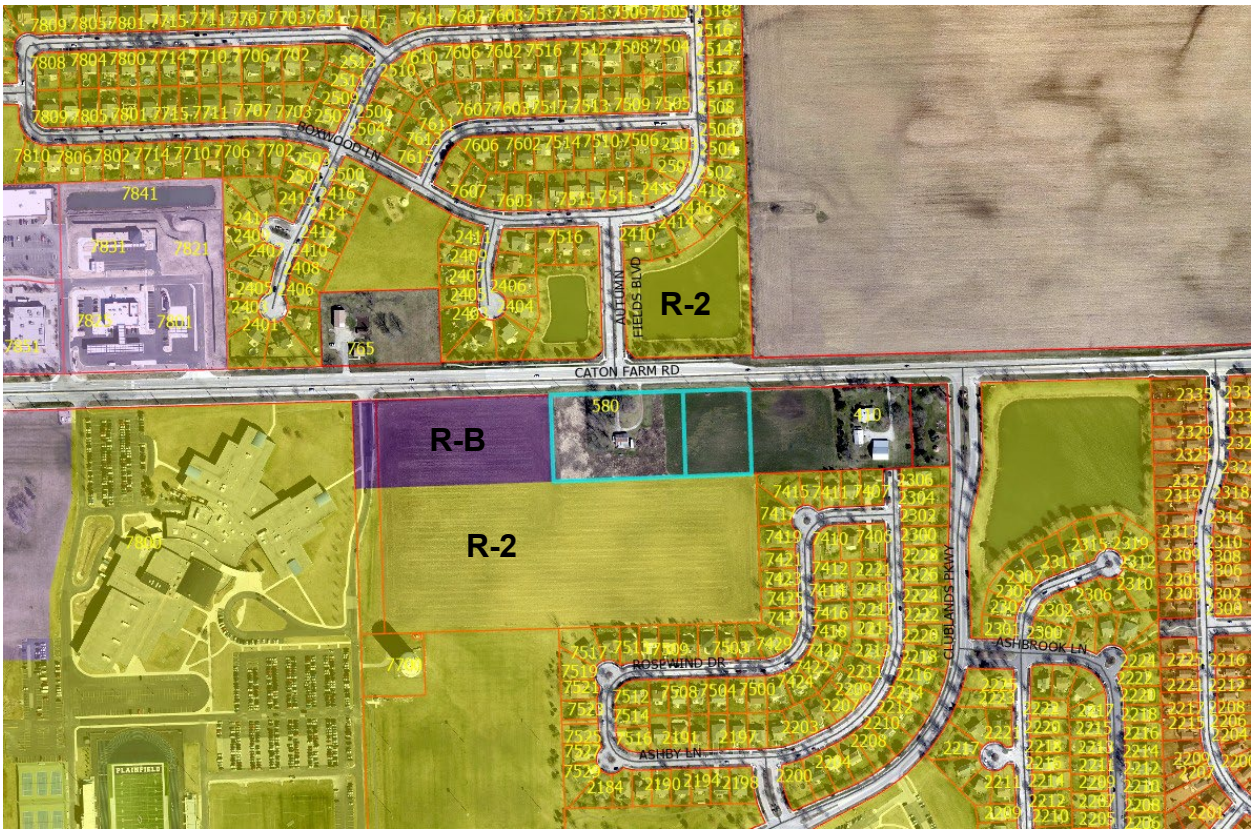


Figure 2: Subject site at 580 Caton Farm Road, view south from Caton Farm Road (April 2025)

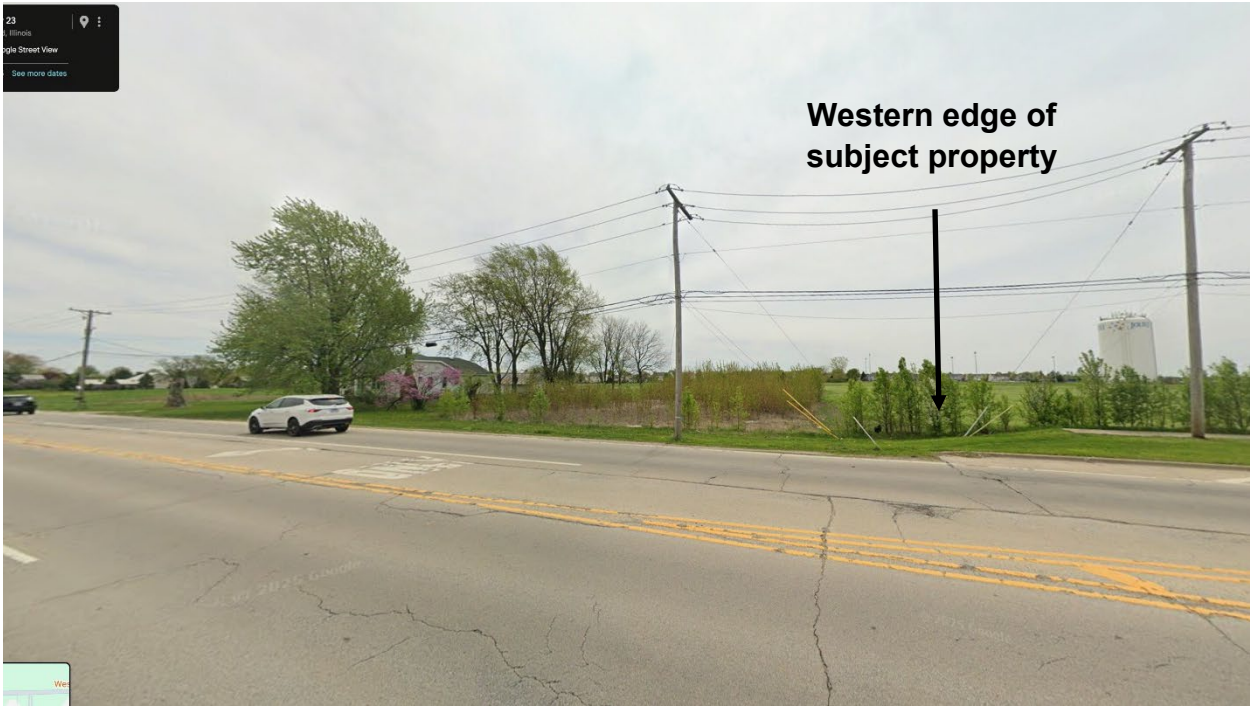
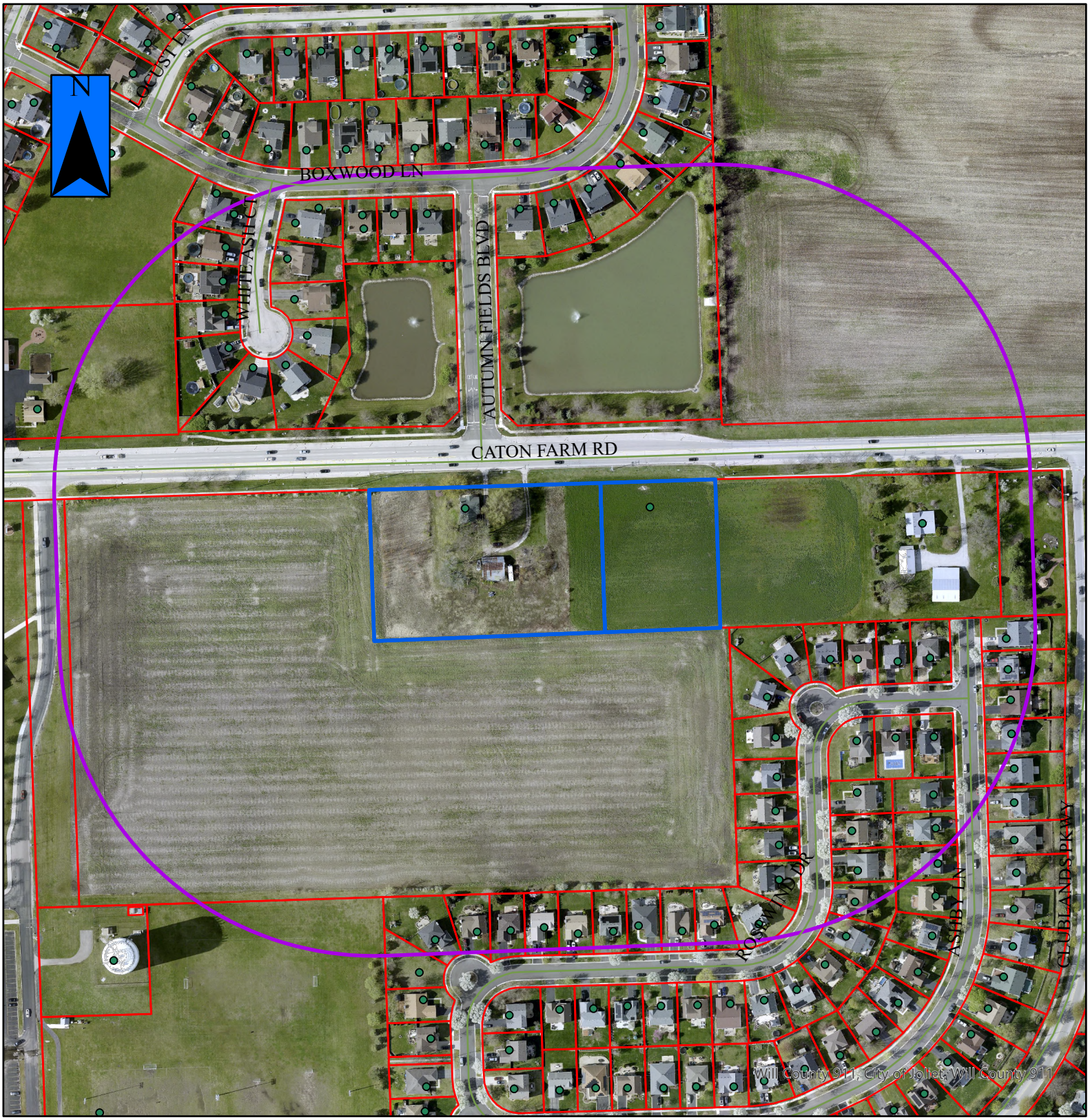


Figure 3: Subject site at 580 Caton Farm Road, view south from Autumn Fields Boulevard (April 2025)



Figure 4: Subject site at 580 Caton Farm Road, view southwest from Caton Farm Road (April 2025)



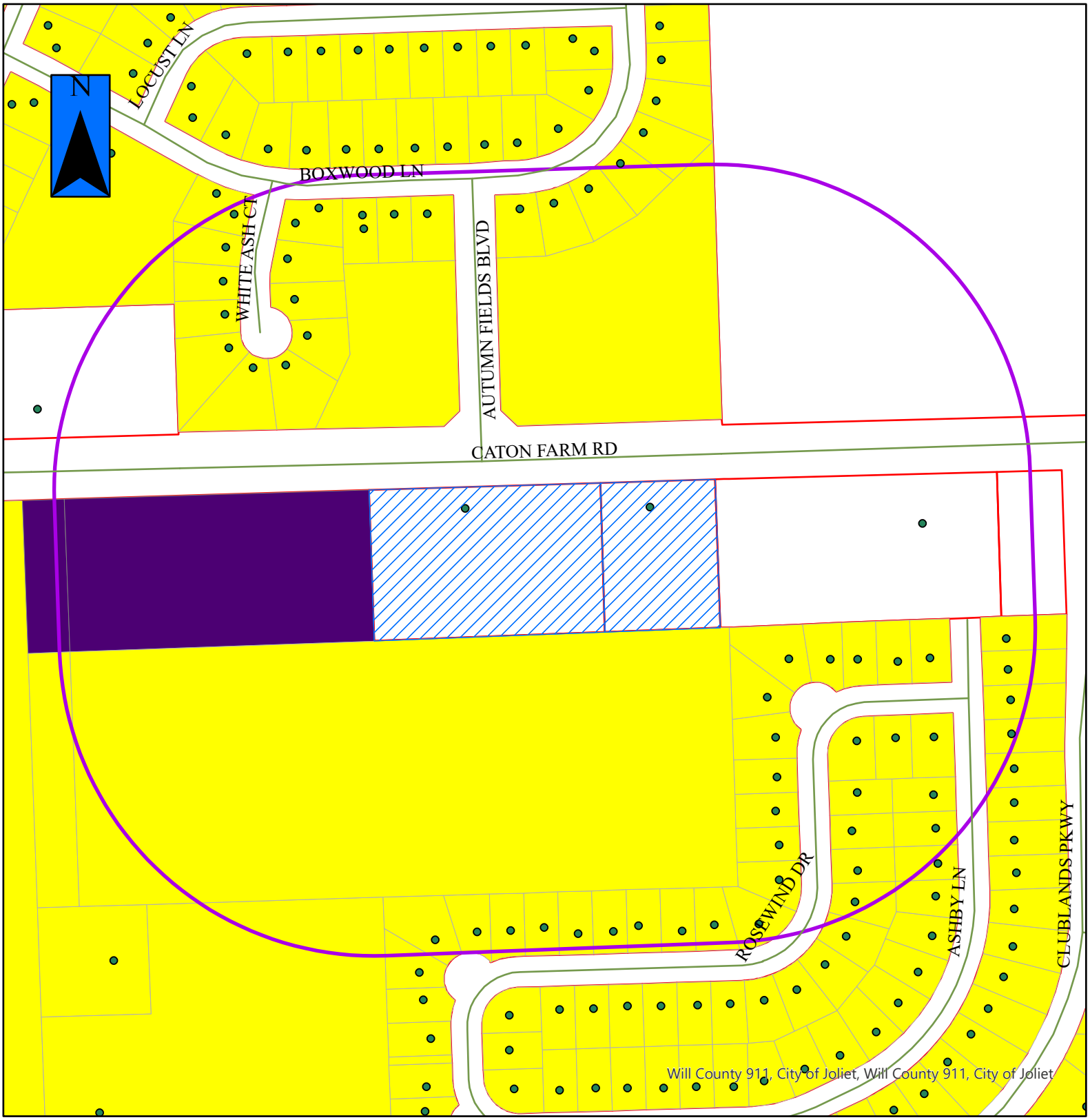


PUD-4-26a

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)



PUD-4-26

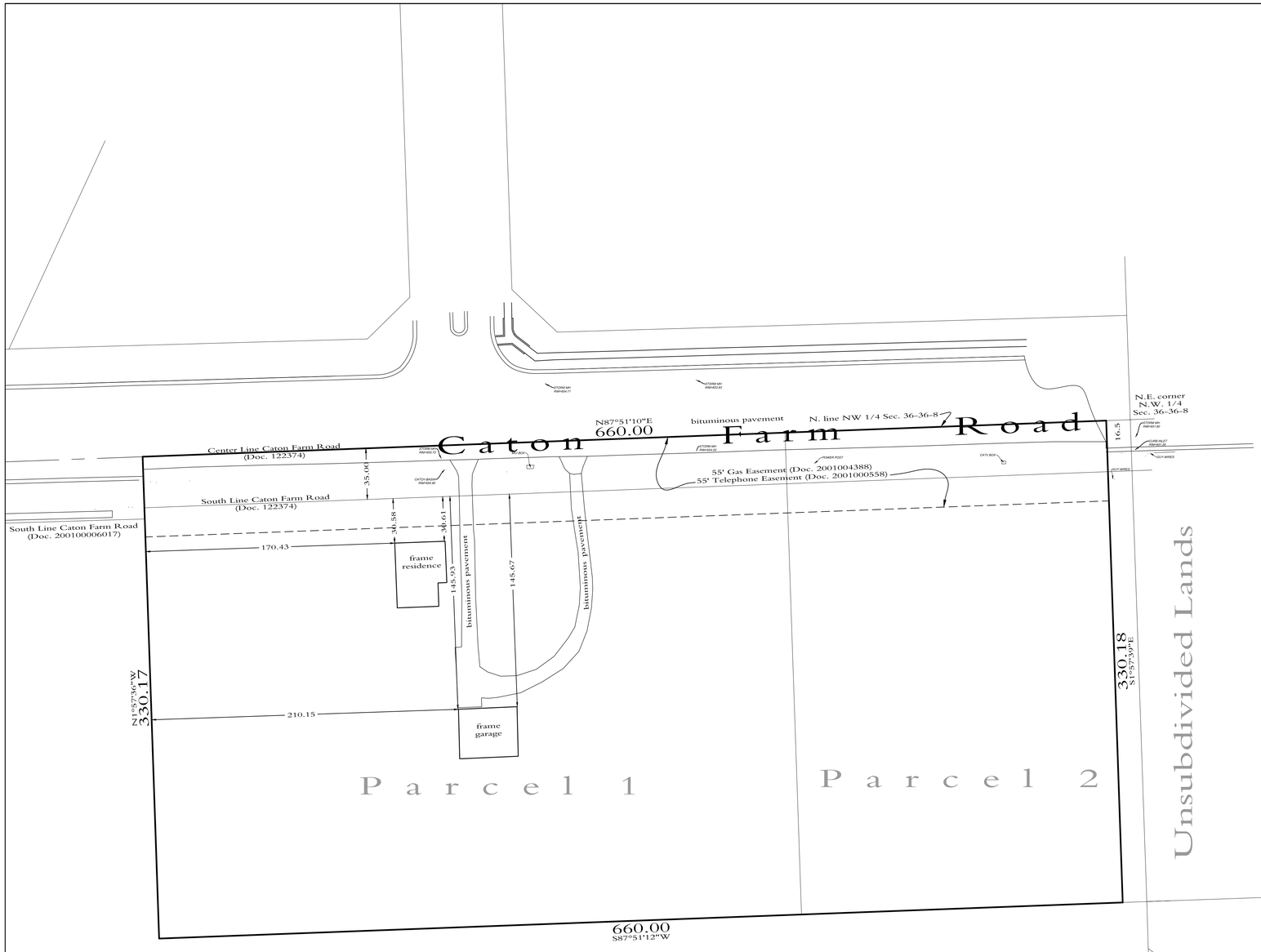
JOLIET PLANNING DIVISION

= 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



Clublands Subdivision
Neighborhood 1 Unit 2
(Doc. 200100006017)

Lot
922

Scale: 1"= 40'
datum=NAD83

0 8 16 24 32 40 60 80 120 160

ALTA\NSPS Land Title Survey

OF:

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE; THENCE EAST, ALONG SAID NORTH LINE, 220.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

217,915 sq.ft. 5.003 acres (gross), 194,815 sq.ft., 4.472 acres (net)

Notes:

Common address: 580 Caton Farm Road, Plainfield Illinois

3/4" iron pipes at all corners except as noted.

Basis of bearings: measured relative to NAD83. All dimensions are shown as measured in feet and decimal parts thereof.

Onsite horizontal control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution.

This survey was prepared with reference to a Commitment for Title Insurance issued by Fidelity National Title Insurance Company as Commitment FCHI2500351LD with an effective date of March 27, 2025 together with proprietary research by and knowledge of the Surveyor..

The lands platted herein are the same as those described in Exhibit "A" of said Commitment.

All special exceptions listed in Schedule "B, Part II" of said Commitment raising matters of survey pertinent to the platted lands are shown or otherwise noted herein.

Pursuant to Schedule "B, Part II" of said Commitment, the platted lands are subject to the terms and conditions contained in Documents (corresponding Exception in parentheses) 200100000558 (9), 200100004388 (10) and 122374 (no exception). The attention of those with interest in particulars of these matters is directed to the Documents cited.

The platted lands do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency.

State of Illinois }
County of DuPage } S.S.

To:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS in 2021. The field work was completed on August 28, 2025.

Given under my Hand and Seal at Wheaton, Illinois
this 2nd day of September, A.D.2025.

Illinois Professional Land Surveyor 2967
exp.11-30-26
Cole@Korugroup.com

John Cole Heltzel
Professional Land Surveyor 2967
State of Illinois

Sheet 1 of 1

Date: 9-2-2025
File: 25077LT
Job: 25077

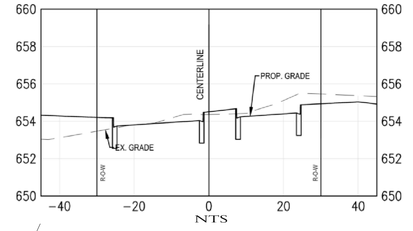
ALTA\NSPS Land Title Survey

© Copyright 2025
KORU Group, PLLC
These drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office

Koru Group, PLLC
2135 City Gate Lane.
Suite 330
Naperville, IL 60563
IL Design Firm
8901-0012
331-444-KORU
(5678)

KORU

Autumn Fields Boulevard
Proposed Typ. Cross Section



P.I.N. 06-25-376-001
Owner:AUTUMN FIELDS HOMEOWNERS ASSN.
zoning:R-2 (single-family residential)
current use: stormwater management

Autumn Fields Boulevard
Doc. 20020000020491 80' R.O.W.

P.I.N. 06-25-372-016
Owner:AUTUMN FIELDS HOMEOWNERS ASSN.
zoning:R-2 (single-family residential)
current use: stormwater management

LOT AREAS:

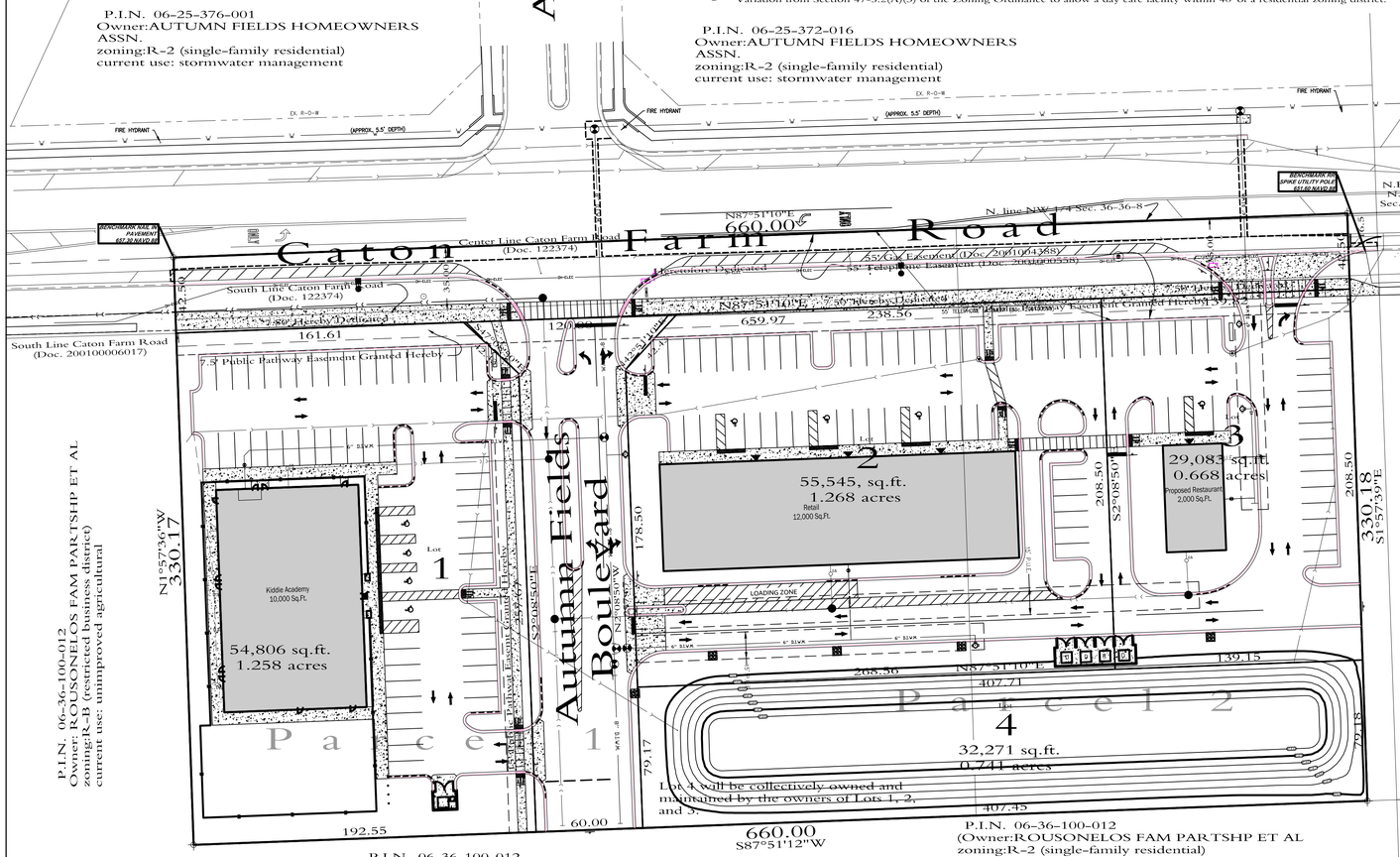
R.O.W. DEDICATION (CATON FARM RD)	5,040 SF
R.O.W. DEDICATION (AUTUMN FIELDS BLVD)	18,070 SF
LOT 1- KIDDIE ACADEMY CHILD CARE	54,806 SF
LOT 2- RETAIL	55,545 SF
LOT 3- RESTAURANT	29,083 SF
LOT 4- STORMWATER MANAGEMENT	32,271 SF

ZONING:
EXISTING: B-1 NEIGHBORHOOD BUSINESS DISTRICT
PROPOSED: PUD B-1 NEIGHBORHOOD BUSINESS DISTRICT

OWNER/ DEVELOPER:
JILL FRATTO
PROJECT DEVELOPMENT GROUP
13828 S ARAPAHO TRAIL
HOMER GLEN, IL 60491
(717) 669-0511
JILLFRATTO@GMAIL.COM

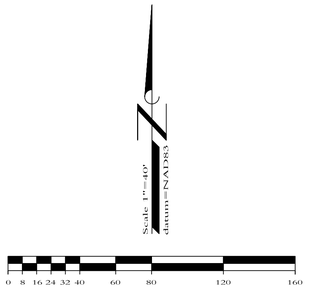
VARIANCE REQUESTS:

1. 30' required landscape buffer along Caton Farm Road
   Variance from Zoning Ordinance Section 47-15E to reduce requiredlandscaping adjacent to public right-of-way from 30 feet to 10 feet.
2. Landscape buffer along the new ROW
   – We're requesting the required landscape buffer be reduced to 4' on the west and 0' on the east.
3. Parking count
   – We're requesting the number of parking stalls be counted as a total development and not lot-by-lot
4. New 66' wide ROW
   – We're requesting the 66' wide ROW be reduced to 60' wide.
5. Distance from Residential Zoning for day care facility
   – Variation from Section 47-5.2(A)(3) of the Zoning Ordinance to allow a day care facility within 40' of a residential zoning district.



P.I.N. 06-36-100-012
(Owner:ROUSONELOS FAM PARTSHP ET AL
zoning:R-2 (single-family residential)
current use: unimproved agricultural

P.I.N. 06-36-100-012
(Owner:ROUSONELOS FAM PARTSHP ET AL
zoning:R-2 (single-family residential)
current use: unimproved agricultural



Final Plat
of
Planned Unit Development

Permanent index number(s): 06-36-100-012, 06-36-100-013.

Description:
THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET OR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING
3.333 ACRES.

THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET; THENCE NORTHERLY PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE; THENCE EAST, ALONG SAID NORTH LINE, 220.00 FEET TO THE POINT OF BEGINNING, IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

Notes:

Common address: 580 Caton Farm Road, Plainfield Illinois

3/4" iron pipes at all corners except as noted.

Basis of bearings: measured relative to NAD83. All dimensions are shown as measured in feet and decimal parts thereof.

Onsite horizontal control was established through GPS observations with a relative positional accuracy of 0.07 feet plus 50 parts per million at the 95 percent confidence level based on a NOAA Online Position User Service (OPUS) solution.

The platted lands do not fall in a designated Flood Hazard Area as defined by the Federal Emergency Management Agency. This is based upon reference to Flood Insurance Rate Map 17093C0135H Dated 1/8/2014.

Total R,O,W. to be dedicated: 23,110 sq. ft.

A blanket easement will be provided across the parcels; the Reciprocal Easement Agreement is in process.

This plat is not for recording.

School, Park & Library Donations shall be provided.

Public Pathway Easement Declaration

A permanent, non-exclusive easement is hereby reserved for and granted to the City of Joliet, Illinois, a body politic and corporate in the Counties of Will and Kendall and the State of Illinois, its successors, licensees, and assigns (the "City") over, upon, along, through and across all areas shown herein and labeled "Public Pathway Easement " (the "Easement Premises"), together with right of ingress and egress across the land for pedestrian and non-motorized vehicular traffic only, to construct, install, reconstruct, repair, replace, inspect, maintain and operate a paved or unpaved public sidewalk or bicycle trail ("Maintenance and Operations") for the use and enjoyment of the general public and for the necessary personnel and equipment to perform any of the above work. Grantor/owner shall have no Maintenance and Operations obligations regarding the Easement Premises. The City shall have all Maintenance and Operations obligations for the Easement Premises.

Other than maintenance and security vehicles specifically authorized by the City, no motorized vehicles of any type shall be allowed to utilize the Easement Premises. Also granted is the right to cut, trim or remove trees of other plantings within the Easement Premises which interfere with any of the other rights herein granted. No temporary or permanent buildings, structures or other obstructions other than signage shall be placed on or over the Easement Premises which would interfere with any of the rights herein granted.

The City, for itself, its employees, agents, independent contractors and invitees, hereby agrees to indemnify, defend (at Owner's election) and hold harmless Owner, it's members, officers, employees, successors and tenants (individually an "Indemnitee" and collectively the "Indemnitees") from any and all claims, judgments, liabilities, costs and expenses, including, without limitation, reasonable attorney's fees, court costs and expert witness fees, for personal injury, death or damage to property incurred by or brought against all or any of the Indemnitees arising directly or indirectly as a result of the City's or its agents' or assigns' acts, omissions, or negligence in maintaining the Easement Premises.

Owner\Developer: Project Development Group, LLC

Steven R. Kudwa
Professional Engineer
54950
State of Illinois

[redacted]

Accepted and approved by the City Council of the City of Joliet in the Counties and State aforesaid by ordinance_____ enacted this____day of_____, A.D.20__.

by:_____ (Mayor)

attest:_____ (City Clerk)

Accepted and approved by the Plan Commission of the City of Joliet in the Counties and State aforesaid by ordinance_____ at a meeting held this____day of_____, A.D.20__.

by:_____ (Chair)

Clublands Subdivision
Neighborhood 1 Unit 2
(Doc. 200100006017)

Lot
922

Vicinity Map



Legend

existing contours		survey boundary	
proposed contours		other boundary	
storm sewer structure	◎	center line	
flared end section		storm sewer pipe	
sanitary sewer manhole	●	sanitary sewer pipe	
water valve	⧓	water main	
hydrant	◇		

County of DuPage } S.S.
State of Illinois }

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have prepared this plat for the uses and purposes therein set forth.

Given under my Hand and Seal at Wheaton, Illinois this 12th day of December, A.D.2025.

John Cole Helfrich
Professional Land Surveyor
2967
State of Illinois

[redacted]

Illinois Professional Land Surveyor 2967
exp.11-30-26
Cole@Korugroup.com

© Copyright 2025
KORU Group, PLLC
These drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office

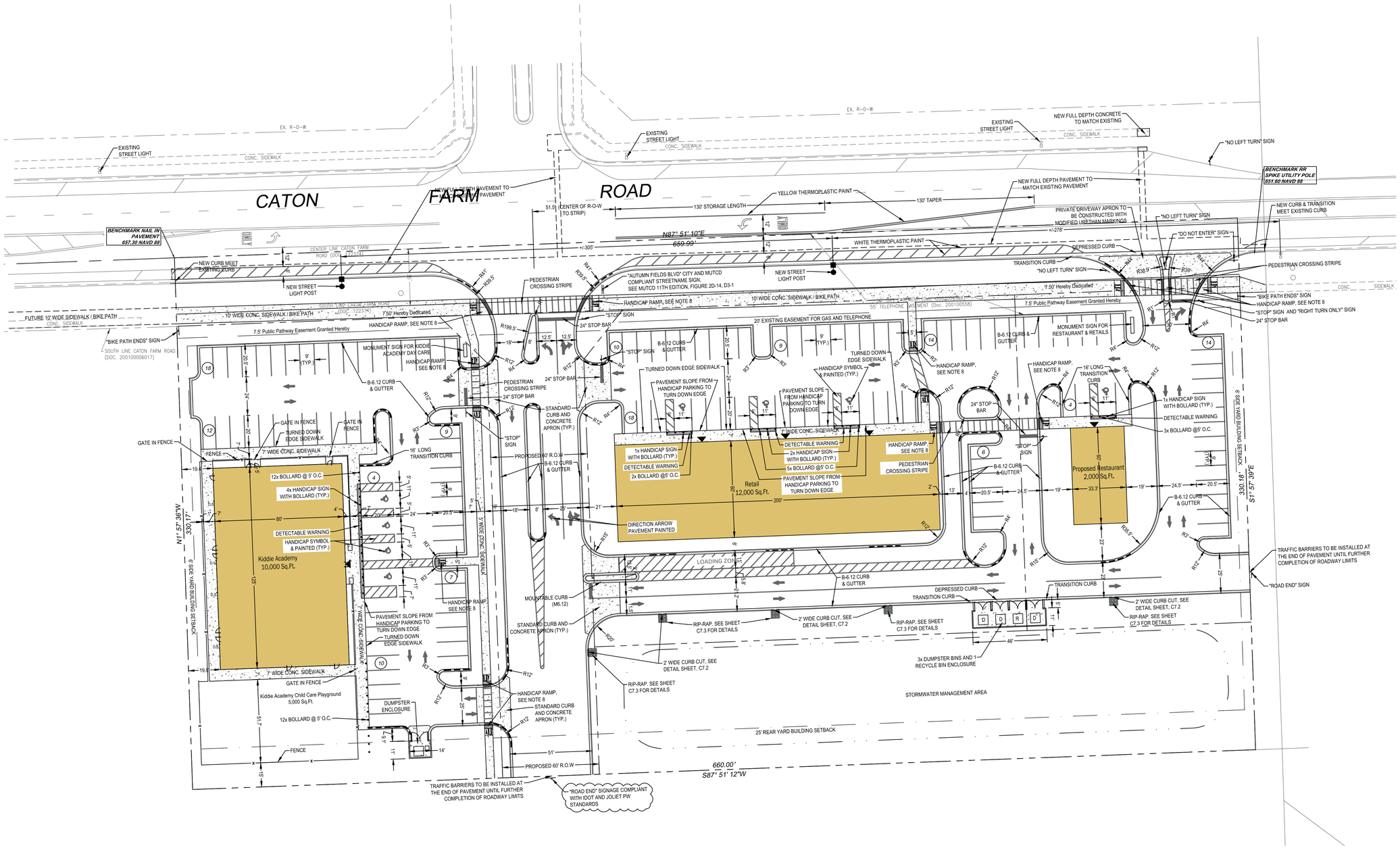
Koru Group, PLLC
2056 Westings Ave.
Suite 170
Naperville, IL 60563
IL Design Firm
8901-0012
331-444-KORU

KORU

Prepared for:
Project Development Group, LLC

Date: 4-2-2026
File: 25077RP1-2
Job: 25077

Sheet 1 of 1



LEGEND

- PROPOSED CURB & GUTTER
- REVERSE PITCH CURB
- PROPOSED DEPRESSED CURB
- EXISTING CURB & GUTTER
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- CHAIN-LINK FENCE
- CONCRETE PAVEMENT
- FULL DEPTH ASPHALT PAVEMENT
- TRUNCATED DOMES
- LIGHT POLE
- BUILDING ENTRANCE

SITE ANALYSIS

580 CATON FARM ROAD
JOLIET, IL 60586

PARCEL AREA	217,332 sf
R.O.W. DEDICATION	18,160 sf
LOT 1- KIDDIE ACADEMY CHILD CARE	54,806 sf
LOT 2- RETAIL	55,545 sf
LOT 3- RESTAURANT	29,083 sf
LOT 4- STORMWATER MANAGEMENT	32,271 sf

PARKING

KIDDIE ACADEMY CHILD CARE:
QUANTITY REQD. 56 = 10,000/180 (1 SPACE / 180 SQ FT)
PROVIDED 60 SPACES = 56 STANDARD + 4 ADA

PROPOSED RESTAURANT:
QUANTITY REQD. 12 = 2,000/180 (1 SPACE/180 SQ FT)
PROVIDED 12 SPACES = 11 STANDARD + 1 ADA

RETAIL:
QUANTITY REQD. 66 = 12,000/180 (1 SPACE/ 180 SQ FT)
PROVIDED 66 SPACES = 63 STANDARD + 3 ADA

STALL SIZE REQUIRED 9' X 20' (STANDARD)
PROVIDED 9' X 20' (STANDARD), 13' X 20' (ADA)

SITE IMPERVIOUS

EXISTING IMPERVIOUS AREA:	10,659 SF (0.24 AC)
PROPOSED IMPERVIOUS AREA:	13,349 SF (3.08 AC)
NET NEW IMPERVIOUS AREA:	123,690 SF (2.84 AC)

SITE NOTES

1. All dimensions are back of curb unless otherwise noted.
2. All curb radii are back of curb unless otherwise noted.
3. Contractor to verify dimensions prior to starting work and notify engineer if any discrepancies are found.
4. Sidewalk around perimeter of building shall be walk/pavement unless otherwise specified on plans.
5. Contractor will be responsible for repairing all existing pavement damaged during construction.
6. See details for bituminous and concrete pavement sections.
7. Contractor to provide temporary traffic control measures during construction of entrance of R.O.W. in accordance w/ Illinois D.O.T. requirements.
8. ADA handicap ramps shall be installed at all locations delineated on plans as well as at all locations where sidewalk abuts drives or roadways. Installing a Detectable Warning, depressed curb and 3' transition curb both side.
9. Contractor shall compare architectural and engineering plans for interface compatibility.
10. All curb and gutter shall be B6.12 unless otherwise noted on plans
11. Pavement striping to be white two coats unless otherwise specified on plans.
12. All pavement markings on Caton Farm Road and the public street shall be recessed thermoplastic.
13. ~~All parking on concrete driveways shall be modified urethane.~~
14. Final striping on public roads must be coordinated with the Joliet Traffic Engineer prior to placing markings.

South ▲ 90° N

KORU
Koru Group, PLLC
2056 Westings Ave, STE 170
Naperville, IL. 60563

© Copyright 2025
KORU Group, PLLC
The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office.

CLIENT:

CONSULTING ARCHITECT:

GENERAL CONTRACTOR:

New Construction:

580 CATON FARM P.U.D.

580 Caton Farm Road
Plainfield, Illinois 60586

NOT FOR CONSTRUCTION

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

1 2 3 4 5 6 7 8 | 1 2 3 4 5 6 7 8 9 10

REVISIONS:

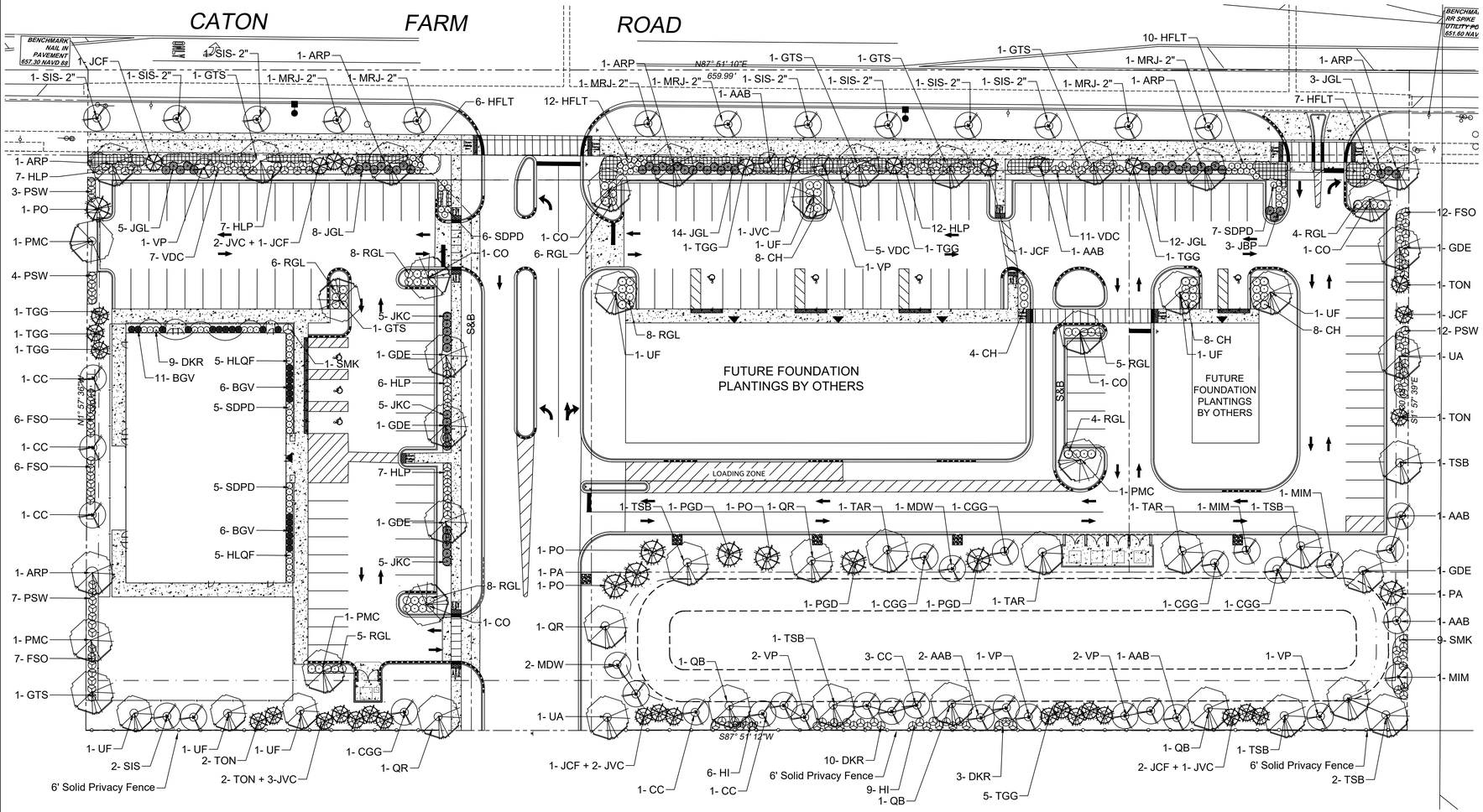
#	DESCRIPTION	DATE
1	FOR PUD	10/13/2025
2	FOR FINAL ENGINEERING	10/20/2025
3	FOR PRELIM PUD REV. 1	12/08/2025

PROJECT NUMBER: 25077
DRAWN BY: NS/SAH REVIEWED BY: SRK

SHEET TITLE:
SITE PLAN

SHEET NO.
C1.1

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



PLANT LIST : (Caton Farm Road Retail, Joliet) 2025-02-19

KEY	QUAN	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
DECIDUOUS SHADE TREES				
ARP	6	Acer r. 'Frank Jr.'	Redpoint Red Maple	2.0"BB
CO	5	Celtis occidentalis	Common Hackberry	2.0"BB
GTS	6	Gleditsia t. I 'Skycole'	Skyline Honeylocust	2.0"BB
GDE	5	Gymnocladus d.'Espresso'	Espresso Ken.Coffeetree	2.0"BB
PMC	4	Platanus a. Morton Circle'	Exclamation Planetree	2.0"BB
QB	3	Quercus bicolor	Swamp White Oak	2.0"BB
QR	3	Quercus rubra	Red Oak	2.0"BB
TSB	7	Taxodium d. 'Shawnee Brave'	Shawnee Brave Bald Cypress	2.0"BB
TAR	3	Tilia a. 'Redmond'	Redmond Amer. Linden	2.0"BB
UA	2	Ulmus 'Morton'	Accolade Elm	2.0"BB
UF	7	Ulmus 'Frontier'	Frontier Elm	2.0"BB
DECIDUOUS ORNAMENTAL TREES				
AAB	7	Amelanchier g. 'Autum Brilliance'	Autumn Brilliance Serviceberry	6'BB
CC	8	Cercis canadensis	Eastern Redbud	6'BB
CGG	5	Cornus m. 'Golden Glory'	Golden Glory Cornelien. Dogwood	6'BB
MDW	3	Malus 'Donald Wyman'	Donald Wyman Crab.	6'BB
MIM	3	Malus 'Indian Magic'	Indian Magic Crabapple	6'BB
MRJ	6	Malus 'Jewelcole'	Red Jewel Crabapple	2"BB
SIS	7	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	2"BB
SIS	2	Syringa r. 'Ivory Silk'	Ivory Silk Tree Lilac	6'BB
VP	8	Viburnum prunifolium	Blackhaw Viburnum	6'BB
EVERGREEN TREES				
JCF	7	Juniperus c. 'Fairview'	Fairview Juniper	6'BB
JVC	9	Juniperus v. 'Canaertii'	Canaerti Juniper	6'BB
PA	2	Picea abies	Norway Spruce	6'BB
PGD	3	Picea g. 'Densata'	Black Hills Spruce	6'BB
PO	3	Picea omorika	Serbian Spruce	6'BB
TON	6	Thuja o. 'Nigra'	Nigra Arborvitae	6'BB
TGG	11	Thuja p. 'Green Giant'	Green Giant Arborvitae	6'BB
DECIDUOUS SHRUBS				
CH	28	Contoneaster 'Hessei'	Hess Cotoneaster	#3
DKR	22	Diervilla 'G2X885411'	Kodiak Red Diervilla	#3
FSO	31	Forsythia 'Mindor'	Show Off Forsythia	#3
HI	15	Hydrangea a. 'Abetwo'	Incrediball Hydrangea	#5
HFLT	35	Hydrangea p. 'SMNHPK'	Fire Light Tidbit Hydrangea	#3
HLP	39	Hydrangea p. 'SMNHPPH'	Limelight Prime Hydran.	#5
HLQF	10	Hydrangea p. 'SMHPLQF'	Little Quick Fire Hydrangea	#3
PSW	26	Physocarpus o. 'Seward'	Summer Wine Ninebark	#3
SDPD	23	Spiraea j. 'NCSX2'	Double Play Doozie Spirea	#3
RGL	54	Rhus a. 'Gro-Low'	Grow Low Sumac	#5
SMK	10	Syringa p. 'Miss Kim'	Miss Kim Lilac	#5
VDC	23	Viburnum d. 'Christholm'	Blue Muffin Viburnum	#5
EVERGREEN SHRUBS & BROADLEAF EVERGREENS				
BGV	23	Buxus 'Green Velvet'	Green Velvet Boxwood	#5
JBP	3	Juniperus c. 'Blue Pacific'	Blue Pacific Juniper	#3
JKC	15	Juniperus c.'Kallay's Compact	Kallay's Compact Juniper	#3
JGL	42	Juniperus c. 'Gold Lace'	Gold Lace Juniper	#3
PERENNIALS				
AM	43	Allium 'Millenium'	Millenium Allium	#1
CN	30	Calamintha n. nepeta	Calamintha	#1
EPM	21			
HHR	28	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1
HRR	27	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	#1
NBW	32	Nepeta 'Blue Wonder'	Blue Wonder Catmint	#1
RLS	30	Rudbeckia 'Viettes Little Suzy'	Little Suzy Black-eyed Susan	#1
ORNAMENTAL GRASSES				
SA	33	Sesleria autumnalis	Autumn Moor Grass	#1

MATERIALS LIST:

7,650 SY	Seed & Straw Blanket (Kentucky Bluegrass/Per. Rye Mix-See Specs)
110 CY	Mulch (Shredded Hardwood)
110 CY	Compost (Mushroom or Yard Waste)

*NOTE: SEED & BLANKET AND SOD QUANTITY IS APPROXIMATE. FINAL QUANTITY WILL BE DETERMINED BY LIMITS OF CONSTRUCTION AND DISTURBED AREAS

NOTE: THE QUANTITIES ABOVE ARE SUPPLIED AS A CONVENIENCE; HOWEVER, ALL BIDDERS AND THE INSTALLING LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING ALL QUANTITIES AND SHALL INSTALL ALL MATERIALS AS NEEDED TO REFLECT THE MATERIALS ILLUSTRATED AND SPECIFIED ON THE LANDSCAPE PLANS.

Notes:

1. See Sheet L-2 for Turf Seed & Blanket Plan, Caton Farm Road Perennial Planting Plan, Landscape Details & General Notes
2. See Sheet L-3 for Landscape Specifications
3. See Civil Engineering plan set for all details pertaining to grading, utilities, geometry, easements, existing trees to remain, existing tree to be preserved, Etc.
4. See Architectural plan set for all Architecture related items.

LANDSCAPE CALCULATIONS:

Caton Farm Road Perimeter- West Side (10' Wide): 197 LF (minus Drives)

Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20- Shrubs & 40- Perennials/100 LF

Calculation: 4- Evergreen or Ornamental Trees, 2- Shade Trees, 40- Shrubs & 80 Perennials

Provided: 5- Evergreen or Ornamental Trees, 3- Shade Trees, 40- Shrubs & 80- Perennials

Caton Farm Road Perimeter- East Side (10' Wide): 382 LF (minus Drives)

Requirement: 10' Wide Buffer, 2- Evergreen or Ornamental Trees, 1- Shade Trees, 20 Shrubs & 40 Perennials/100 LF

Calculation: 8- Evergreen or Ornamental Trees, 4- Shade Trees, 77- Shrubs & 153 Perennials

Provided: 8- Evergreen or Ornamental Trees, 6- Shade Trees, 82- Shrubs & 153 Perennials

West Property Line Perimeter: 330 LF

Requirement: 2- Evergreen or Ornamental Trees + 1- Shade Trees + 10 Shrubs /100 LF

Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

East Property Line Perimeter: 330 LF

Requirement: 5' Wide Buffer, 2 Evergreen or Ornamental Trees + 1 Shade Trees & 10 Shrubs/100 LF

Calculation: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

Provided: 7- Evergreen or Ornamental Trees, 3- Shade Trees & 33 Shrubs

South Property Line Perimeter: 660 LF - 60 LF ROW = 600LF

Requirement: 15' Wide Buffer, 3 Evergreen Trees + 3 Ornamental Trees + 2 Shade Trees & 5 Shrubs/100 LF

Calculation: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30 Shrubs

Provided: 18- Evergreen Trees + 18- Ornamental Trees + 12- Shade Trees & 30 Shrubs

Detention Basin Landscaping: 833 LF H.W.L.

Requirement: 1 Shade Tree + 1 Evergreen Tree + 1- Ornamental Tree/100LF H.W.L.

Calculation: 8- Shade Trees, 8- Evergreen Trees & 8- Ornamental Trees

Provided: 8- Shade Trees, 8 Evergreen Trees & 8- Ornamental Trees

LEGEND

DECIDUOUS SHADE TREE - 2.0"

ORNAMENTAL TREE - 6'BBClump/2"BB

EVERGREEN TREE - 6'BB

LARGE DECIDUOUS SHRUB- 5 Gal/24" Min.

EVERGREEN SHRUBS - 5 Gal.

DWARF DECIDUOUS SHRUB- 3 Gal/24" Min.

PERENNIALS & ORNAMENTAL GRASSES- 1 Gal./1 Qt.

Know what's below. Call before you dig.

SCALE 1" = 30'

0 30 60

© 2025 Heritage Oak Studios, LLC
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC

REVISIONS

5 - Final Landscape Plans	2026-02-19
4 - Per City Of Joliet Review	2025-12-09
3 - Per City Of Joliet Review	2025-11-11
2 - Per Revised Site Plan	2025-10-14
1 - Revised Per 30' Buffer	2025-09-05

MULTI-TENANT DEVELOPMENT

580 Caton Farm Road
Joliet, Illinois

STATE OF ILLINOIS REGISTERED
RONALD PLONKA
REG. 157-000717
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

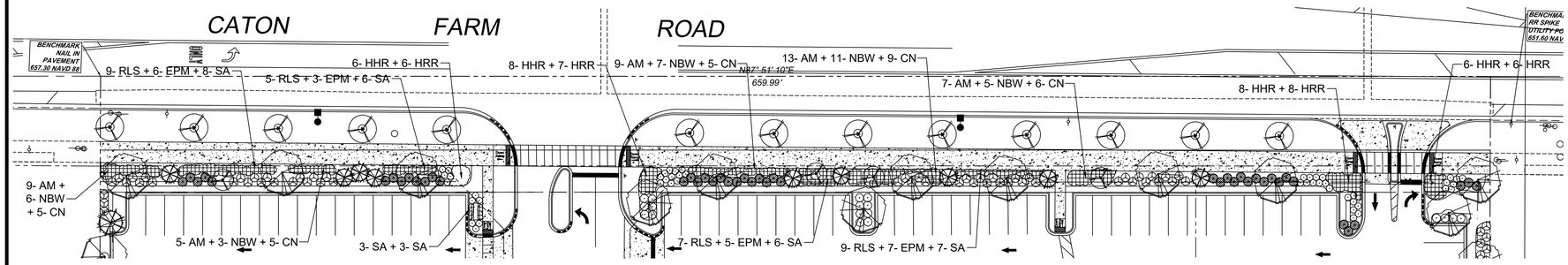
FINAL LANDSCAPE PLAN

DATE: 2025-08-22
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

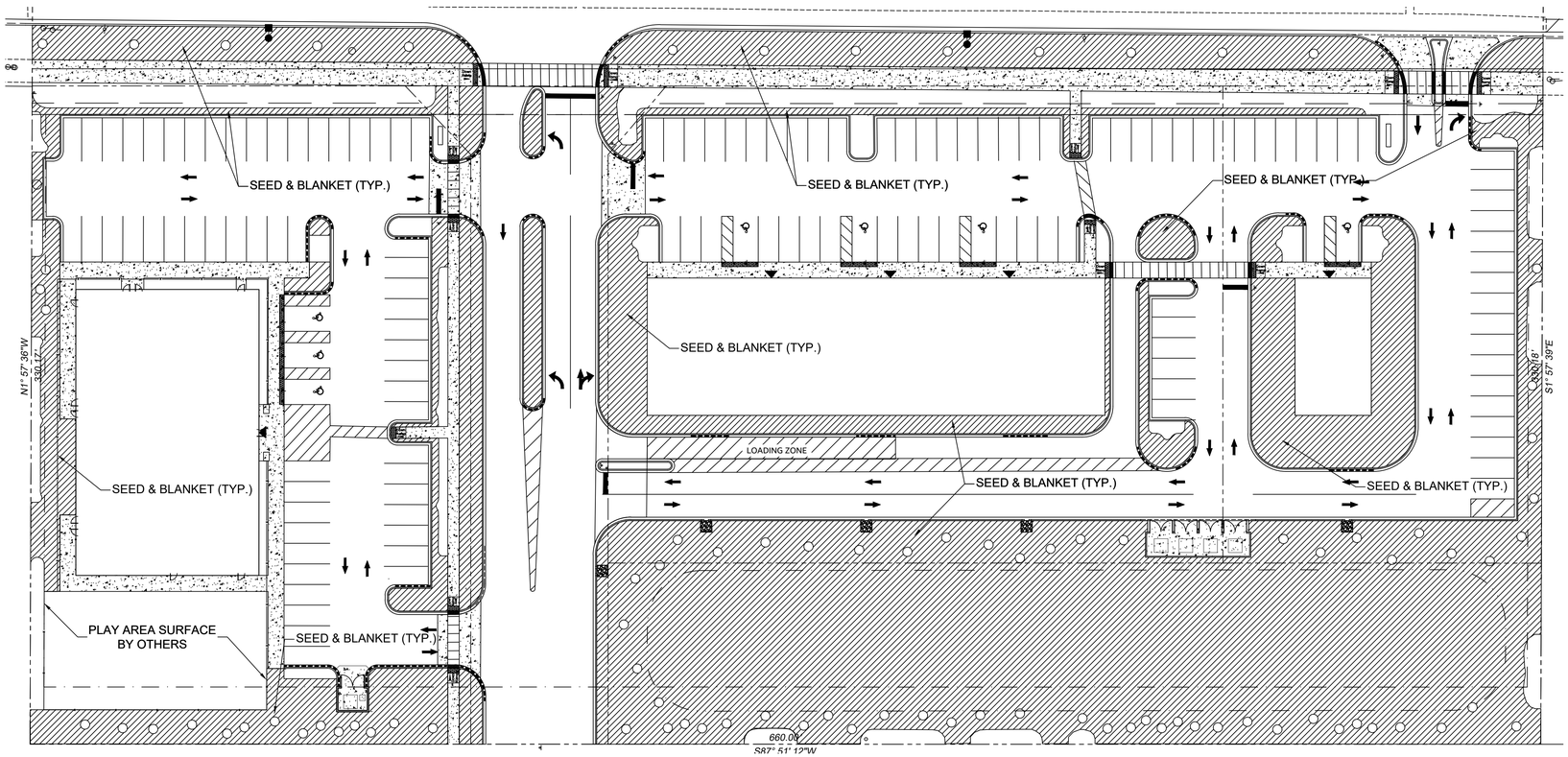
SHEET
L-1

PROJECT NO.: 2325 - 2463

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



CATON FARM ROAD PERENNIALS PLAN



TURF SEED & BLANKET PLAN

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

Notes:

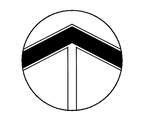
See Sheet L-1 for Overall Site Landscape Plan

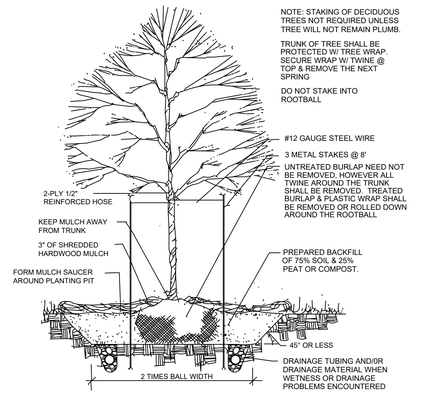
2. See Sheet L-3 for Landscape Specifications

3. See Civil Engineering plan set for all details pertaining to grading, utilities, geometry, easements, existing trees to remain, existing tree to be preserved, Etc.

4. See Architectural plan set for all Architecture related items.

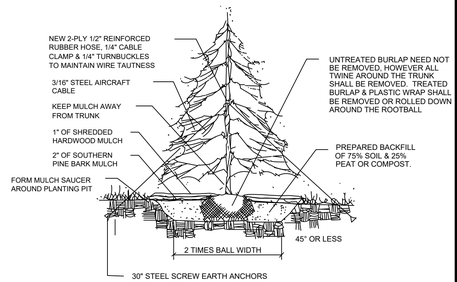
811 Know what's below. Call before you dig.





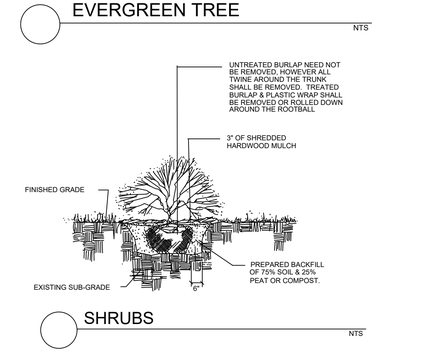
DECIDUOUS TREE

NTS



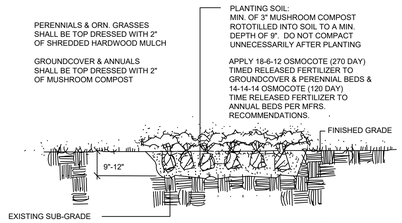
EVERGREEN TREE

NTS



SHRUBS

NTS



BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

NTS

©2025 Heritage Oak Studios, LLC
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC.

REVISIONS

5 - Final Landscape Plans	2026-02-19
4 - Per City Of Joliet Review	2025-12-09
3 - Per City Of Joliet Review	2025-11-11
2 - Per Revised Site Plan	2025-10-14
1 - Revised Per 30' Buffer	2025-09-05

MULTI-TENANT DEVELOPMENT

580 Caton Farm Road
Joliet, Illinois

STATE OF ILLINOIS
RONALD PLONKA
REG. 157-000717
[redacted]
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

CATON FARM PERENNIALS PLAN, TURF SEED PLAN & PLANTING DETAILS

DATE: 2025-08-22
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET
L-2

PROJECT NO.: 2325 - 2463

CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

NOTE: All detention basins specified to be planted with native emergent plugs and/or native seed mixes shall be improved with twelve inches (12") of uncompacted topsoil per the above spec prior to planting/seeding.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST (Groundcover Mulching)
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general bed mulching)
Double or triple processes locally sourced hardwood logs and bark free of sticks and leaves with no added dyes.

2.10 COMPOST

A. MUSHROOM COMPOST
See 2.9 A above
B. YARD WASTE COMPOST
Landscape waste consisting of grass clippings, leaves & twigs with no added chemicals or gypsum.

Additionally, all compost materials shall meet the following:
1. 35-65% minimum organic matter
2. soluble salts under 5 ds/m minimum (under 2 ds/m best)
3. Moisture content = 35-55%
4. ph range 6.1-8.4
5. Nitrogen = >0.9

2.11 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.12 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.13 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 10-0-20
Nitrogen..... 10%
Phosphorous..... 0%
Potash..... 20%

2. AFTER SEEDING AND/OR SODDING 26-0-4
Nitrogen..... 26%
Phosphorous..... 0%
Potash..... 4%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) No phosphorus is allowed to be applied.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.terials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT	TYPE OF GRASS
1. CONVENTIONAL TURF GRASS MIX (if specified)	
60%	KENTUCKY BLUEGRASS (blend of 3 cultivars)
30%	PERENNIAL RYEGRASS (blend of 2 cultivars)
10%	CREEPING RED FESCUE
	(Apply at 7 lbs./1,000 S.F. for mechanical seeding)
2. SALT TOLERANT MIX (if specified)	
40%	'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30%	CREEPING RED FESCUE
20%	KENTUCKY BLUEGRASS
10%	PERENNIAL RYEGRASS
	(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

3. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Cocnut Blanket (North American Green)
b. AEC Premier Straw/Cocnut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

© 2025 Heritage Oak Studios, LLC
The drawings, specifications, design ideas, and other information contained within as prepared by the Landscape Architect and/or Land Planner for this project are instruments of the Landscape Architect's and/or Land Planner's service, for use solely with respects to this project and, unless otherwise provided, the Landscape Architect and/or Land Planner shall be deemed the author of these documents and shall retain all common law, statutory, and other rights, including copyright. This drawing is not to be reproduced without the expressed written consent of Heritage Oak Studios, LLC

REVISIONS

5 - Final Landscape Plans	2026-02-19
4 - Per City Of Joliet Review	2025-12-09
3 - Per City Of Joliet Review	2025-11-11
2 - Per Revised Site Plan	2025-10-14
1 - Revised Per 30' Buffer	2025-09-05

MULTI-TENANT DEVELOPMENT

580 Caton Farm Road
Joliet, Illinois

STATE OF ILLINOIS
REGISTERED
LANDSCAPE ARCHITECT
RONALD PLONKA
no. 157-000717
[redacted]
Expires: 2027-08-31

HERITAGE OAK STUDIOS, LLC
Landscape Architects
24301 White Oak Drive
Plainfield, IL 60585
PHONE: 815-531-4415

LANDSCAPE SPECIFICATIONS

DATE: 2025-08-22
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
L-2

PROJECT NO.: 2325 - 2463



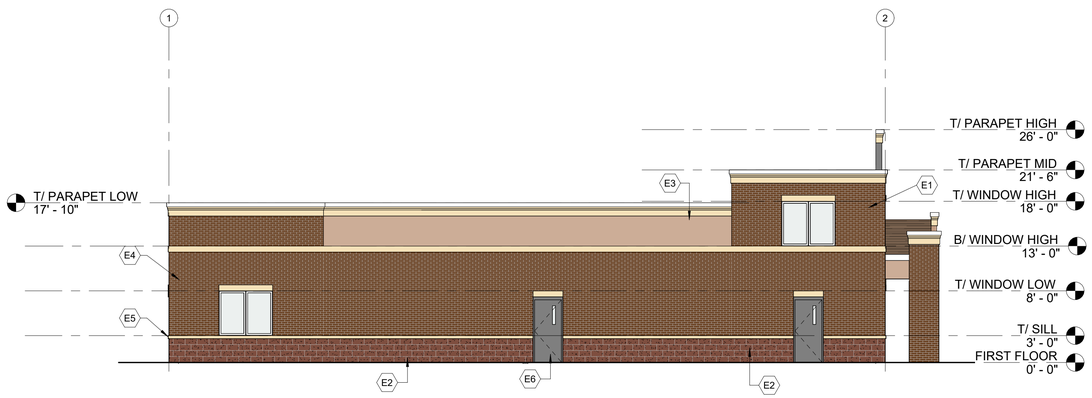
1 FRONT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



4 RIGHT ELEVATION
1/8" = 1'-0"



2 LEFT ELEVATION
1/8" = 1'-0"

EX	EXTERIOR ELEVATION KEYNOTES
E1	BRICK PILASTER BUILD OUT
E2	SPLIT FACE CMU VENEER
E3	E.I.F.S. SYSTEM W/REVEALS
E4	PRECAST LINTEL
E5	4" PRECAST SILL ROUNDED 2", TAPERED INTO EACH DOOR FRAME
E6	GALVANIZED H.M DOOR AND FRAME

GENERAL NOTES

1. SEE A9.2 FOR EXTERIOR FINISH SCHEDULE

2. ALL EXHAUST FAN VENTING TO BE THRU ROOF (NO VENTING ALLOWED OUT SIDES OF BUILDING THROUGH THE FRONT REAR AND SIDE WALLS OF BUILDING)

KORU
ARCHITECTS | ENGINEERS | PLANNERS
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL 60563

© Copyright 2024
KORU Group, PLLC

The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office

CONSULTING ENGINEERS:

CLIENT:

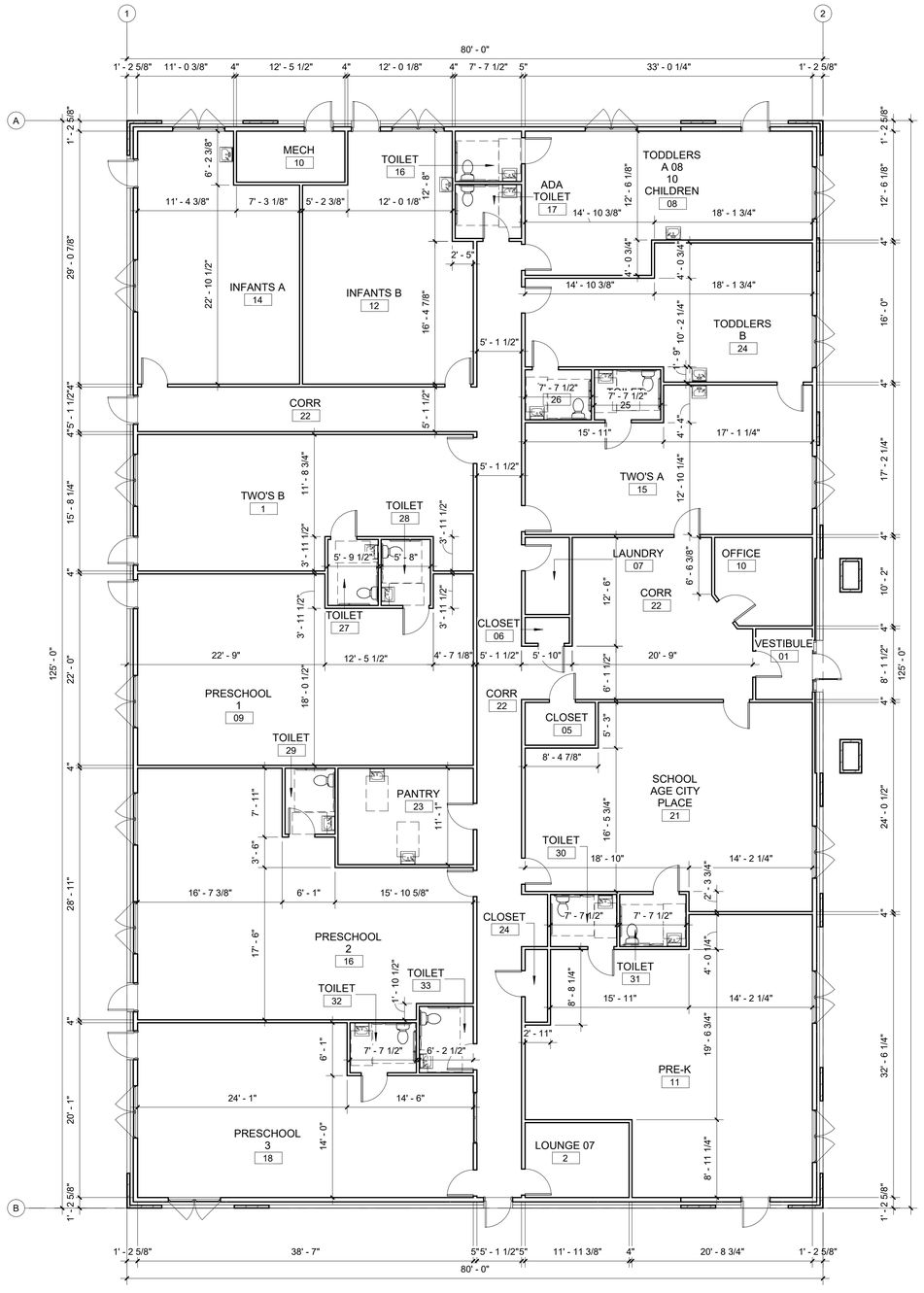
Building Type
580 Caton Farm
580 Caton Farm

REVISIONS

#	DESCRIPTION	DATE

FILE NAME: 25077 580 Caton Farm
DRAWN BY: Author REVIEWED BY: Checker
SHEET TITLE:
EXTERIOR ELEVATIONS
SHEET NO.
A200

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"



1 PROPOSED FIRST FLOOR_LOT 1
1/8" = 1'-0"

GENERAL NOTES

1. THE TOILET IN ROOM 11.1 THE RESTROOM IN THE TODDLERS ROOM, SHALL BE A CHILD SIZED TOILED AND HAVE A HEIGHT OF 10". THE TOILETS IN ROOMS 13 & 20 , THE ADA RESTROOMS , SHALL HAVE AN ADA COMPLIANT TOILET WITH A HEIGHT OF 17". ALL OTHER TOILETS IN THE BUILDING SHALL BE OF STANDARD HEIGHT 14".
2. ALL DOOR JAMBS TO BE 4" FROM HINGED SIDE TO EDGE OF WALL , UNLESS OTHERWISE NOTED. BOTTOM OF JAMB NOT TO EXCEED 1/4" A.F.F.
3. SEE SHEET A9.1 FOR WINDOW TYPES.
4. ALL WALL TYPES SHOWN ON PLAN ARE NOMINAL THICKNESS. SEE WALL TYPES SCHEDULE FOR ACTUAL WALL THINKNESS.
5. INSTALL 20 AMP DUPLEX OUTLET AT CORRIDORS PER ELECT PLAN.
6. ALL THERMO/ SENSOR TO BE INSTALLED AT 54" A.F.F WITH TAMPER PROOF COVERS. THERMO/SENSORS TO BE LOCATED IN EACH CLASSROOM AND TO BE INDEPENDENT OF EACH OTHER (SEE M-1).
7. ALL CASEWORK / CABINETS/MILLWORK/COUNTERTOPS SHOWN ON DRAWINGS TO BE PROVIDED BY COSTA CABINETS.
8. ALL COUNTERTOPS TO HAVE RADIUS CORNERS.
9. SEE SHEET A8.2 FOR APPLIANCE LEGEND.
10. FIRE EXTINGUISHER: CONFIRM W/ BUILDING DEPT. REQUIREMENTS FOR FIRE EXTINGUISHER CABINET QUANTITIES & LOCATIONS. REFER TO SPECIFICATIONS FOR CABINET DESCRIPTION & INSTALLATION REQUIREMENTS (INCLUDING RECESSED CABINETS). FIRE EXTINGUSHERS TO BE RECESSED INTO THE WALL.

    THE MINIMUM C.O.A REQUIREMENT (OR MORE IF CODE REQUIRED) SHALL BE:
    1. IN THE LOUNGE
    2. IN THE PANTRY
    3. AT THE FRONT DESK
    4. AT EACH AND OF THE LONG CORRIDOR.
    5. IN THE MECHANICAL, ELECTRICAL / SPRINKLER ROOM.
11. PROVIDE 20'-0" HIGH STANDARD FLAG POLE WITH AN INTERNAL ROPE. AMERICAN FLAG & FLAG POLE CO. 800-426-6235 (SKU S20050125) VERIFY LOCATION WITH C.O.A.
12. PROVIDE FIRE SPRINKLERS THROUGH-OUT. FIRE SPRINKLER CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR SYSTEM TO MEET LOCAL CODES.
13. CCTV CAMERAS AND ALL VIDEO TO BE SUPPLIED BY ALWAYS CLOSE BY. QUANTITY AND LOCATION OF CAMERAS TO BE PROVIDED BY "ALWAYS CLOSE BY"

KORU
ARCHITECTS | ENGINEERS | PLANNERS
Koru Group, PLLC
2135 CityGate Lane, STE 330
Naperville, IL 60563

© Copyright 2024
KORU Group, PLLC

The drawings and the contents herein are the sole property of Koru Group, PLLC and no portion of any may be printed or copied without the express permission of this office

CONSULTING ENGINEERS:

CLIENT:

Building Type
580 Caton Farm
580 Caton Farm

IF PRINTED TO SCALE, BOTH THESE BARS WILL MEASURE 1"

REVISIONS:

#	DESCRIPTION	DATE
	ISSUED FOR PERMIT	DATE
1		
2		

FILE NAME: 25077 580 Caton Farm
DRAWN BY: Author REVIEWED BY: Checker
SHEET TITLE:
FIRST FLOOR PLAN
SHEET NO.
A101

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)

_____ **Preliminary**
__X__ **Final**

NAME OF PUD: 580 Caton Farm

NAME OF PETITIONER: Project Development Group LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: _____ **E-MAIL:** [redacted]

BUSINESS ADDRESS: [redacted]

CITY, STATE, ZIP: [redacted]

BUSINESS PHONE: _____

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: Rosario Fratto

ADDRESS: [redacted] PHONE: _____

OWNER: David A. Ashby, Mark Ashby, Bonnie Pinnow, and the Ashby Trust

HOME ADDRESS: [redacted]

CITY, STATE, ZIP: [redacted]

HOME PHONE: _____

CELL #: _____ **E-MAIL:** _____

BUSINESS ADDRESS: [redacted] PHONE: [redacted]

CITY, STATE, ZIP: [redacted]

BUSINESS PHONE: _____

ENGINEER: Kieran Thomas (Koru Group)

ADDRESS: 2056 Westings Ave., Suite 170, Naperville, IL 60563 PHONE: [redacted]

LAND SURVEYOR: J. Cole Helfrich (Koru Group)

ADDRESS: 2056 Westings Ave., Suite 170, Naperville, IL 60563 PHONE: [redacted]

ATTORNEY: Nathaniel P. Washburn (KGG LLC)

ADDRESS: 111 N. Ottawa Street, Joliet, IL 60432 PHONE: [redacted]

LEGAL DESCRIPTION OF PROPERTY:

SEE ATTACHED

COMMON ADDRESS: 580 Caton Farm Road

PERMANENT INDEX NUMBER (Tax No.): 06-36-100-012 & 06-36-100-013

SIZE: Approximately 5 AC

NO. OF LOTS: 4

PRESENT USE: Uninhabited Farmstead EXISTING ZONING: B-1

USES OF SURROUNDING PROPERTIES: North: Residential

South: Farm Ground / Residential

East: Farmstead / Residential

West: Farm Ground / School

Name of Park District: Joliet

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary PUD? N/A

If yes, what amount? N/A

(Acknowledgment by Park District Official)

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

Yes X No ____ If yes, list the Case number and name: ZBA 2025-50

Is any variance from the Subdivision Regulations being requested? Yes X No ____

If yes, describe: See PUD Plat

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 2-25-2026 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 25 day of February, 2026

[redacted]
Notary Public

My Commission Expires: May 18, 2027

"OFFICIAL SEAL"
DUSANKA IVOSEVIC
Notary Public, State Of Illinois
My Commission Expires May 18, 2027
Commission No. 888879

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 2/20/2026 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 20 day of February, 2026

[redacted]
Notary Public

My Commission Expires: January 11, 2028

JOSEPHINE NONA YOKI
Notary Public
State of Wisconsin

PRINT

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF ~~WILL~~) Grundy

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

Date: 2/23/2026 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 23 day of February, 20 26

[redacted]
Notary Public

May 23, 2029
My Commission Expires:

Official Seal
ALLISON ELIZABETH BLALOCK
Notary Public, State of Illinois
Commission No. 1010818
My Commission Expires May 23, 2029

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

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: N/A

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

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

Date: 2/23/26 [redacted]
Petitioner's Name

Subscribed and sworn to before me this 23rd day of February, 20 26

[redacted]
Notary Public

My Commission Expires: July 16, 2029

OFFICIAL SEAL
AUDREY MUSLIMENTA
Notary Public, State of Illinois
Commission No. 1013704
My Commission Expires July 16, 2029

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS COMMENCING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET, THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET FOR A POINT OF BEGINNING, THENCE CONTINUING WEST, PARALLEL WITH SAID NORTH LINE, 440.0 FEET, THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE, THENCE EAST, ALONG SAID NORTH LINE, 440.0 FEET TO A LINE DRAWN NORTHERLY FROM THE POINT OF BEGINNING, WHICH IS PARALLEL WITH SAID EAST LINE, THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 3.333 ACRES.

PARCEL 2: THAT PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID NORTHWEST QUARTER, 16.50 FEET WEST OF THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID NORTHWEST QUARTER, 330.0 FEET; THENCE WEST, PARALLEL WITH SAID NORTH LINE, 220.0 FEET; THENCE NORTHERLY, PARALLEL WITH SAID EAST LINE, 330.0 FEET TO SAID NORTH LINE; THENCE EAST, ALONG SAID NORTH LINE, 220.0 FEET TO THE POINT OF BEGINNING IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS AND CONTAINING 1.667 ACRES.

580 CATON FARM

Planned Unit Development

Scope of Development:

The development consists of approximately 5 acres which will be divided into 3 lots for commercial development. Per the attached site plans it is anticipated that a 10,000 square foot day care facility, a 12,000 square foot mixed used strip center, and a 2,000 square foot retail or restaurant space. It is anticipated that the strip center and/or the retail space will be seeking a drive-thru permit when an end user has been identified.

The Phasing Plan:

The development shall occur in two main phases. Phase 1 will be the construction of a proposed day care facility. The second phase will be the development of the two remaining lots for a mixed use strip center and a smaller retail establishment or restaurant. It is anticipated that Phase 1 would be completed by July of 2026 and the remaining property would hopefully be developed by the middle of 2027.

The Financial Plan:

The Developer will secure financing from institutional debt, limited partners and high net worth individuals to satisfy the equity needed to finish the project.

The Marketing Plan:

An LOI has been agreed to with Children of America for the development of the day care facility and assuming the project can make the target delivery date of July 2026. Bill Caton from Caton Commercial as a primary broker has been retained to handle the sale or leasing of the remaining lots. Local advertising and social media in various other publications and magazines will be utilized to advertise the development.

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

Jill Fratto - [redacted] - 100%

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:** 9/5/25

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

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

Jill Fratto - [redacted] - 100%

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: 9/5/2025

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

Bonnie A. Pinnow [redacted]

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Final

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: 344-26

File ID: 344-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/25/2026

Department: **Final Action:**

Title: Ordinances Associated with 580 Caton Farm Road:

Ordinance Approving the Final Planned Unit Development of 580 Caton Farm (PUD-4-26)

Ordinance Approving the Recording Plat of 580 Caton Farm, a Planned Unit Development (RP-7-26)

Agenda Date: 07/07/2026

Attachments: Ordinance - Final PUD 580 Caton Farm.docx, Final Plat PUD of 580 Caton Farm.pdf, PUD-4-26 Landscape Plans 580 Caton Farm_Redacted.pdf, PUD-4-26 Elevations Lot 1 580 Caton Farm.pdf, Ordinance - Recording Plat 580 Caton Farm.docx, Recording Plat of 580 Caton Farm.pdf, Record Plat Petition 580 Caton Farm_Redacted.pdf, Plan Commission Staff Report Packet PUD-4-26 580 Caton Farm final.pdf, Plan Commission Minutes 04-16-26.pdf

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/2/2026	Dustin Anderson	Approve	6/29/2026
1	2	7/2/2026	Todd Lenzie	Approve	7/6/2026
1	3	7/2/2026	Beth Beatty	Approve	7/6/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 345-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with 1216 Fairview Avenue:

Ordinance Approving a Special Use Permit to allow a duplex, located at 1216 Fairview Avenue (ZBA 2026-07).

Ordinance Approving a Variation of Use to allow an R-3 (one-and-two family residential) use in the R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue (ZBA 2026-08).

BACKGROUND:
The petitioner and property owner, Robert Casey, is requesting a Variation of Use to a allow a new two-unit residence, an R-3 (one-two-family residential) use, within the R-2 (single-family residential) zoning district at 1216 Fairview Avenue. The applicant is also requesting a Special Use Permit for this two-unit use because two-unit dwellings that are not located within a Planned Unit Development require Special Use Permit approval per Section 47-7.2 of the City's Zoning Ordinance.

The petitioner wishes to construct this two-story structure on an existing vacant nonconforming lot that is approximately 6,565 square feet in size and has a 50-foot lot width. At their June 18, 2026, meeting, the Zoning Board of Appeals approved the following variances associated with the proposed structure for this property:

- A Variation to reduce the required front yard setback from 30 feet to 12 feet
- A Variation to reduce the required side yard setback (north side) from 8 feet to 6 feet
- A Variation to reduce the required lot width from 60 feet wide to 50 feet wide
- A Variation to reduce the required lot area from 7,500 square feet to 6,565 square feet
- A Variation to reduce the required lot area per family from 7,500 square feet to 3,282.5 square feet per family

Each unit in the proposed duplex will be 1,100 square feet in size. Each unit will maintain a separate entrance with Unit One's entrance at the front and Unit Two at the rear. Each unit will have living space, including a half-bath, on the first floor and three bedrooms and full bathroom on the second floor. The petitioner intends for the units to be renter-occupied, and both units will be enrolled in the rental inspection program. His proposal includes four off-street tenant parking spaces at the rear of the property. The site plan, building renderings, along with elevations, are included in the Zoning Board of Appeals staff report packet.

While staff does not find that the Variation of Use request for a two-unit in a single-family zoning district meets the criteria for hardship or practical difficulties, staff believes that the proposed two-

story duplex would not alter the essential character of the area as the area has a mix of one and two-story buildings. The property can also accommodate the required number of off-street parking spaces. Staff finds that the proposal meets the criteria for a Special Use Permit. The establishment of two-story would not be detrimental to the health or general welfare of the public nor will it impede the use and enjoyment of neighboring properties. The approval of the Variation of Use and Special Use would allow one additional dwelling unit within the neighborhood.

ZONING BOARD OF APPEALS PUBLIC HEARING:
The Zoning Board of Appeals held a public hearing on this matter on June 18, 2026. Robert Casey, petitioner, represented the petition. No one spoke in favor or against the petition. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:
Debbie Radakovich moved that the Zoning Board of Appeals recommend approval of a Special Use Permit to allow a duplex and a Variation of Use for an R-3 (one-and-two family residential) use in the R-2 (single-family residential) zoning district:

1. That all necessary building permits shall be obtained prior to the Certificate of Occupancy being issued;

2. That the property shall be enrolled in and comply with the City's Rental Inspection Program;

3. That the property shall not be expanded in the future;

Jane McGrath Schmig seconded the motion, which passed with five (5) aye votes and no nay votes. Voting aye were: Nachtrieb, Leon, Radakovich, Schmig and Stiff. Voting nay were: none. Absent were: Ralph Bias.

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 duplex, located at 1216 Fairview Avenue.
2. Ordinance Approving a Variation of Use to allow an R-3 (one-and-two family residential) use in the R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue.

STAFF REPORT

DATE: June 10, 2026
TO: Zoning Board of Appeals
FROM: Francisco Jimenez, Planner
RE: Petition Number: 2026-07, 2026-08, and 2026-09
Applicant / Owner: Robert Casey
Location: 1216 Fairview Ave (COUNCIL DISTRICT #4)
Request: 2026-07: A Special Use Permit to allow a duplex
2026-08: A Variation of Use for an R-3 (one-and two-family residential) use in the R-2 (single-family residential) zoning district
2026-09: A Series of Variations to deviate from Zoning Ordinance standards for a lot located within an R-2 (single-family residential) zoning district

---

Purpose

The applicant is requesting a Variation of Use to allow a new two-unit residence, an R-3 (one-and two-family residential) use, within the R-2 (single-family residential) zoning district at 1216 Fairview Avenue. The applicant is also requesting a Special Use Permit for this two-unit use because two-unit dwellings that are not located within a planned unit development require Special Use Permit approval per Section 47-7.2 of the City's Zoning Ordinance. Finally, the applicant is requesting a series of Variations:

- A Variation to reduce the required front yard setback from 30 feet to 12 feet.
- A Variation to reduce the required side yard setback (north side) from 8 feet to 6 feet
- A Variation to reduce the required lot width from 60 feet wide to 50 feet wide
- A Variation to reduce the required lot area from 7,500 square feet to 6,565 square feet.
- A Variation to reduce the required lot area per family from 7,500 square feet to 3,282.5 square feet per family.

The Variation of Use request and Special Use Permit requests must be considered by the City Council following the recommendation of the Zoning Board of Appeals. The Zoning Board of Appeals makes the final decision on these Variation requests.

Site Specific Information

The subject property is a vacant lot within the Forest Park neighborhood. The property previously had a single-family house but has been a vacant lot for the past few decades. The property is zoned R-2 (Single Family Residential) as are the surrounding properties.

The vacant lot is approximately 6,565 square feet in size and has a 50-foot lot width. It is therefore a non-conforming lot as R-2 zoned lots require a minimum lot area of 7,500 square feet as well as a lot width of 60 feet.

Surrounding Zoning, Land Use and Character

All nearby properties are zoned R-2 (Single Family Residential) zoning. The property directly across from the subject site is zoned R-3 (One and Two Family Residential).

Applicable Regulations

- Section 47-6 R-2 (Single-Family Residential) District
- Section 47-7 R-3 (One-and Two-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 the Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.*

Discussion

The petitioner wishes to construct a two-story duplex on the existing vacant lot. The proposed structure would have a front yard setback of 12 feet, which is subject to this variation request, and 58 foot rear yard setback, which exceeds the 25 foot rear yard setback requirement. The proposed structure would have a side yard setback of 6 feet, which is subject to this variation request as the minimum required side yard setback is 8 feet for a two story structure. His proposal includes four off-street tenant parking spaces at the rear of the property.

Each unit in the proposed duplex will be 1,100 square feet in size. Each unit will maintain a separate entrance with Unit One's entrance at the front and Unit Two at the rear. Each unit will have living space, including a half-bath, on the first floor and three bedrooms and full bathroom on the second floor. The petitioner intends for the units to be renter-occupied, and both units will be enrolled in the rental inspection program.

The site plan, building renderings, along with elevations, are included in the staff report packet.

Recommended Action

Staff recommends considering the Variation of Use, Special Use and Variation requests separately and voting on these requests as separate items.

Staff does not find that the Variation of Use request for a two-unit in a single-family zoning district meets the criteria for hardship or practical difficulties. However, the proposed two-

story duplex would not alter the essential character of the area as the area has a mix of one and two-story buildings. The property will also accommodate the required number of off-street parking spaces. Staff finds that the proposal meets the criteria for a Special Use Permit. The establishment of two-story would not be detrimental to the health or general welfare of the public nor will it impede the use and enjoyment of neighboring properties. The approval of the Variation of Use, Special Use, and Variation on Lot Area per family would allow one additional dwelling unit within the neighborhood.

Staff supports the variation request to reduce the required front yard setback of the proposed structure from 30 feet to 12 feet as it would enable the proposed structure to better align with the existing setbacks of the adjacent properties and allow more useable rear lot space for off-street parking and tenant enjoyment. Staff also supports the variation requests for lot width reduction and lot area reduction as it enables the possibility for a future residential structure on this lot. While staff does not find a hardship for the variation to reduce the side yard setback from 8 feet to 6 feet, staff does not find that it would alter the essential character of the area as there are other examples of this side yard setback in the neighborhood.

Conditions

If the Zoning Board desires to approve the Special Use Permit and Variation of Use to allow a duplex, an R-3 (one-and two-family residential) use, in the R-2 (single-family residential) zoning district, staff recommends that the following conditions would be included:

1. That a building permit shall be applied for and approved prior to any construction commencing.
2. That the property shall be enrolled in and comply with the City's Rental Inspection Program.
3. That the use of the property shall not be expanded in the future.

ORDINANCE NO._____

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
(1216 Fairview Avenue)

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: 30-07-02-115-006-0000
ADDRESS: 1216 Fairview Avenue
ZBA APPROVED: Yes
PETITION #: 2026-07

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

SPECIAL USE PERMIT FOR: 1216 Fairview Avenue

1. LEGAL DESCRIPTION OF PROPERTY:

LOTS 412 AND 413 IN STERN GARDENS ADDITION, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1922, AS DOCUMENT NUMBER 343991, IN WILL COUNTY, ILLINOIS.

PIN: 30-07-02-115-006-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Special Use Permit to allow a duplex.

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That a building permit shall be applied for and approved prior to any construction commencing.
2. That the property shall be enrolled in and comply with the City's Rental Inspection Program.
3. That the use of the property shall not be expanded in the future.
4. 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.
5. Should the property be declared a public nuisance, it may be subject to a rehearing and a possible revocation of the Special Use Permit.

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(1216 Fairview Avenue)

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: 30-07-02-115-006-000
ADDRESS: 1216 Fairview Avenue
ZBA APPROVED: Yes
PETITION #: 2026-08

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: 1216 Fairview Avenue

1. **LEGAL DESCRIPTION OF SUBJECT PROPERTY:**

   LOTS 412 AND 413 IN STERN GARDENS ADDITION, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 1, 1922, AS DOCUMENT NUMBER 343991, IN WILL COUNTY, ILLINOIS.

   PIN: 30-07-02-115-006-000

2. **SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:**

   A Variation of Use for an R-3 (one-and two-family residential) use in the R-2 (single-family residential) zoning district.

3. **MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:**

   1. That a building permit shall be applied for and approved prior to any construction commencing;

   2. That the property shall be enrolled in and comply with the City's Rental Inspection Program;

   3. That the use of the property shall not be expanded in the future.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 345-26

File ID: 345-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/25/2026

Department: **Final Action:**

Title: Ordinances Associated with 1216 Fairview Avenue:

Ordinance Approving a Special Use Permit to allow a duplex, located at 1216 Fairview Avenue (ZBA 2026-07).

Ordinance Approving a Variation of Use to allow an R-3 (one-and-two family residential) use in the R-2 (single-family residential) zoning district, located at 1216 Fairview Avenue (ZBA 2026-08).

Agenda Date: 07/07/2026

Attachments: 1218 Fairview_StaffReport.docx, Ordinance - Special Use Permit 1216 Fairview Ave.docx, Ordinance - Variation of Use 1216 Fairview.docx

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	7/2/2026	Dustin Anderson	Approve	6/29/2026
2	2	7/2/2026	Todd Lenzie	Approve	7/6/2026
2	3	7/2/2026	Beth Beatty	Approve	7/6/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 346-26 **Agenda Date:**7/7/2026

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 August 4, 2026. The City utilized the services of SB Friedman to conduct the eligibility study and prepare the business district plan.

This item was removed from the May 19, 2026 Council Meeting for additional study. SB Friedman conducted a supplemental analysis of the Business District Act and has concluded that the Hollywood Casino parcels meet the eligibility of the act. Therefore, the plan has been updated to include these parcels in the district.

This item is only to set the public hearing on the district and not the implementation of the district.

The business district has been 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.

RECOMMENDATION:
Based on 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 August 4, 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 7nd day of July, 2026.

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

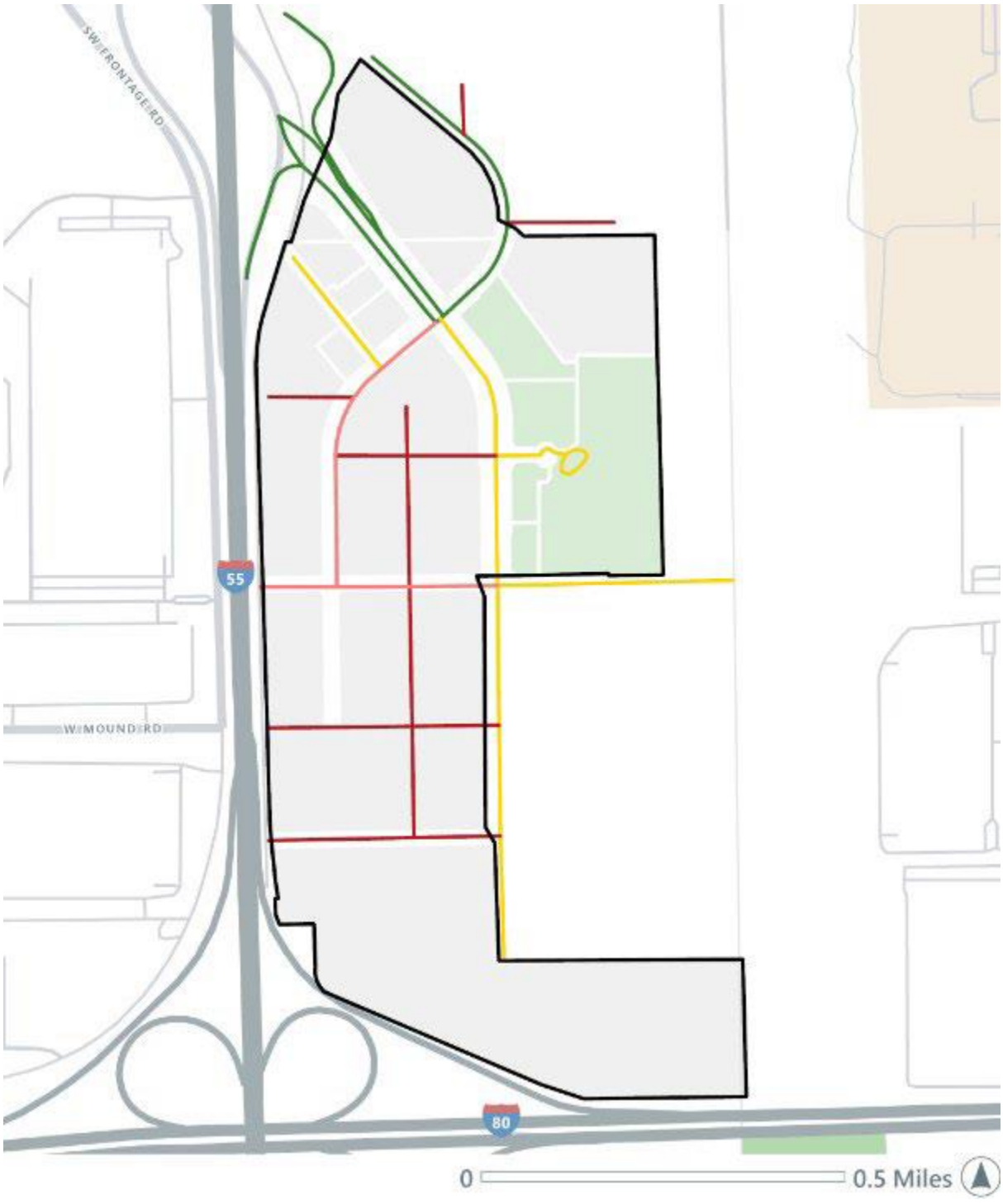
VOTING NO: _____

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, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN CASINO PARCEL AT ROCK RUN CROSSINGS RECORDED MAY 25, 2023 AS DOCUMENT R2023-025538; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 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; 05-06-22-301-008-0000

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 August 4, 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, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN CASINO PARCEL AT ROCK RUN CROSSINGS RECORDED MAY 25, 2023 AS DOCUMENT R2023-025538; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 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; 05-06-22-301-008-0000

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 Thursday before the Hearing, August 4, 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: 346-26

File ID: 346-26 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/26/2026

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: 07/07/2026

Attachments: Ordinance Setting Public Hearing for Establishing a Business District

Entered by: ksing@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/29/2026	Kevin Sing	Approve	7/1/2026
1	2	6/30/2026	Todd Lenzie	Approve	7/1/2026
1	3	7/2/2026	Beth Beatty	Approve	7/2/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 348-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Robert Brown, Interim Chief of Police

SUBJECT:
Resolution Requesting Authorization to Accept a Grant to Assist Joliet's Tobacco Enforcement Program

BACKGROUND:
Although considerable gains have been made against smoking among U.S. adults, this progress has not been realized with young people. While cigarette smoking among adolescents may have declined since 2014, the opposite has occurred with vaping products. The Centers for Disease Control suggests that 1 of every 10 high school students actively vapes e-cigarettes (https://www.cdc.gov/tobacco/data_statistics/fact_sheets/youth_data/tobacco_use/index.htm).

The State of Illinois is mandated to ensure that a minimum of eighty percent (80%) of all businesses within the state is compliant with current minimum age requirements for tobacco and tobacco product sales. In previous years, sting operations were conducted by state Tobacco Enforcement Specialists in cooperation with the Food and Drug Administration. It was determined that the FDA lacks legal authority to conduct these checks, and responsibility for overseeing them was transferred to the state.

The City of Joliet has been offered $18,647.00 to conduct tobacco compliance checks. Our participation in this program has been consistent for over twenty-five years; it will involve persons under the legal purchase age (21) attempting to purchase tobacco and tobacco products at every licensed business in the city. Similar to alcohol compliance checks, officers will accompany each program participant and witness any transactions that occur. State-sanctioned parental permission slips will be obtained before implementation for participants under 18. The State of Illinois has provided the necessary training to police department staff.

Eligible expenses include any costs incurred with conducting these checks, including officer overtime, administrative costs, stipends to student participants, and tobacco purchases. Three checks are to be conducted at each establishment over one year, from October of 2026 through May of 2027.

The Police Department is requesting authorization to accept the grant and implement this program in Joliet. The Illinois Department of Human Services will continue to provide guidelines.

The Public Safety Committee will review this matter.

CONCLUSION:

Through a grant from the Illinois Department of Human Services, the Police Department can participate in a statewide tobacco prevention initiative by holding tobacco enforcement compliance checks throughout the city. The City of Joliet is not required to provide a local match.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve a Resolution to Accept a Grant for the Joliet Tobacco Enforcement Program.

RESOLUTION NO. _____

A RESOLUTION REQUESTING AUTHORIZATION TO ACCEPT A GRANT TO ASSIST JOLIET'S TOBACCO ENFORCEMENT PROGRAM

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET AS FOLLOWS:

SECTION 1: That the Mayor of the City and Council authorize The Chief of Police to execute the Tobacco Enforcement Program Grant in Exhibit A on behalf of the City of Joliet.

SECTION 2: This Resolution shall take effect upon its passage.

PASSED this _____ day of _____, 2026

_____ _____

MAYOR CITY CLERK

VOTING YES _____

VOTING NO _____

NOT VOTING _____

GRANT AGREEMENT

BETWEEN
THE STATE OF ILLINOIS, DEPARTMENT OF HUMAN SERVICES
AND

CITY OF JOLIET

The parties to this Grant Agreement (Agreement) are the State of Illinois (State), acting through the undersigned agency (Grantor) and CITY OF JOLIET (Grantee)(collectively, the "Parties" and individually, a "Party"). The Agreement, consisting of the signature page, the parts listed below, and any additional exhibits or attachments referenced in this Agreement, constitute the entire agreement between the Parties. No promises, terms, or conditions not recited, incorporated or referenced herein, including prior agreements or oral discussions, are binding upon either Grantee or Grantor.

PART ONE – The Uniform Terms

Article I	**Definitions**
Article II	**Award Information**
Article III	**Grantee Certifications and Representations**
Article IV	**Payment Requirements**
Article V	**Scope of Award Activities/Purpose of Award**
Article VI	**Budget**
Article VII	**Allowable Costs**
Article VIII	**Lobbying**
Article IX	**Maintenance and Accessibility of Records; Monitoring**
Article X	**Financial Reporting Requirements**
Article XI	**Performance Reporting Requirements**
Article XII	**Audit Requirements**
Article XIII	**Termination; Suspension; Non-compliance**
Article XIV	**Subcontracts/Subawards**
Article XV	**Notice of Change**
Article XVI	**Structural Reorganization and Reconstitution of Board Membership**
Article XVII	**Conflict of Interest**
Article XVIII	**Equipment or Property**
Article XIX	**Promotional Materials; Prior Notification**
Article XX	**Insurance**
Article XXI	**Lawsuits and Indemnification**
Article XXII	**Miscellaneous**
Exhibit A	**Project Description**
Exhibit B	**Deliverables or Milestones**
Exhibit C	**Contact Information**
Exhibit D	**Performance Measures and Standards**
Exhibit E	**Specific Conditions**
Exhibit F	**Payment**

PART TWO – Grantor-Specific Terms

PART THREE – Project-Specific Terms

The Parties or their duly authorized representatives hereby execute this Agreement.

DEPARTMENT OF HUMAN SERVICES

By: _____

Signature of Dulce Quintero, Secretary

Date: _____

Designee Name: _____

Designee Title: Contract Obligations Analyst

By: _____

Signature of Second Grantor Approver, if applicable

Date: _____

Printed Name: _____

Printed Title: _____

Second Grantor Approver

By: _____

Signature of Third Grantor Approver, if applicable

Date: _____

Printed Name: _____

Printed Title: _____

Third Grantor Approver

CITY OF JOLIET

By: _____

Signature of Authorized Representative

Date: _____

Printed Name: _____

Printed Title: _____

E-mail: jcarey@joliet.gov

FEIN: 366088568

By: _____

Date: _____

Printed Name: _____

Printed Title: _____

Second Grantee Approver

(optional at Grantee's discretion)

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

PART ONE – THE UNIFORM TERMS

ARTICLE I
DEFINITIONS

1.1. Definitions. Capitalized words and phrases used in this Agreement have the meanings stated in 2 CFR 200.1 unless otherwise stated below.

"Allowable Costs" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Award" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Budget" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Catalog of State Financial Assistance" or "CSFA" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Close-out Report" means a report from the Grantee allowing Grantor to determine whether all applicable administrative actions and required work have been completed, and therefore closeout actions can commence.

"Conflict of Interest" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Cooperative Research and Development Agreement" has the same meaning as in 15 USC 3710a.

"Direct Costs" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Financial Assistance" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"GATU" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Grant Agreement" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Grantee Compliance Enforcement System" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Grant Funds" means the Financial Assistance made available to Grantee through this Agreement.

"Grantee Portal" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Indirect Costs" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Indirect Cost Rate" means a device for determining in a reasonable manner the proportion of Indirect Costs each Program should bear. It is a ratio (expressed as a percentage) of the Indirect Costs to a Direct Cost base. If reimbursement of Indirect Costs is allowable under an Award, Grantor will not reimburse those Indirect Costs unless Grantee has established an Indirect Cost Rate covering the applicable activities and period of time, unless Indirect Costs are reimbursed at a fixed rate.

"Indirect Cost Rate Proposal" has the same meaning as in 44 Ill. Admin. Code 7000.30.

"Obligations" has the same meaning as in 44 Ill. Admin. Code 7000.30.

“Period of Performance” has the same meaning as in 44 Ill. Admin. Code 7000.30.

“Prior Approval” has the same meaning as in 44 Ill. Admin. Code 7000.30.

“Profit” means an entity’s total revenue less its operating expenses, interest paid, depreciation, and taxes. “Profit” is synonymous with the term “net revenue.”

“Program” means the services to be provided pursuant to this Agreement. "Program" is used interchangeably with "Project."

“Program Costs” means all Allowable Costs incurred by Grantee and the value of the contributions made by third parties in accomplishing the objectives of the Award during the Term of this Agreement.

“Related Parties” has the meaning set forth in Financial Accounting Standards Board (FASB) Accounting Standards Codification (ASC) 850-10-20.

“SAM” has the same meaning as in 44 Ill. Admin. Code 7000.30.

“State-issued Award” means the assistance that a grantee receives directly from a State agency. The funding source of the State-issued Award can be federal pass-through, State or a combination thereof. "State-issued Award" does not include the following:

- contracts issued pursuant to the Illinois Procurement Code that a State agency uses to buy goods or services from a contractor or a contract to operate State government-owned, contractor-operated facilities;
- agreements that meet the definition of "contract" under 2 CFR 200.1 and 2 CFR 200.331, which a State agency uses to procure goods or services but are exempt from the Illinois Procurement Code due to an exemption listed under 30 ILCS 500/1-10, or pursuant to a disaster proclamation, executive order, or any other exemption permitted by law;
- amounts received for services rendered to an individual;
- Cooperative Research and Development Agreements;
- an agreement that provides only direct cash assistance to an individual;
- a subsidy;
- a loan;
- a loan guarantee; or
- insurance.

“Illinois Stop Payment List” has the same meaning as in 44 Ill. Admin. Code 7000.30.

“Unallowable Cost” has the same meaning as in 44 Ill. Admin. Code 7000.30.

“Unique Entity Identifier” or “UEI” has the same meaning as in 44 Ill. Admin. Code 7000.30.

ARTICLE II
AWARD INFORMATION

2.1 Term. This Agreement shall be effective on Jul 1, 2026 and expires on Jun 30, 2027 (the TERM), unless terminated pursuant to this Agreement.

2.2 Amount of Agreement. Grant Funds (check one) ☐ must not exceed or ☒ are estimated to be **$18,647.00**, of which **$0.00** are federal funds. Grantee accepts Grantor's payment as specified in this ARTICLE.

2.3 Payment. Payment will be made as follows (*see* additional payment requirements in ARTICLE IV; additional payment provisions specific to this Award may be included in **PART TWO** or **PART THREE**):

Refer to "Exhibit F - Payment" for your organization's payment terms for this award

2.4 Identification Numbers. If applicable, the Federal Award Identification Number (FAIN) is See ExhibitA, the Federal awarding agency is See ExhibitA, and the Federal Award date is See ExhibitA. If applicable, the Assistance Listing Program Title is See ExhibitA and Assistance Listing Number is See ExhibitA. The Catalog of State Financial Assistance (CSFA) Number is See ExhibitA and CSFA Name is See ExhibitA. If applicable, the State Award Identification Number (SAIN) is Not Applicable.

ARTICLE III
GRANTEE CERTIFICATIONS AND REPRESENTATIONS

3.1. Registration Certification. Grantee certifies that: (i) it is registered with SAM and UKXHU6SJXLR9 is Grantee's correct UEI; (ii) it is in good standing with the Illinois Secretary of State, if applicable; and (iii) Grantee has successfully completed the annual registration and prequalification through the Grantee Portal.

Grantee must remain current with these registrations and requirements. If Grantee's status with regard to any of these requirements changes, or the certifications made in and information provided in the uniform grant application changes, Grantee must notify Grantor in accordance with ARTICLE XV.

3.2. Tax Identification Certification. Grantee certifies that: 36-6088568 is Grantee's correct federal employer identification number (FEIN) or Social Security Number. Grantee further certifies, if applicable: (a) that Grantee is not subject to backup withholding because (i) Grantee is exempt from backup withholding, or (ii) Grantee has not been notified by the Internal Revenue Service (IRS) that Grantee is subject to backup withholding as a result of a failure to report all interest or dividends, or (iii) the IRS has notified Grantee that Grantee is no longer subject to backup withholding; and (b) Grantee is a U.S. citizen or other U.S. person. Grantee is doing business as a (check one):

- ☐ Individual
- ☐ Sole Proprietorship
- ☐ Partnership
- ☐ Corporation (includes Not For Profit)
- ☐ Medical Corporation
- ☒ Governmental Unit
- ☐ Estate or Trust
- ☐ Pharmacy-Non Corporate
- ☐ Pharmacy/Funeral Home/Cemetery Corp.
- ☐ Tax Exempt
- ☐ Limited Liability Company (select applicable tax classification)
  - ☐ P = partnership
  - ☐ C = corporation

If Grantee has not received a payment from the State of Illinois in the last two years, Grantee must submit a W-9 tax form with this Agreement.

3.3. Compliance with Uniform Grant Rules. Grantee certifies that it must adhere to the applicable Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards, which are published in Title 2, Part 200 of the Code of Federal Regulations (2 CFR Part 200) and are incorporated herein by reference. 44 Ill. Admin. Code 7000.40(c)(1)(A). The requirements of 2 CFR Part 200 apply to the Grant Funds awarded through this Agreement, regardless of whether the original source of the funds is State or federal, unless an exception is noted in federal or State statutes or regulations. 30 ILCS 708/5(b).

3.4. Representations and Use of Funds. Grantee certifies under oath that (1) all representations made in this Agreement are true and correct and (2) all Grant Funds awarded pursuant to this Agreement must be used only for the purpose(s) described herein. Grantee acknowledges that the Award is made solely upon this certification and that any false statements, misrepresentations, or material omissions will be the basis for immediate termination of this Agreement and repayment of all Grant Funds.

3.5. Specific Certifications. Grantee is responsible for compliance with the enumerated certifications in this Paragraph to the extent that the certifications apply to Grantee.

(a) **Bribery.** Grantee certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois, nor made an admission of guilt of such conduct which is a matter of record.

(b) **Bid Rigging.** Grantee certifies that it has not been barred from contracting with a unit of State or local government as a result of a violation of Paragraph 33E-3 or 33E-4 of the Criminal Code of 2012 (720 ILCS 5/33E-3 or 720 ILCS 5/33E-4, respectively).

(c) **Debt to State.** Grantee certifies that neither it, nor its affiliate(s), is/are barred from receiving an Award because Grantee, or its affiliate(s), is/are delinquent in the payment of any debt to the State, unless Grantee, or its affiliate(s), has/have entered into a deferred payment plan to pay off the debt.

(d) **International Boycott.** Grantee certifies that neither it nor any substantially owned affiliated company is participating or will participate in an international boycott in violation of the provision of the Anti-Boycott Act of 2018, Part II of the Export Control Reform Act of 2018 (50 USC 4841 through 4843), and the anti-boycott provisions set forth in Part 760 of the federal Export Administration Regulations (15 CFR Parts 730 through 774).

(e) **Discriminatory Club Dues or Fees.** Grantee certifies that it is not prohibited from receiving an Award because it pays dues or fees on behalf of its employees or agents, or subsidizes or otherwise reimburses employees or agents for payment of their dues or fees to any club which unlawfully discriminates (775 ILCS 25/2).

(f) **Pro-Children Act.** Grantee certifies that it is in compliance with the Pro-Children Act of 2001 in that it prohibits smoking in any portion of its facility used for the provision of health, day care, early childhood development services, education or library services to children under the age of eighteen (18) (except such portions of the facilities which are used for inpatient substance abuse treatment) (20 USC 7181-7184).

(g) **Drug-Free Workplace.** If Grantee is not an individual, Grantee certifies it will provide a

drug free workplace pursuant to the Drug Free Workplace Act. 30 ILCS 580/3. If Grantee is an individual and this Agreement is valued at more than $5,000, Grantee certifies it will not engage in the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance during the performance of the Agreement. 30 ILCS 580/4. Grantee further certifies that if it is a recipient of federal pass-through funds, it is in compliance with the government-wide requirements for a drug-free workplace as set forth in 41 USC 8103.

(h) **Motor Voter Law.** Grantee certifies that it is in full compliance with the terms and provisions of the National Voter Registration Act of 1993 (52 USC 20501 *et seq.*).

(i) **Clean Air Act and Clean Water Act.** Grantee certifies that it is in compliance with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 USC 7401 *et seq.*) and the Federal Water Pollution Control Act, as amended (33 USC 1251 *et seq.*).

(j) **Debarment.** Grantee certifies that it is not debarred, suspended, proposed for debarment or permanent inclusion on the Illinois Stop Payment List, declared ineligible, or voluntarily excluded from participation in this Agreement by any federal department or agency (2 CFR 200.205(a)), or by the State (30 ILCS 708/25(6)(G)).

(k) **Non-procurement Debarment and Suspension.** Grantee certifies that it is in compliance with Subpart C of 2 CFR Part 180 as supplemented by 2 CFR Part 376, Subpart C.

(l) **Health Insurance Portability and Accountability Act.** Grantee certifies that it is in compliance with the Health Insurance Portability and Accountability Act of 1996 (HIPAA) (Public Law No. 104-191, 45 CFR Parts 160, 162 and 164, and the Social Security Act, 42 USC 1320d-2 through 1320d-7), in that it may not use or disclose protected health information other than as permitted or required by law and agrees to use appropriate safeguards to prevent use or disclosure of the protected health information. Grantee must maintain, for a minimum of six (6) years, all protected health information.

(m) **Criminal Convictions.** Grantee certifies that:

(i) Neither it nor a managerial agent of Grantee (for non-governmental grantees only, this includes any officer, director or partner of Grantee) has been convicted of a felony under the Sarbanes-Oxley Act of 2002, nor a Class 3 or Class 2 felony under Illinois Securities Law of 1953, or that at least five (5) years have passed since the date of the conviction; and

(ii) It must disclose to Grantor all violations of criminal law involving fraud, bribery or gratuity violations potentially affecting this Award. Failure to disclose may result in remedial actions as stated in the Grant Accountability and Transparency Act. 30 ILCS 708/40. Additionally, if Grantee receives over $10 million in total federal Financial Assistance, during the period of this Award, Grantee must maintain the currency of information reported to SAM regarding civil, criminal or administrative proceedings as required by 2 CFR 200.113 and Appendix XII of 2 CFR Part 200, and 30 ILCS 708/40.

(n) **Federal Funding Accountability and Transparency Act of 2006 (FFATA).** Grantee certifies that it is in compliance with the terms and requirements of 31 USC 6101 with respect to Federal Awards greater than or equal to $30,000. A FFATA subaward report must be filed by the end of the month following the month in which the award was made.

(o) **Illinois Works Review Panel**. For Awards made for public works projects, as defined in

the Illinois Works Jobs Program Act, Grantee certifies that it and any contractor(s) or subcontractor(s) that performs work using funds from this Award, must, upon reasonable notice, appear before and respond to requests for information from the Illinois Works Review Panel. 30 ILCS 559/20-25(d).

(p) **Anti-Discrimination.** Grantee certifies that its employees and subcontractors under subcontract made pursuant to this Agreement, must comply with all applicable provisions of State and federal laws and regulations pertaining to nondiscrimination, sexual harassment and equal employment opportunity including, but not limited to: Illinois Human Rights Act (775 ILCS 5/1-101 *et seq.*), including, without limitation, 44 Ill. Admin. Code 750- Appendix A, which is incorporated herein; Public Works Employment Discrimination Act (775 ILCS 10/1 *et seq.*); Civil Rights Act of 1964 (as amended) (42 USC 2000a - 2000h-6); Section 504 of the Rehabilitation Act of 1973 (29 USC 794); Americans with Disabilities Act of 1990 (as amended) (42 USC 12101 *et seq.*); and the Age Discrimination Act of 1975 (42 USC 6101 *et seq.*).

(q) **Internal Revenue Code and Illinois Income Tax Act**. Grantee certifies that it complies with all provisions of the federal Internal Revenue Code (26 USC 1), the Illinois Income Tax Act (35 ILCS 5), and all regulations and rules promulgated thereunder, including withholding provisions and timely deposits of employee taxes and unemployment insurance taxes.

ARTICLE IV
PAYMENT REQUIREMENTS

4.1. Availability of Appropriation; Sufficiency of Funds. This Agreement is contingent upon and subject to the availability of sufficient funds. Grantor may terminate or suspend this Agreement, in whole or in part, without penalty or further payment being required, if (i) sufficient funds for this Agreement have not been appropriated or otherwise made available to Grantor by the State or the federal funding source, (ii) the Governor or Grantor reserves funds, or (iii) the Governor or Grantor determines that funds will not or may not be available for payment. Grantor must provide notice, in writing, to Grantee of any such funding failure and its election to terminate or suspend this Agreement as soon as practicable. Any suspension or termination pursuant to this Paragraph will be effective upon the date of the written notice unless otherwise indicated.

4.2. Pre-Award Costs. Pre-award costs are not permitted unless specifically authorized by Grantor in **Exhibit A**, **PART TWO** or **PART THREE** of this Agreement. If they are authorized, pre-award costs must be charged to the initial Budget Period of the Award, unless otherwise specified by Grantor. 2 CFR 200.458.

4.3. Return of Grant Funds. Grantee must liquidate all Obligations incurred under the Award within forty-five (45) days of the end of the Period of Performance, or in the case of capital improvement Awards, within forty-five (45) days of the end of the time period the Grant Funds are available for expenditure or obligation, unless Grantor permits a longer period in **PART TWO** OR **PART THREE**. Grantee must return to Grantor within forty-five (45) days of the end of the applicable time period as set forth in this Paragraph all remaining Grant Funds that are not expended or legally obligated.

4.4. Cash Management Improvement Act of 1990. Unless notified otherwise in **PART TWO** or **PART THREE**, Grantee must manage federal funds received under this Agreement in accordance with the Cash Management Improvement Act of 1990 (31 USC 6501 *et seq.*) and any other applicable federal laws or regulations. 2 CFR 200.305; 44 Ill. Admin. Code 7000.120.

4.5. Payments to Third Parties. Grantor will have no liability to Grantee when Grantor acts in good faith to redirect all or a portion of any Grantee payment to a third party. Grantor will be deemed to have acted in

good faith when it is in possession of information that indicates Grantee authorized Grantor to intercept or redirect payments to a third party or when so ordered by a court of competent jurisdiction.

4.6. Modifications to Estimated Amount. If the Agreement amount is established on an estimated basis, then it may be increased by mutual agreement at any time during the Term. Grantor may decrease the estimated amount of this Agreement at any time during the Term if (i) Grantor believes Grantee will not use the funds during the Term, (ii) Grantor believes Grantee has used Grant Funds in a manner that was not authorized by this Agreement, (iii) sufficient funds for this Agreement have not been appropriated or otherwise made available to Grantor by the State or the federal funding source, (iv) the Governor or Grantor reserves funds, or (v) the Governor or Grantor determines that funds will or may not be available for payment. Grantee will be notified, in writing, of any adjustment of the estimated amount of this Agreement. In the event of such reduction, services provided by Grantee under **Exhibit A** may be reduced accordingly. Grantor must pay Grantee for work satisfactorily performed prior to the date of the notice regarding adjustment. 2 CFR 200.308.

4.7. Interest.

(a) All interest earned on Grant Funds held by a Grantee or a subrecipient will be treated in accordance with 2 CFR 200.305(b)(12), unless otherwise provided in **PART TWO** or **PART THREE**. Grantee and its subrecipients must remit annually any amount due in accordance with 2 CFR 200.305(b)(12) or to Grantor, as applicable.

(b) Grant Funds must be placed in an insured account, whenever possible, that bears interest, unless exempted under 2 CFR 200.305(b)(10), (b)(11).

4.8. Timely Billing Required. Grantee must submit any payment request to Grantor within fifteen (15) days of the end of the quarter, unless another billing schedule is specified in **ARTICLE II, PART TWO**, or **PART THREE**. Failure to submit such payment request timely will render the amounts billed Unallowable Costs which Grantor cannot reimburse. In the event that Grantee is unable, for good cause, to submit its payment request timely, Grantee shall timely notify Grantor and may request an extension of time to submit the payment request. Grantor's approval of Grantee's request for an extension shall not be unreasonably withheld.

4.9. Certification. Pursuant to 2 CFR 200.415, each invoice and report submitted by Grantee (or subrecipient) must contain the following certification by an official authorized to legally bind Grantee (or subrecipient):

> By signing this report [or payment request or both], I certify to the best of my knowledge and belief that the report [or payment request] is true, complete, and accurate; that the expenditures, disbursements and cash receipts are for the purposes and objectives set forth in the terms and conditions of the State or federal pass-through award; and that supporting documentation has been submitted as required by the grant agreement. I acknowledge that approval for any other expenditure described herein is considered conditional subject to further review and verification in accordance with the monitoring and records retention provisions of the grant agreement. I am aware that any false, fictitious, or fraudulent information, or the omission of any material fact, may subject me to criminal, civil or administrative penalties for fraud, false statements, false claims or otherwise (U.S. Code Title 18, Sections 2, 1001, 1343 and Title 31, Sections 3729-3730 and 3801-3812; 30 ILCS 708/120).

ARTICLE V
SCOPE OF AWARD ACTIVITIES/PURPOSE OF AWARD

5.1. Scope of Award Activities/Purpose of Award. Grantee must perform as described in this Agreement, including as described in **Exhibit A** (Project Description), **Exhibit B** (Deliverables or Milestones), and **Exhibit D** (Performance Measures and Standards), as applicable. Grantee must further comply with all terms and conditions set forth in the Notice of State Award (44 Ill. Admin. Code 7000.360) which is incorporated herein by reference. All Grantor-specific provisions and programmatic reporting required under this Agreement are described in **PART TWO** (Grantor-Specific Terms). All Project-specific provisions and reporting required under this Agreement are described in **PART THREE** (Project-Specific Terms).

5.2. Scope Revisions. Grantee must obtain Prior Approval from Grantor whenever a scope revision is necessary for one or more of the reasons enumerated in 44 Ill. Admin. Code 7000.370(b)(2). All requests for scope revisions that require Grantor approval must be signed by Grantee's authorized representative and submitted to Grantor for approval. Expenditure of funds under a requested revision is prohibited and will not be reimbursed if expended before Grantor gives written approval. 2 CFR 200.308.

5.3. Specific Conditions. If applicable, specific conditions required after a risk assessment are included in **Exhibit E**. Grantee must adhere to the specific conditions listed therein. 44 Ill. Admin. Code 7000.340(e).

ARTICLE VI
BUDGET

6.1. Budget. The Budget submitted by Grantee at application, or a revised Budget subsequently submitted and approved by Grantor, is considered final and is incorporated herein by reference.

6.2. Budget Revisions. Grantee must obtain Prior Approval, whether mandated or discretionary, from Grantor whenever a Budget revision is necessary for one or more of the reasons enumerated in 44 Ill. Admin. Code 7000.370(b). All requests for Budget revisions that require Grantor approval must be signed by Grantee's authorized representative and submitted to Grantor for approval. Expenditure of funds under a requested revision is prohibited and will not be reimbursed if expended before Grantor gives written approval.

6.3. Notification. Within thirty (30) calendar days from the date of receipt of the request for Budget revisions, Grantor will review the request and notify Grantee whether the Budget revision has been approved, denied, or the date upon which a decision will be reached. 44 Ill. Admin. Code 7000.370(b)(7).

ARTICLE VII
ALLOWABLE COSTS

7.1. Allowability of Costs; Cost Allocation Methods. The allowability of costs and cost allocation methods for work performed under this Agreement will be determined in accordance with 2 CFR Part 200 Subpart E and Appendices III, IV, V, and VII.

7.2. Indirect Cost Rate Submission.

(a) All grantees, except for Local Education Agencies (as defined in 34 CFR 77.1), must make an Indirect Cost Rate election in the Grantee Portal, even grantees that do not charge or expect to charge Indirect Costs. 44 Ill. Admin. Code 7000.420(e).

(i) Waived and de minimis Indirect Cost Rate elections will remain in effect until Grantee elects a different option.

(b) Grantee must submit an Indirect Cost Rate Proposal in accordance with federal and State regulations, in a format prescribed by Grantor. For grantees who have never negotiated an Indirect Cost Rate before, the Indirect Cost Rate Proposal must be submitted for approval no later than three months after the effective date of the Award. For grantees who have previously negotiated an Indirect Cost Rate, the Indirect Cost Rate Proposal must be submitted for approval within 180 days of Grantee's fiscal year end, as dictated in the applicable appendices, such as:

(i) Appendix VII to 2 CFR Part 200 governs Indirect Cost Rate Proposals for state and Local Governments and Indian Tribes,

(ii) Appendix III to 2 CFR Part 200 governs Indirect Cost Rate Proposals for public and private institutions of higher education,

(iii) Appendix IV to 2 CFR Part 200 governs Indirect (F&A) Costs Identification and Assignment, and Rate Determination for Nonprofit Organizations, and

(iv) Appendix V to 2 CFR Part 200 governs state/Local Government-wide Central Service Cost Allocation Plans.

(c) A grantee who has a current, applicable rate negotiated by a cognizant federal agency must provide to Grantor a copy of its Indirect Cost Rate acceptance letter from the federal government and a copy of all documentation regarding the allocation methodology for costs used to negotiate that rate, e.g., without limitation, the cost policy statement or disclosure narrative statement. Grantor will accept that Indirect Cost Rate, up to any statutory, rule-based or programmatic limit.

(d) A grantee who does not have a current negotiated rate, may elect to charge a *de minimis* rate up to 15 percent of modified total direct costs , which may be used indefinitely. No documentation is required to justify the *de minimis* Indirect Cost Rate. 2 CFR 200.414(f).

7.3. Transfer of Costs. Cost transfers between Grants, whether as a means to compensate for cost overruns or for other reasons, are unallowable. 2 CFR 200.451.

7.4. Commercial Organization Cost Principles. The federal cost principles and procedures for cost analysis and the determination, negotiation and allowance of costs that apply to commercial organizations are set forth in 48 CFR Part 31.

7.5. Financial Management Standards. The financial management systems of Grantee must meet the following standards:

(a) **Accounting System**. Grantee organizations must have an accounting system that provides accurate, current, and complete disclosure of all financial transactions related to each state- and federally-funded Program. Accounting records must contain information pertaining to State and federal pass-through awards, authorizations, Obligations, unobligated balances, assets, outlays, and income. These records must be maintained on a current basis and balanced at least quarterly. Cash contributions to the Program from third parties must be accounted for in the general ledger with other Grant Funds. Third party in-kind (non-cash) contributions are not required to be recorded in the general ledger, but must be under accounting control, possibly through the use of a memorandum ledger. To comply with 2 CFR 200.305(b)(9) and 30 ILCS 708/97, Grantee must use reasonable efforts to ensure that funding streams are delineated within Grantee's accounting system. 2 CFR 200.302.

(b) **Source Documentation**. Accounting records must be supported by such source documentation as canceled checks, bank statements, invoices, paid bills, donor letters, time and attendance records, activity reports, travel reports, contractual and consultant agreements, and subaward documentation. All supporting documentation must be clearly identified with the Award and general ledger accounts which are to be charged or credited.

(i) The documentation standards for salary charges to Grants are prescribed by 2 CFR 200.430, and in the cost principles applicable to the Grantee's organization.

(ii) If records do not meet the standards in 2 CFR 200.430, then Grantor may notify Grantee in **PART TWO**, **PART THREE** or **Exhibit E** of the requirement to submit personnel activity reports. 2 CFR 200.430(g)(8). Personnel activity reports must account on an after-the-fact basis for one hundred percent (100%) of the employee's actual time, separately indicating the time spent on the Award, other grants or projects, vacation or sick leave, and administrative time, if applicable. The reports must be signed by the employee, approved by the appropriate official, and coincide with a pay period. These time records must be used to record the distribution of salary costs to the appropriate accounts no less frequently than quarterly.

(iii) Formal agreements with independent contractors, such as consultants, must include a description of the services to be performed, the period of performance, the fee and method of payment, an itemization of travel and other costs which are chargeable to the agreement, and the signatures of both the contractor and an appropriate official of Grantee.

(iv) If third party in-kind (non-cash) contributions are used for Award purposes, the valuation of these contributions must be supported with adequate documentation.

(c) **Internal Control**. Grantee must maintain effective control and accountability for all cash, real and personal property, and other assets. Grantee must adequately safeguard all such property and must provide assurance that it is used solely for authorized purposes. Grantee must also have systems in place that provide reasonable assurance that the information is accurate, allowable, and compliant with the terms and conditions of this Agreement. 2 CFR 200.303.

(d) **Budget Control**. Grantee must maintain records of expenditures for each Award by the cost categories of the approved Budget (including Indirect Costs that are charged to the Award), and actual expenditures are to be compared with budgeted amounts at least quarterly.

(e) **Cash Management**. Requests for advance payment must be limited to Grantee's immediate cash needs. Grantee must have written procedures to minimize the time elapsing between the receipt and the disbursement of Grant Funds to avoid having excess funds on hand. 2 CFR 200.305.

7.6. Profits. It is not permitted for any person or entity to earn a Profit from an Award. *See, e.g.*, 2 CFR 200.400(g); *see also* 30 ILCS 708/60(a)(7).

7.7. Management of Program Income. Grantee is encouraged to earn income to defray Program Costs where appropriate, subject to 2 CFR 200.307.

ARTICLE VIII
LOBBYING

8.1. Improper Influence. Grantee certifies that it will not use and has not used Grant Funds to influence or attempt to influence an officer or employee of any government agency or a member or employee of the State or federal legislature in connection with the awarding of any agreement, the making of any grant, the

making of any loan, the entering into of any cooperative agreement, or the extension, continuation, renewal, amendment or modification of any agreement, grant, loan or cooperative agreement. Additionally, Grantee certifies that it has filed the required certification under the Byrd Anti-Lobbying Amendment (31 USC 1352), if applicable.

8.2. Federal Form LLL. If any federal funds, other than federally-appropriated funds, were paid or will be paid to any person for influencing or attempting to influence any of the above persons in connection with this Agreement, the undersigned must also complete and submit Federal Form LLL, Disclosure of Lobbying Activities Form, in accordance with its instructions.

8.3. Lobbying Costs. Grantee certifies that it is in compliance with the restrictions on lobbying set forth in 2 CFR 200.450. For any Indirect Costs associated with this Agreement, total lobbying costs must be separately identified in the Program Budget, and thereafter treated as other Unallowable Costs.

8.4. Procurement Lobbying. Grantee warrants and certifies that it and, to the best of its knowledge, its subrecipients have complied and will comply with Illinois Executive Order No. 1 (2007) (EO 1-2007). EO 1-2007 generally prohibits grantees and subcontractors from hiring the then-serving Governor's family members to lobby procurement activities of the State, or any other unit of government in Illinois including local governments, if that procurement may result in a contract valued at over $25,000. This prohibition also applies to hiring for that same purpose any former State employee who had procurement authority at any time during the one-year period preceding the procurement lobbying activity.

8.5. Subawards. Grantee must include the language of this ARTICLE in the award documents for any subawards made pursuant to this Award at all tiers. All subrecipients are also subject to certification and disclosure. Pursuant to Appendix II(I) to 2 CFR Part 200, Grantee must forward all disclosures by contractors regarding this certification to Grantor.

8.6. Certification. This certification is a material representation of fact upon which reliance was placed to enter into this transaction and is a prerequisite for this transaction, pursuant to 31 USC 1352. Any person who fails to file the required certifications will be subject to a civil penalty of not less than $10,000, and not more than $100,000, for each such failure.

ARTICLE IX
MAINTENANCE AND ACCESSIBILITY OF RECORDS; MONITORING

9.1. Records Retention. Grantee must maintain for three (3) years from the date of submission of the final expenditure report, adequate books, all financial records and, supporting documents, statistical records, and all other records pertinent to this Award, adequate to comply with 2 CFR 200.334, unless a different retention period is specified in 2 CFR 200.334, 44 Ill. Admin. Code 7000.430(a) and (b) or **PART TWO** or **PART THREE**. If any litigation, claim or audit is started before the expiration of the retention period, the records must be retained until all litigation, claims or audit exceptions involving the records have been resolved and final action taken.

9.2. Accessibility of Records. Grantee, in compliance with 2 CFR 200.337 and 44 Ill. Admin. Code 7000.430(f), must make books, records, related papers, supporting documentation and personnel relevant to this Agreement available to authorized Grantor representatives, the Illinois Auditor General, Illinois Attorney General, any Executive Inspector General, Grantor's Inspector General, federal authorities, any person identified in 2 CFR 200.337, and any other person as may be authorized by Grantor (including auditors), by the State of Illinois or by federal statute. Grantee must cooperate fully in any such audit or inquiry.

9.3. Failure to Maintain Books and Records. Failure to maintain adequate books, records and supporting documentation, as described in this ARTICLE, will result in the disallowance of costs for which there is insufficient supporting documentation and also establishes a presumption in favor of the State for the recovery of any Grant Funds paid by the State under this Agreement for which adequate books, records and supporting documentation are not available to support disbursement.

9.4. Monitoring and Access to Information. Grantee must monitor its activities to assure compliance with applicable state and federal requirements and to assure its performance expectations are being achieved. Grantor will monitor the activities of Grantee to assure compliance with all requirements, including applicable programmatic rules, regulations, and guidelines that the Grantor promulgates or implements, and performance expectations of the Award. Grantee must timely submit all financial and performance reports, and must supply, upon Grantor's request, documents and information relevant to the Award. Grantor may make site visits as warranted by Program needs. 2 CFR 200.329; 200.332. Additional monitoring requirements may be in **PART TWO** or **PART THREE**.

ARTICLE X
FINANCIAL REPORTING REQUIREMENTS

10.1. Required Periodic Financial Reports. Grantee must submit financial reports as requested and in the format required by Grantor no later than the dues date(s) specified in **PART TWO** or **PART THREE**. Grantee must submit reports to Grantor describing the expenditure(s) of the funds related thereto at the intervals specified by Grantor, which must be no less frequent than annually and no more frequent than quarterly, unless otherwise specified in either **PART TWO** or **PART THREE** (approved as an exception by GATU) or on **Exhibit E** pursuant to specific conditions. 2 CFR 200.328(b). Any report required by 30 ILCS 708/125 may be detailed in **PART TWO** or **PART THREE**.

10.2. Financial Close-out Report.

(a) Grantee must submit a financial Close-out Report, in the format required by Grantor, by the due date specified in **PART TWO** or **PART THREE**, which must be no later than sixty (60) calendar days following the end of the Period of Performance for this Agreement or Agreement termination. The format of this financial Close-out Report must follow a format prescribed by Grantor. 2 CFR 200.344; 44 Ill. Admin. Code 7000.440(b).

(b) If an audit or review of Grantee occurs and results in adjustments after Grantee submits a Close-out Report, Grantee must submit a new financial Close-out Report based on audit adjustments, and immediately submit a refund to Grantor, if applicable. 2 CFR 200.345; 44 Ill. Admin. Code 7000.450.

10.3. Effect of Failure to Comply. Failure to comply with the reporting requirements in this Agreement may cause a delay or suspension of funding or require the return of improper payments or Unallowable Costs, and will be considered a material breach of this Agreement. Grantee's failure to comply with ARTICLE X, ARTICLE XI, or ARTICLE XVII will be considered prima facie evidence of a breach and may be admitted as such, without further proof, into evidence in an administrative proceeding before Grantor, or in any other legal proceeding. Grantee should refer to the State Grantee Compliance Enforcement System for policy and consequences for failure to comply. 44 Ill. Admin. Code 7000.80.

ARTICLE XI
PERFORMANCE REPORTING REQUIREMENTS

11.1. Required Periodic Performance Reports. Grantee must submit performance reports as requested and in the format required by Grantor no later than the due date(s) specified in **PART TWO** or **PART THREE**. 44 Ill. Admin. Code 7000.410. Grantee must report to Grantor on the performance measures listed in **Exhibit D**, **PART TWO** or **PART THREE** at the intervals specified by Grantor, which must be no less frequent than annually and no more frequent than quarterly, unless otherwise specified in either **PART TWO** or **PART THREE** (approved as an exception by GATU), or on **Exhibit E** pursuant to specific conditions. For certain construction-related Awards, such reports may be exempted as identified in **PART TWO** or **PART THREE**. 2 CFR 200.329.

11.2. Performance Close-out Report. Grantee must submit a performance Close-out Report, in the format required by Grantor by the due date specified in **PART TWO** or **PART THREE,** which must be no later than 60 calendar days following the end of the Period of Performance or Agreement termination. 2 CFR 200.344; 44 Ill. Admin. Code 7000.440(b).

11.3. Content of Performance Reports. Pursuant to 2 CFR 200.329(b) and (c), all performance reports must relate the financial data and project or program accomplishments to the performance goals and objectives of this Award and also include the following: a comparison of actual accomplishments to the objectives of the Award established for the reporting period (for example, comparing costs to units of accomplishment); computation of the cost and demonstration of cost effective practices (e.g., through unit cost data); performance trend data and analysis if required; the reasons why established goals were not met, if appropriate; and additional information, analysis, and explanation of any cost overruns or higher-than-expected unit costs. Additional content and format guidelines for the performance reports will be determined by Grantor contingent on the Award's statutory, regulatory and administrative requirements, and are included in **PART TWO** or **PART THREE** of this Agreement.

ARTICLE XII
AUDIT REQUIREMENTS

12.1. Audits. Grantee is subject to the audit requirements contained in the Single Audit Act Amendments of 1996 (31 USC 7501-7507), Subpart F of 2 CFR Part 200, and the audit rules and policies set forth by the Governor's Office of Management and Budget. 30 ILCS 708/65(c); 44 Ill. Admin. Code 7000.90.

12.2. Consolidated Year-End Financial Reports (CYEFR). All grantees must complete and submit a CYEFR through the Grantee Portal, except those exempted by federal or State statute or regulation, as set forth in **PART TWO** or **PART THREE**. The CYEFR is a required schedule in Grantee's audit report if Grantee is required to complete and submit an audit report as set forth herein.

(a) Grantee's CYEFR must cover the same period as the audited financial statements, if required, and must be submitted in accordance with the audit schedule at 44 Ill. Admin. Code 7000.90. If Grantee is not required to complete audited financial statements, the CYEFR must cover Grantee's fiscal year and must be submitted within 6 months of the Grantee's fiscal year-end.

(b) The CYEFR must include an in relation to opinion from the auditor of the financial statements included in the audit.

(c) The CYEFR must follow a format prescribed by Grantor.

12.3. Entities That Are Not "For-Profit".

(a) This Paragraph applies to Grantees that are not "for-profit" entities.

(b) Single and Program-Specific Audits. If, during its fiscal year, Grantee expends at least $1,000,000 in federal Awards (direct federal and federal pass-through awards combined), Grantee must have a single audit or program-specific audit conducted for that year as required by 2 CFR 200.501 and other applicable sections of Subpart F of 2 CFR Part 200. The audit report packet must be completed as described in 2 CFR 200.512 (single audit) or 2 CFR 200.507 (program-specific audit), 44 Ill. Admin. Code 7000.90(h)(1) and the current GATA audit manual and submitted to the Federal Audit Clearinghouse, as required by 2 CFR 200.512. The results of peer and external quality control reviews, management letters issued by the auditors and their respective corrective action plans if significant deficiencies or material weaknesses are identified, and the CYEFR(s) must be submitted to the Grantee Portal at the same time the audit report packet is submitted to the Federal Audit Clearinghouse. The due date of all required submissions set forth in this Paragraph is the earlier of (i) thirty (30) calendar days after receipt of the auditor's report(s) or (ii) nine (9) months after the end of Grantee's audit period.

(c) Financial Statement Audit. If, during its fiscal year, Grantee expends less than $1,000,000 in federal Awards, Grantee is subject to the following audit requirements:

(i) If, during its fiscal year, Grantee expends at least $750,000 in State-issued Awards, Grantee must have a financial statement audit conducted in accordance with the Generally Accepted Government Auditing Standards (GAGAS). Grantee may be subject to additional requirements in **PART TWO,** **PART THREE** or **Exhibit E** based on Grantee's risk profile.

(ii) If, during its fiscal year, Grantee expends less than $750,000 in State-issued Awards, but expends at least $500,000 in State-issued Awards, Grantee must have a financial statement audit conducted in accordance with the Generally Accepted Auditing Standards (GAAS).

(iii) If Grantee is a Local Education Agency (as defined in 34 CFR 77.1), Grantee must have a financial statement audit conducted in accordance with GAGAS, as required by 23 Ill. Admin. Code 100.110, regardless of the dollar amount of expenditures of State-issued Awards.

(iv) If Grantee does not meet the requirements in subsections 12.3(b) and 12.3(c)(i-iii) but is required to have a financial statement audit conducted based on other regulatory requirements, Grantee must submit those audits for review.

(v) Grantee must submit its financial statement audit report packet, as set forth in 44 Ill. Admin. Code 7000.90(h)(2) and the current GATA audit manual, to the Grantee Portal within the earlier of (i) thirty (30) calendar days after receipt of the auditor's report(s) or (ii) six (6) months after the end of Grantee's audit period.

12.4. "For-Profit" Entities.

(a) This Paragraph applies to Grantees that are "for-profit" entities.

(b) Program-Specific Audit. If, during its fiscal year, Grantee expends at least $1,000,000 in federal pass-through funds from State-issued Awards, Grantee must have a program-specific audit conducted in accordance with 2 CFR 200.507. The auditor must audit federal pass-through programs with federal pass-through Awards expended that, in the aggregate, cover at least 50 percent (0.50) of total federal pass-through Awards expended. The audit report packet must be completed as described in 2 CFR 200.507 (program-specific audit), 44 Ill. Admin. Code 7000.90 and the current GATA audit manual, and must be submitted to the Grantee Portal. The due date of all required submissions set forth in this Paragraph is the earlier of (i) thirty (30) calendar days after receipt of the auditor's report(s) or (ii) nine (9) months after the end of Grantee's audit period.

(c) Financial Statement Audit. If, during its fiscal year, Grantee expends less than $1,000,000 in federal pass-through funds from State-issued Awards, Grantee must follow all of the audit requirements in Paragraphs 12.3(c)(i)-(v), above.

(d) Publicly-Traded Entities. If Grantee is a publicly-traded company, Grantee is not subject to the single audit or program-specific audit requirements, but must submit its annual audit conducted in accordance with its regulatory requirements.

12.5. Performance of Audits. For those organizations required to submit an independent audit report, the audit must be conducted by the Illinois Auditor General (as required for certain governmental entities only), or a Certified Public Accountant or Certified Public Accounting Firm licensed in the State of Illinois or in accordance with Section 5.2 of the Illinois Public Accounting Act (225 ILCS 450/5.2). For all audits required to be performed subject to GAGAS or Generally Accepted Auditing Standards, Grantee must request and maintain on file a copy of the auditor's most recent peer review report and acceptance letter. Grantee must follow procedures prescribed by Grantor for the preparation and submission of audit reports and any related documents.

12.6. Delinquent Reports. When audit reports or financial statements required under this ARTICLE are prepared by the Illinois Auditor General, if they are not available by the above-specified due date, they must be provided to Grantor within thirty (30) days of becoming available. Grantee should refer to the State Grantee Compliance Enforcement System for the policy and consequences for late reporting. 44 Ill. Admin. Code 7000.80.

ARTICLE XIII
TERMINATION; SUSPENSION; NON-COMPLIANCE

13.1. Termination.

(a) Either Party may terminate this Agreement, in whole or in part, upon thirty (30) calendar days' prior written notice to the other Party.

(b) If terminated by the Grantee, Grantee must include the reasons for such termination, the effective date, and, in the case of a partial termination, the portion to be terminated. If Grantor determines in the case of a partial termination that the reduced or modified portion of the Award will not accomplish the purposes for which the Award was made, Grantor may terminate the Agreement in its entirety. 2 CFR 200.340(a)(3).

(c) This Agreement may be terminated, in whole or in part, by Grantor:

(i) Pursuant to a funding failure under Paragraph 4.1;

(ii) If Grantee fails to comply with the terms and conditions of this or any Award, application or proposal, including any applicable rules or regulations, or has made a false representation in connection with the receipt of this or any Award; or

(iii) If the Award no longer effectuates the Program goals or agency priorities and if this termination is permitted in the terms and conditions of the Award, which must be detailed in **Exhibit A**, **PART TWO** or **PART THREE**.

13.2. Suspension. Grantor may suspend this Agreement, in whole or in part, pursuant to a funding failure under Paragraph 4.1 or if the Grantee fails to comply with terms and conditions of this or any Award. If suspension is due to Grantee's failure to comply, Grantor may withhold further payment and prohibit Grantee from incurring additional Obligations pending corrective action by Grantee or a decision to terminate this Agreement by Grantor. Grantor may allow necessary and proper costs that Grantee could not reasonably avoid during the period of suspension.

13.3. Non-compliance. If Grantee fails to comply with the U.S. Constitution, applicable statutes, regulations or the terms and conditions of this or any Award, Grantor may impose additional conditions on Grantee, as described in 2 CFR 200.208. If Grantor determines that non-compliance cannot be remedied by imposing additional conditions, Grantor may take one or more of the actions described in 2 CFR 200.339. The Parties must follow all Grantor policies and procedures regarding non-compliance, including, but not limited to, the procedures set forth in the State Grantee Compliance Enforcement System. 44 Ill. Admin. Code 7000.80 and 7000.260.

13.4. Objection. If Grantor suspends or terminates this Agreement, in whole or in part, for cause, or takes any other action in response to Grantee's non-compliance, Grantee may avail itself of any opportunities to object and challenge such suspension, termination or other action by Grantor in accordance with any applicable processes and procedures, including, but not limited to, the procedures set forth in the State Grantee Compliance Enforcement System. 2 CFR 200.342; 44 Ill. Admin. Code 7000.80 and 7000.260.

13.5. Effects of Suspension and Termination.

(a) Grantor may credit Grantee for allowable expenditures incurred in the performance of authorized services under this Agreement prior to the effective date of a suspension or termination.

(b) Except as set forth in subparagraph (c), below, Grantee must not incur any costs or Obligations that require the use of Grant Funds after the effective date of a suspension or termination, and must cancel as many outstanding Obligations as possible.

(c) Costs to Grantee resulting from Obligations incurred by Grantee during a suspension or after termination of the Agreement are not allowable unless Grantor expressly authorizes them in the notice of suspension or termination or subsequently. However, Grantor may allow costs during a suspension or after termination if:

(i) The costs result from Obligations properly incurred before the effective date of suspension or termination, are not in anticipation of the suspension or termination, and the costs would be allowable if the Agreement was not suspended or terminated prematurely. 2 CFR 200.343.

13.6. Close-out of Terminated Agreements. If this Agreement is terminated, in whole or in part, the Parties must comply with all close-out and post-termination requirements of this Agreement. 2 CFR 200.340(d).

ARTICLE XIV
SUBCONTRACTS/SUBAWARDS

14.1. Subcontracting/Subrecipients/Delegation. Grantee must not subcontract nor issue a subaward for any portion of this Agreement nor delegate any duties hereunder without Prior Approval of Grantor. The requirement for Prior Approval is satisfied if the subcontractor or subrecipient has been identified in the uniform

grant application, such as, without limitation, a Project description, and Grantor has approved. Grantee must follow all applicable requirements set forth in 2 CFR 200.332.

14.2. Application of Terms. If Grantee enters into a subaward agreement with a subrecipient, Grantee must notify the subrecipient of the applicable laws and regulations and terms and conditions of this Award by attaching this Agreement to the subaward agreement. The terms of this Agreement apply to all subawards authorized in accordance with Paragraph 14.1. 2 CFR 200.101(b).

14.3. Liability as Guaranty. Grantee will be liable as guarantor for any Grant Funds it obligates to a subrecipient or subcontractor pursuant to this ARTICLE in the event Grantor determines the funds were either misspent or are being improperly held and the subrecipient or subcontractor is insolvent or otherwise fails to return the funds. 2 CFR 200.345; 30 ILCS 705/6; 44 Ill. Admin. Code 7000.450(a).

ARTICLE XV
NOTICE OF CHANGE

15.1. Notice of Change. Grantee must notify Grantor if there is a change in Grantee's legal status, FEIN, UEI, SAM registration status, Related Parties, senior management (for non-governmental grantees only) or address. If the change is anticipated, Grantee must give thirty (30) days' prior written notice to Grantor. If the change is unanticipated, Grantee must give notice as soon as practicable thereafter. Grantor reserves the right to take any and all appropriate action as a result of such change(s).

15.2. Failure to Provide Notification. To the extent permitted by Illinois law (*see* Paragraph 21.2), Grantee must hold harmless Grantor for any acts or omissions of Grantor resulting from Grantee's failure to notify Grantor as required by Paragraph 15.1.

15.3. Notice of Impact. Grantee must notify Grantor in writing of any event, including, by not limited to, becoming a party to litigation, an investigation, or transaction that may have a material impact on Grantee's ability to perform under this Agreement. Grantee must provide notice to Grantor as soon as possible, but no later than five (5) days after Grantee becomes aware that the event may have a material impact.

15.4. Effect of Failure to Provide Notice. Failure to provide the notice described in this ARTICLE is grounds for termination of this Agreement and any costs incurred after the date notice should have been given may be disallowed.

ARTICLE XVI
STRUCTURAL REORGANIZATION AND RECONSTITUTION OF BOARD MEMBERSHIP

16.1. Effect of Reorganization. This Agreement is made by and between Grantor and Grantee, as Grantee is currently organized and constituted. Grantor does not agree to continue this Agreement, or any license related thereto, should Grantee significantly reorganize or otherwise substantially change the character of its corporate structure, business structure or governance structure. Grantee must give Grantor prior notice of any such action or changes significantly affecting its overall structure or, for non-governmental grantees only, management makeup (for example, a merger or a corporate restructuring), and must provide all reasonable documentation necessary for Grantor to review the proposed transaction including financial records and corporate and shareholder minutes of any corporation which may be involved. Grantor reserves the right to terminate the Agreement based on whether the newly organized entity is able to carry out the requirements of the Award. This ARTICLE does not require Grantee to report on minor changes in the makeup of its board

membership or governance structure, as applicable. Nevertheless, **PART TWO** or **PART THREE** may impose further restrictions. Failure to comply with this ARTICLE constitutes a material breach of this Agreement.

ARTICLE XVII
CONFLICT OF INTEREST

17.1. Required Disclosures. Grantee must immediately disclose in writing any potential or actual Conflict of Interest to Grantor. 2 CFR 200.112; 30 ILCS 708/35.

17.2. Prohibited Payments. Payments made by Grantor under this Agreement must not be used by Grantee to compensate, directly or indirectly, any person currently holding an elective office in this State including, but not limited to, a seat in the General Assembly. In addition, where Grantee is not an instrumentality of the State of Illinois, as described in this Paragraph, Grantee must request permission from Grantor to compensate, directly or indirectly, any officer or any person employed by an office or agency of the State of Illinois. An instrumentality of the State of Illinois includes, without limitation, State departments, agencies, boards, and State universities. An instrumentality of the State of Illinois does not include, without limitation, units of Local Government and related entities.

17.3. Request for Exemption. Grantee may request written approval from Grantor for an exemption from Paragraph 17.2. Grantee acknowledges that Grantor is under no obligation to provide such exemption and that Grantor may grant an such exemption subject to additional terms and conditions as Grantor may require.

ARTICLE XVIII
EQUIPMENT OR PROPERTY

18.1. Purchase of Equipment. For any equipment purchased in whole or in part with Grant Funds, if Grantor determines that Grantee has not met the conditions of 2 CFR 200.439, the costs for such equipment will be disallowed. Grantor must notify Grantee in writing that the purchase of equipment is disallowed.

18.2. Prohibition against Disposition/Encumbrance. Any equipment, material, or real property that Grantee purchases or improves with Grant Funds must not be sold, transferred, encumbered (other than original financing) or otherwise disposed of during the Award Term without Prior Approval of Grantor unless a longer period is required in **PART TWO** or **PART THREE** and permitted by 2 CFR Part 200 Subpart D. Use or disposition of real property acquired or improved using Grant Funds must comply with the requirements of 2 CFR 200.311. Real property, equipment, and intangible property that are acquired or improved in whole or in part using Grant Funds are subject to the provisions of 2 CFR 200.316. Grantor may require the Grantee to record liens or other appropriate notices of record to indicate that personal or real property has been acquired or improved with this Award and that use and disposition conditions apply to the property.

18.3. Equipment and Procurement. Grantee must comply with the uniform standards set forth in 2 CFR 200.310–200.316 governing the management and disposition of property, the cost of which was supported by Grant Funds. Any waiver from such compliance must be granted by either the President's Office of Management and Budget, the Governor's Office of Management and Budget, or both, depending on the source of the Grant Funds used. Additionally, Grantee must comply with the standards set forth in 2 CFR 200.317-200.327 to establish procedures to use Grant Funds for the procurement of supplies and other expendable property, equipment, real property and other services.

18.4. Equipment Instructions. Grantee must obtain disposition instructions from Grantor when

equipment, purchased in whole or in part with Grant Funds, is no longer needed for their original purpose. Notwithstanding anything to the contrary contained in this Agreement, Grantor may require transfer of any equipment to Grantor or a third party for any reason, including, without limitation, if Grantor terminates the Award or Grantee no longer conducts Award activities. Grantee must properly maintain, track, use, store and insure the equipment according to applicable best practices, manufacturer's guidelines, federal and state laws or rules, and Grantor requirements stated herein.

18.5. Domestic Preferences for Procurements. In accordance with 2 CFR 200.322, to the greatest extent practicable and consistent with law, Grantee must, under this Award, provide a preference for the purchase, acquisition, or use of goods, products, or materials produced in the United States (including but not limited to iron, aluminum, steel, cement, and other manufactured products). The requirements of this Paragraph must be included in all subawards and in all contracts and purchase orders under this Award.

ARTICLE XIX
PROMOTIONAL MATERIALS; PRIOR NOTIFICATION

19.1. Promotional and Written Materials. Use of Grant Funds for promotions is subject to the prohibitions for advertising or public relations costs in 2 CFR 200.421(e). To use Grant Funds in whole or in part to produce any written publications, announcements, reports, flyers, brochures or other written materials, these uses must be allowable under 2 CFR 200.421 and 200.467 and Grantee must include in these publications, announcements, reports, flyers, brochures and all other such material, the phrase "Funding provided in whole or in part by the [Grantor]." 2 CFR 200.467. Exceptions to this requirement must be requested, in writing, from Grantor and will be considered authorized only upon written notice thereof to Grantee.

19.2. Prior Notification/Release of Information. Grantee must notify Grantor ten (10) days prior to issuing public announcements or press releases concerning work performed pursuant to this Agreement, or funded in whole or in part by this Agreement, and must cooperate with Grantor in joint or coordinated releases of information.

ARTICLE XX
INSURANCE

20.1. Maintenance of Insurance. Grantee must maintain in full force and effect during the Term of this Agreement casualty and bodily injury insurance, as well as insurance sufficient to cover the replacement cost of any and all real or personal property (including equipment), or both, purchased or, otherwise acquired, or improved in whole or in part, with funds disbursed pursuant to this Agreement. 2 CFR 200.310. Additional insurance requirements may be detailed in **PART TWO** or **PART THREE**.

20.2. Claims. If a claim is submitted for real or personal property, or both, purchased in whole with funds from this Agreement and such claim results in the recovery of money, such money recovered must be surrendered to Grantor.

ARTICLE XXI
LAWSUITS AND INDEMNIFICATION

21.1. Independent Contractor. Neither Grantee nor any employee or agent of Grantee acquires any employment rights with Grantor by virtue of this Agreement. Grantee must provide the agreed services and

achieve the specified results free from the direction or control of Grantor as to the means and methods of performance. Grantee must provide its own equipment and supplies necessary to conduct its business; provided, however, that in the event, for its convenience or otherwise, Grantor makes any such equipment or supplies available to Grantee, Grantee's use of such equipment or supplies provided by Grantor pursuant to this Agreement is strictly limited to official Grantor or State of Illinois business and not for any other purpose, including any personal benefit or gain.

21.2. Indemnification and Liability.

(a) **Non-governmental entities**. This subparagraph applies only if Grantee is a non-governmental entity. Grantee must hold harmless Grantor against any and all liability, loss, damage, cost or expenses, including attorneys' fees, arising from the intentional torts, negligence or breach of contract of Grantee, with the exception of acts performed in conformance with an explicit, written directive of Grantor. Indemnification by Grantor is governed by the State Employee Indemnification Act (5 ILCS 350/.01 *et seq.*) as interpreted by the Illinois Attorney General. Grantor makes no representation that Grantee, an independent contractor, will qualify or be eligible for indemnification under said Act.

(b) **Governmental entities**. This subparagraph applies only if Grantee is a governmental unit as designated in Paragraph 3.2. Neither Party shall be liable for actions chargeable to the other Party under this Agreement including, but not limited to, the negligent acts and omissions of the other Party's agents, employees or subcontractors in the performance of their duties as described under this Agreement, unless such liability is imposed by law. This Agreement is not construed as seeking to enlarge or diminish any obligation or duty owed by one Party against the other or against a third party.

ARTICLE XXII
MISCELLANEOUS

22.1. Gift Ban. Grantee is prohibited from giving gifts to State employees pursuant to the State Officials and Employees Ethics Act (5 ILCS 430/10-10) and Illinois Executive Order 15-09.

22.2. Assignment Prohibited. This Agreement must not be sold, assigned, or transferred in any manner by Grantee, to include an assignment of Grantee's rights to receive payment hereunder, and any actual or attempted sale, assignment, or transfer by Grantee without the Prior Approval of Grantor in writing renders this Agreement null, void and of no further effect.

22.3. Copies of Agreements upon Request. Grantee must, upon request by Grantor, provide Grantor with copies of contracts or other agreements to which Grantee is a party with any other State agency.

22.4. Amendments. This Agreement may be modified or amended at any time during its Term by mutual consent of the Parties, expressed in writing and signed by the Parties.

22.5. Severability. If any provision of this Agreement is declared invalid, its other provisions will remain in effect.

22.6. No Waiver. The failure of either Party to assert any right or remedy pursuant to this Agreement will not be construed as a waiver of either Party's right to assert such right or remedy at a later time or constitute a course of business upon which either Party may rely for the purpose of denial of such a right or remedy.

22.7. Applicable Law; Claims. This Agreement and all subsequent amendments thereto, if any, are

governed and construed in accordance with the laws of the State of Illinois. Any claim against Grantor arising out of this Agreement must be filed exclusively with the Illinois Court of Claims. 705 ILCS 505/1 *et seq.* Grantor does not waive sovereign immunity by entering into this Agreement.

22.8. Compliance with Law. Grantee is responsible for ensuring that Grantee's Obligations and services hereunder are performed in compliance with all applicable federal and State laws, including, without limitation, federal regulations, State administrative rules, including but not limited to 44 Ill. Admin. Code Part 7000, laws and rules which govern disclosure of confidential records or other information obtained by Grantee concerning persons served under this Agreement, and any license requirements or professional certification provisions.

22.9. Compliance with Freedom of Information Act. Upon request, Grantee must make available to Grantor all documents in its possession that Grantor deems necessary to comply with requests made under the Freedom of Information Act. 5 ILCS 140/7(2).

22.10. Compliance with Whistleblower Protections. Grantee must comply with the Whistleblower Act (740 ILCS 174/1 *et seq*.) and the whistleblower protections set forth in 2 CFR 200.217, including but not limited to, the requirement that Grantee and its subrecipients inform their employees in writing of employee whistleblower rights and protections under 41 U.S.C. 4712.

22.11. Precedence.

(a) Except as set forth in subparagraph (b), below, the following rules of precedence are controlling for this Agreement: In the event there is a conflict between this Agreement and any of the exhibits or attachments hereto, this Agreement controls. In the event there is a conflict between **PART ONE** and **PART TWO** or **PART THREE** of this Agreement, **PART ONE** controls. In the event there is a conflict between **PART TWO** and **PART THREE** of this Agreement, **PART TWO** controls. In the event there is a conflict between this Agreement and relevant statute(s) or rule(s), the relevant statute(s) or rule(s) controls.

(b) Notwithstanding the provisions in subparagraph (a), above, if a relevant federal or state statute(s) or rule(s) requires an exception to this Agreement's provisions, or an exception to a requirement in this Agreement is granted by GATU, such exceptions must be noted in **PART TWO** or **PART THREE**, and in such cases, those requirements control.

22.12. Illinois Grant Funds Recovery Act. In the event of a conflict between the Illinois Grant Funds Recovery Act and the Grant Accountability and Transparency Act, the provisions of the Grant Accountability and Transparency Act control. 30 ILCS 708/80.

22.13. Headings. Articles and other headings contained in this Agreement are for reference purposes only and are not intended to define or limit the scope, extent or intent of this Agreement or any provision hereof.

22.14. Counterparts. This Agreement may be executed in one or more counterparts, each of which are considered to be one and the same agreement, binding on all Parties hereto, notwithstanding that all Parties are not signatories to the same counterpart. Duplicated signatures, signatures transmitted via facsimile, or signatures contained in a Portable Document Format (PDF) document are deemed original for all purposes.

22.15. Attorney Fees and Costs. Unless prohibited by law, if Grantor prevails in any proceeding to enforce the terms of this Agreement, including any administrative hearing pursuant to the Grant Funds Recovery Act or the Grant Accountability and Transparency Act, Grantor has the right to recover reasonable attorneys' fees,

costs and expenses associated with such proceedings.

22.16. Continuing Responsibilities. The termination or expiration of this Agreement does not affect: (a) the right of Grantor to disallow costs and recover funds based on a later audit or other review; (b) the obligation of the Grantee to return any funds due as a result of later refunds, corrections or other transactions, including, without limitation, final Indirect Cost Rate adjustments and those funds obligated pursuant to ARTICLE XIV; (c) the CYEFR(s); (d) audit requirements established in 44 Ill. Admin. Code 7000.90 and ARTICLE XII ; (e) property management and disposition requirements established in 2 CFR 200.310 through 2 CFR 200.316 and ARTICLE XVIII; or (f) records related requirements pursuant to ARTICLE IX. 44 Ill. Admin. Code 7000.440.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

EXHIBIT A

PROJECT DESCRIPTION

FEDERAL PROGRAM NAME: STATE PROGRAM NAME: TOBACCO ENFORCEMENT PROGRAM
PURPOSE OF GRANT
ACCOUNT_LINE(s) SUMMARY:

Acct.Line#: 1
CSFA Number: 444-42-3938
Appropriation FY: 2027
Appropriation Code: 0733.44442.4900.000000NE
WBS Element: 444DSUPR27-TEPPPC22-SA11
Sponed. Prog: TEPP
Appropriation Amount: $18,647.00
These funds are Used/Reported by the Provider as Federal Funds: No
Use by DHS as Maintenance of Effort (MOE): No
Use by DHS as Matching Funds: No
Assistance Listing Program Number: N/A
Assistance Listing Program Title: N/A
FAIN Number: N/A - FAIN Award Agency: N/A
FAIN Award Date: N/A

The following information defines the scope of service for the Tobacco Enforcement Program (TEP) for compliance monitoring of tobacco retail establishments across Illinois to assure that Tobacco products are not sold to individuals under 21 as defined by state or local law. The TEP establishes a program of local compliance monitoring to be implemented by municipalities across Illinois. Applicants are to conduct three compliance checks by contracting with individuals under 21 who will attempt to purchase tobacco products through three supervised visits at tobacco retailers where individuals under 21 can legally enter. Tobacco retailers included in the unannounced compliance checks are to be provided with information on what constitutes illegal sales to individuals under 21 provided by the state. Three rounds of unannounced compliance checks during a specific period of all retailers by supervised minors of tobacco retailers within a municipality will complete the requirements of this program.

"Tobacco product" means any product containing or made from tobacco that is intended for human consumption, whether smoked, heated, chewed, absorbed, dissolved, inhaled, snorted, sniffed, or ingested by any other means, including, but not limited to, cigarettes, cigars, little cigars, chewing tobacco, pipe tobacco, snuff, snus, and any other smokeless tobacco product which contains tobacco that is finely cut, ground, powdered, or leaf and intended to be placed in the oral cavity. "Tobacco product" includes any component, part, or accessory of a tobacco product, whether or not sold separately.

Grant funds may not be used, directly or indirectly, to purchase, prescribe, or provide marijuana or treatment using marijuana. Treatment in this context includes the treatment

of opioid use disorder. Grant funds also cannot be provided to any individual who or organization that provides or permits marijuana use for the purposes of treating substance use or mental disorders. See, e.g., 45 C.F.R. 75.300(a) (requiring HHS to "ensure that Federal funding is expended . . . in full accordance with U.S. statutory . . . requirements."); 21 U.S.C. 812(c) (10) and 841 (prohibiting the possession, manufacture, sale, purchase, or distribution of marijuana). This prohibition does not apply to those providing such treatment in the context of clinical research permitted by the DEA and under an FDA-approved investigational new drug application where the article being evaluated is marijuana or a constituent thereof that is otherwise a banned controlled substance under federal law.

------ END OF PROGRAM: TOBACCO ENFORCEMENT PROGRAM -------

EXHIBIT B

DELIVERABLES

1. Reporting Requirements:

A. Time Period for Required Periodic Financial Reports. Unless a different reporting requirement is specified in Exhibit E, grantee shall submit financial reports to Grantor pursuant to Paragraph 10.1 using Grantor monthly expenditure payment voucher form submitted no later than 15 days after the month ends.
B. Time Period for Close-out Reports. Grantee shall submit a Close-out Report pursuant to Paragraph 10.2 using Grantor form no later than 30 days after this Agreement's end of the period of performance or termination.
C. Time Period for Required Periodic Performance Reports. Unless a different reporting requirement is specified in Exhibit E, grantee shall submit Performance Reports to Grantor pursuant to Paragraph 11.1 and such reports must be submitted no later than 30 days after the end of each quarter during the grant year.
D. Time Period for Close-out Performance Reports. Grantee agrees to submit a Close-out Performance Report, pursuant to Paragraph 11.2 using Grantor form or format no later than 30 days after this Agreement's end of the period of performance or termination.

2. Assure that law enforcement personnel implementing the program are trained through an Illinois Law Enforcement Training and Standards Board (ILETSB) state certified class (to be offered by IDHS DBHR vendor) or have received prior approved training within the last five years. Documentation of prior training may be requested at any point during the contract year or if audited.

3. Hire and train local 16-year-old through 20 year-old youth, based upon tobacco ordinance, in tobacco retailer compliance visit processes that assures safety first. Submit proof of age and the completed Minor Participation Packet for each minor to IDHS DBHR by June 30, 2027 or when requested after Compliance Checks.

4. Submit completed Provider Performance Reports according to form instructions to IDHS DBHR each quarter by the 30th of the following month.

5. Provide tobacco retailers within municipality 2027 educational materials provided by IDHS DBHR regarding sales to minors. Submit grantee signed Tobacco Retailer Education Log to DHS October 31, 2026, and invoice for the total number of tobacco retailers educated to IDHS DBHR by November 10, 2026. See Exhibit C for payment terms.

6. Conduct a round of tobacco compliance checks of all tobacco retailers within municipality according to applicable state laws and regulations by December 21, 2026. Respond to violations according to applicable state laws/regulations and local regulations.

7. Complete the Tobacco Enforcement Program Summary Report on first round of compliance

checks. Submit form to IDHS DBHR by January 10, 2027.
8. Conduct a second round of tobacco compliance checks of all tobacco retailers within municipality according to applicable state laws and regulations by March 31, 2027. Respond to violations according to applicable state laws/regulations and local regulations.
9. Complete the Tobacco Enforcement Program Summary Report on the second round of compliance checks. Submit form to IDHS DBHR by April 10, 2027.
10. Conduct a third round of tobacco compliance checks of all tobacco retailers within municipality according to applicable state laws and regulations by June 12,2027, Respond to violations according to applicable state laws/regulations and local regulations.
11. Complete the Tobacco Enforcement Program Summary Report on third round of compliance checks and submit invoice for the total number of tobacco retailers that received three rounds of compliance checks to IDHS DBHR by June 20th, 2027.
12. The grantees may have additional time granted for activities if needed to obtain additional underage agents, change in grantee status including but not limited to, promotions, retirement, lack of staff etc; this exception is only effective until the end of the current fiscal year end contract".

------ END OF PROGRAM: TOBACCO ENFORCEMENT PROGRAM -------

EXHIBIT C

CONTACT INFORMATION

CONTACTS FOR NOTIFICATION AND GRANT ADMINISTRATION:

Unless specified elsewhere, all notices required or desired to be sent by either Party must be sent to the persons listed below. Grantee must notify Grantor of any changes in its contact information listed below within five (5) business days from the effective date of the change, and Grantor must notify Grantee of any changes to its contact information as soon as practicable. The Party making a change must send any changes in writing to the contact for the other Party. No amendment to this Agreement is required if information in this Exhibit is changed.

FOR OFFICIAL GRANT NOTIFICATIONS

GRANTOR CONTACT

Name: CHEMETHA BAKER
Title:
Address: 401 S Clinton St
Chicago, IL 60607-3800

E-mail Address: chemetha.baker@illinois.gov

GRANTEE CONTACT

Name: Kevin Sing
Title: DIRECTOR OF FINANCE
Address: 150 W Jefferson St
Joliet, IL 60432-4148

E-mail Address: jcarey@joliet.gov

GRANTEE PAYMENT ADDRESS
(If different than the address above)
Address:

FOR GRANT ADMINISTRATION

GRANTOR CONTACT

Name: CHEMETHA BAKER
Title:
Address: 401 S Clinton St
Chicago, IL 60607-3800

Phone: 312-814-2311
TTY #:

E-mail Address: chemetha.baker@illinois.gov

GRANTEE CONTACT

Name: Kevin Sing
Title: DIRECTOR OF FINANCE
Address: 150 W Jefferson St
Joliet, IL 60432-4148

Phone: 815-724-3217
TTY #:

E-mail Address: jcarey@joliet.gov

EXHIBIT D

PERFORMANCE MEASURES

1.All quarterly Provider Performance Reports are submitted as indicated.

2.All tobacco retailers within municipality are provided with educational materials pertaining to sales to minors and Tobacco Retailer Education Log submittal to DHS October 31, 2026, and invoice submitted by November 10, 2026. See Exhibit B #3, and #4.

3.First round of tobacco compliance checks completed by December 21, 2026.

4.First round Tobacco Enforcement Program Summary Report submitted by January 10, 2027.

5.Second round of tobacco compliance checks completed by March 31, 2027.

6.Second round Tobacco Enforcement Program Summary Report submitted by April 10, 2027.

7.Third round of tobacco compliance checks completed by June 12, 2027.

8.Third round Tobacco Enforcement Program Summary Report and invoice submitted by June 20th, 2027.

------ END OF PROGRAM: TOBACCO ENFORCEMENT PROGRAM -------

EXHIBIT D

PERFORMANCE STANDARDS

1.100% of quarterly Provider Performance Reports are submitted as indicated.

2.100% of tobacco retailers within municipality are provided with educational materials pertaining to sales to minors and Tobacco Retailer Education Log and invoice submitted by November 10, 2026. See Exhibit B #3, and #4.

3.At least 90% of first round tobacco compliance checks are completed by January 09, 2027.

4.100% first round Tobacco Enforcement Program Summary Report received by January 10, 2027.

5.At least 90% of second round tobacco compliance checks completed by March 30, 2027.

6.100% second round Tobacco Enforcement Program Summary Report and invoice received by April 10, 2027.

7.At least 90% of third round tobacco compliance checks completed by June 12,2027.

8.100% third round Tobacco Enforcement Program Summary Report and invoice received by June 20, 2027.

------ END OF PROGRAM: TOBACCO ENFORCEMENT PROGRAM -------

EXHIBIT E

SPECIFIC CONDITIONS

N/A

------ END OF PROGRAM: TOBACCO ENFORCEMENT PROGRAM -------

EXHIBIT F

PAYMENT

Grant Budget previously funded by Fixed Rates will now use the Uniform Grant Budget and enter the Services and Rates under the Grant Exclusive Line Items. The Personnel, Fringe, Occupancy, and other expenditure lines are to be left blank.
Uniform Grant Budget payments will be processed upon receipt of invoice using the Expenditure Payment Voucher (EPV) provided it is completed correctly without having to be returned. The payment method for this award is post services provision Uniform Grant Budget payments based upon accepted Tobacco Retailer Education Log, Tobacco Enforcement Program Summary Reports, and EPVs.
Rates to be utilized:
Invoice calculations will employ the posted rates for the services. Provider will deliver services in accordance to Exhibit B.

Description	Quantity	Basis	Cost	Length of Time (# of Retailors)	Grant Exclusive Line-Item Cost
Retailor Education1		Rate	$55.00	1	$55.00
Compliance Check 11		Rate	$36.00	1	$36.00
Compliance Check 21		Rate	$36.00	1	$36.00
Compliance Check 31		Rate	$36.0	1	$36.00
Record Maintenance1		Rate	10%	1	$16.30
State Total			$180.00		

Amount Requested from the State must be a whole number (no pennies). State total in example reflects rounding up.

Financial Reporting Requirements
A. Submission Periodic Financial Reports (PFR):
The Providers will submit reporting to the Division of Division of Behavioral Health (DBH) on a quarterly basis, utilizing the Periodic Financial Report (GOMBGATU-4002). Quarterly reports will be submitted no later than 15 days after end of each report period. 1st Quarter Reports are due No Later Than (NLT) October 15th, 2nd Quarter Reports are due NLT January 15th, 3rd Quarter Reports are due NLT April 15th, 4th Quarter Reports are due NLT July 15th. These reports are to be email to your grant manager and DHS.DBHR.SUDVouchers@illinois.gov with the subject line stating: PFR, the Reporting Quarter, and Provider Organization Name. All PFRs should be returned in the Excel format, with electronic signature.

For Expenditure based grants:
B. The Monthly Grant Invoice (IL444-5257) is required for submitting financial information. The Monthly Grant Invoice report will be submitted no later than 15 days following the month of expense. The July Monthly Grant Invoice Report are due No Later Than (NLT) August 15th, August Monthly Grant Invoice Report is due NLT September 15th, September Monthly Grant Invoice Report is due NLT October 15th, and so on. The Monthly Grant Invoices are to be email to your grant manager and DHS.DBHR.SUDVouchers@illinois.gov

with the subject line stating: Monthly Grant Invoice, the Reporting Month, and Provider Organization Name.

C. Grantees may be required to submit supporting documentation for their requests at the request of and in a manner prescribed by the Grantor.
D. Provider will submit a program narrative by September 30th (or as designated by the program staff) that clearly identifies program goals, targets or planned work outputs, method of accomplishment, a timeline for completion, anticipated subcontracting activity, and desired results; program narrative must align with the budget narrative submitted in CSA.
Failure to comply with these reporting requirements could result in the Department placing you on the stop pay list, withholding of funds, termination of the grant agreement and subject to the Grant Funds Recovery Act.

Or
For Fixed rate Grants:
B. Submission for Reporting Expenditures:
DARTS Mobius reports and year to date DARTS reporting are both generated monthly by IDHS. Providers must submit all billing into the DARTS system no later than the 2nd Monday of the month by 5:00 pm CST, following the month of service. (For year-end billing, it must be entered no later than the first Monday of August by 5:00 pm CST) SUPR will employ the monthly DARTS processing reports for processing payments monthly. As a Fixed Rate award all payments processed for this contract are based upon DARTS accepted year to date services reporting related to services provided by the vendor. Payments will be made based upon year-to-date earnings, and if applicable IDHS available federal Substance Abuse Prevention and Treatment block grant needed to process the payment.
C. Grantees may be required to submit supporting documentation for their requests at the request of and in a manner prescribed by the Grantor.
D. Provider will submit a program narrative by September 30th (or as designated by the program staff) that clearly identifies program goals, targets or planned work outputs, method of accomplishment, a timeline for completion, anticipated subcontracting activity, and desired results; program narrative must align with the budget narrative submitted in CSA.
Failure to comply with these reporting requirements could result in the Department placing you on the stop pay list, withholding of funds, termination of the grant agreement and subject to the Grant Funds Recovery Act.

------ END OF PROGRAM: TOBACCO ENFORCEMENT PROGRAM -------

PART TWO –GRANTOR-SPECIFIC TERMS

In addition to the uniform requirements in **PART ONE**, Grantor has the following additional requirements for its Grantee:

ARTICLE XXIII
ADDITIONAL CERTIFICATIONS

23.1 Certifications. Grantee shall be responsible for compliance with the enumerated certifications to the extent that the certifications legally apply to Grantee:

(a) **Adult Protective Services Act.** Grantee certifies that it is in compliance with the Adult Protective Services Act to protect people with disabilities who are abused, neglected or financially exploited and who, because of their disability, cannot seek assistance on their own behalf. Anyone who believes a person with a disability living in a domestic setting is being abused, neglected or financially exploited must file a complaint with the Illinois Department on Aging. Grantee has an obligation to report suspected fraud or irregularities committed by individuals or other entities with whom it interacts on Grantor's behalf and should make a report to the appropriate program office (320 ILCS 20/1 *et seq.*).

(b) **Grant Award Requirements.** Grantee certifies that it is in compliance with 45 CFR Part 93 and 45 CFR Part 94.

(c) **Business Entity Registration.** Grantee certifies that it is not required to register as a business entity with the State Board of Elections pursuant to the Procurement Code (30 ILCS 500/20-160 and 30 ILCS 500/50-37). Further, Grantee acknowledges that all contracts between State agencies and a business entity that do not comply with this Paragraph shall be voidable under Section 50-60 of the Procurement Code (30 ILCS 500/50-60).

ARTICLE XXIV
ADDITIONAL TERMS

24.1 Renewal. This Agreement may be renewed for additional periods by mutual consent of the Parties, expressed in writing and signed by the Parties. Grantee acknowledges that this Agreement does not create any expectation of renewal.

24.2 Multiple Locations. In the event that Grantee has more than one location, Grantee shall include in **EXHIBIT C** either (1) the address, phone number and hours of operation of each location, or (2) the address, phone number and hours of operation of Grantee's primary location.

24.3 Changes in Key Grant Personnel. When it is specifically required as a condition of an Award, the replacement of the Program director or a key person or a substantial reduction in the level of their effort, e.g., their unanticipated absence for more than three (3) months, or a twenty-five percent (25%) reduction in the time devoted to the Award purposes, requires Prior Approval from Grantor. When it is specifically required as a condition of an Award, Prior Approval will be required for the replacement or the substantial reduction in the level of effort of other personnel whose work is deemed by Grantor to be critical to the Award's successful completion. All requests for approval of changes in key Grant personnel shall be signed by Grantee's authorized representative and submitted to the appropriate Grantor program personnel. Evidence of the qualifications for replacement personnel (such as a résumé) shall be included. 2 CFR 200.308.

24.4 Grant Funds Recovery. The provisions of 89 Ill. Admin. Code 511 shall apply to any funds awarded that are subject to the Illinois Grant Funds Recovery Act.

24.5 Employee and Subcontractor Background Checks. Grantee certifies that neither Grantee, nor any employee or subcontractor who works on Grantor's premises, has a felony conviction. Any request for an exception to this rule must be made in writing, listing the name of the individual, home address, type of conviction and date of conviction. Grantee will also supply Grantor with a list of individuals assigned to work on DHS' premises at least ten (10) working days prior to the start of their employment, unless circumstances prevent Grantee from giving a list within that time. If Grantee cannot provide a list, or the name of an individual, at least ten (10) working days prior to his/her employment, it shall do so as soon as possible. Grantor may conduct, at its expense, criminal background checks on Grantee's employees and subcontractors assigned to work on Grantor's premises. To the extent permitted by Illinois law, Grantee agrees to indemnify and hold harmless Grantor and its employees for any liability accruing from said background checks.

24.6 Gifts. In addition to the Gift ban described in Paragraph 22.1, Grantee will provide Grantor with advance notice of Grantee's provision of gifts, excluding charitable donations, given as incentives to community-based organizations in Illinois and clients in Illinois to assist Grantee in carrying out its responsibilities under this Agreement.

24.7 Current Contact Information and Notices. Grantee shall update its contact information, including email address, phone number and job title, in the Community Services Agreement (CSA) Tracking System under the My Info tab, when any such information changes. In addition, Grantee shall contact the DHS Office of Contract Administration when its mailing address changes to update that information. Grantee acknowledges and agrees that any notices from Grantor may be made to its mailing address, electronic mail (email) address, or facsimile (fax) telephone number, at Grantor's choosing. Such notice shall be effective upon dispatch.

24.8 Supplies Disposition. Grantee must obtain disposition instructions from Grantor when supplies, purchased in whole or in part with Grant Funds, are no longer needed for their intended purpose. Notwithstanding anything to the contrary contained within this Agreement, Grantor may require transfer of any supplies to Grantor or a third party for any reason, including, without limitation, an Award is terminated or Grantee no longer conducts Award activities. The Grantee shall properly maintain, track, use, store and insure the supplies according to applicable best practices, manufacturer's guidelines, federal and State laws or rules, including without limitation those contained at 2 CFR 200.310 to 2 CFR 200.326, and Department requirements stated herein. All obligations regarding use and ownership of supplies, purchased in whole or in part with Grant Funds, shall survive the termination of this Agreement.

24.9 Reporting Requirements. The reporting timeframes described in Paragraphs 10.1, 10.2, 11.1 and 11.2 are specified in **EXHIBIT B**. In addition, Grantee acknowledges it must cooperate with all Grantor-initiated post Close-out audits or reviews, including, but not limited to, submission of any Grantor-required forms.

24.10 Payment Information. Payment information described in PART ONE is specified in EXHIBIT F.

ARTICLE XXV
MONITORING AND INFORMATION

25.1 Monitoring of Conduct. In addition to ARTICLE IX of **PART ONE**, Grantor shall monitor Grantee's conduct under this Agreement which may include, but shall not be limited to, reviewing records of performance in accordance with administrative rules, license status review, fiscal and audit review, Agreement compliance and

compliance with the affirmative action requirements of this Agreement. Grantor shall have the authority to conduct announced and unannounced monitoring visits and Grantee shall cooperate with Grantor in connection with all such monitoring visits. Failure of Grantee to cooperate with Grantor in connection with announced and unannounced monitoring visits is grounds for Grantor's termination of this Agreement.

25.2 Requests for Information. Grantor may request, and Grantee shall supply, upon request, necessary information and documentation regarding transactions constituting contractual (whether a written contract exists or not) or other relationships, paid for with funds received hereunder. Documentation may include, but is not limited to, information regarding Grantee's contractual agreements, identity of employees, shareholders and directors of Grantee and any party providing services which will or may be paid for with funds received hereunder, including, but not limited to, management and consulting services rendered to Grantee.

25.3 Rights of Review. This 0 does not give Grantor the right to review a license that is not directly related to the Award being audited nor does it allow Grantor to unilaterally revoke a license without complying with all due process rights to which Grantee is entitled under Federal, State or local law or applicable rules promulgated by Grantor.

ARTICLE XXVI
WORK PRODUCT

26.1 Assignment of Work Product. "Work Product" means all the tangible materials, regardless of format, delivered by Provider to DHS under this Agreement. Grantee assigns to Grantor all right, title and interest in and to Work Product. However, nothing in this Agreement shall be interpreted to grant Grantor any right, title or interest in Grantee's intellectual property that has been or will later be developed outside this Award.

26.2 License to Grantor. To the extent Grantee-owned works are incorporated into Work Product, Grantee grants to Grantor a perpetual, non-exclusive, paid-up, world-wide license in the use, reproduction, publication and distribution of such Grantee-owned works when included within the Work Product. Grantee shall not copyright Work Product without Grantor's prior written consent.

26.3 License to Grantee; Objections. Grantor grants to Grantee a perpetual, non-exclusive, paid-up license to publish academic and scholarly articles based upon the services rendered under this Agreement. All materials to be published shall first be submitted to Grantor at least forty-five (45) days prior to publication or other disclosure. Upon written objection from Grantor, Grantee shall excise any confidential information, as that term is defined in applicable State and Federal statutes, federal regulations and Grantor administrative rules, from materials before publication. Grantor may also object to the publication on grounds other than confidentiality. As to the latter objections, Grantee and Grantee will attempt to resolve Grantor's concerns within the forty-five (45) day review period, or as otherwise agreed between the Parties. Grantor waives any objections not made to Grantee in writing before expiration of the review period.

26.4 Unresolved Objections; Disclaimer. If Grantor's objections on grounds other than confidentiality are not resolved within the review period or other such time as agreed by the Parties, then Grantee may publish the materials but shall include therein the following disclaimer: "Although the research or services underlying this article were funded in whole or in part by the [Grantor], the [Grantor] does not endorse or adopt the opinions or conclusions presented in the article." Notwithstanding the above, Grantor shall not have the right to control or censor the contents of Grantee publications.

ARTICLE XXVII

POST-TERMINATION/NON-RENEWAL

27.1 Duties. Upon notice by Grantor to Grantee of the termination of this Agreement or notice that Grantor will not renew, extend or exercise any options to extend the term of this Agreement, or that Grantor will not be contracting with Grantee beyond the term of this Agreement, Grantee shall, upon demand:

(a) Cooperate with Grantor in assuring the transition of recipients of services hereunder for whom Grantee will no longer be providing the same or similar services or who choose to receive services through another Grantee.

(b) To the extent permitted by law, provide copies of all records related to recipient services funded by Grantor under this Agreement.

(c) Grant reasonable access to Grantor to any and all Program sites serving recipients hereunder to facilitate interviews of recipients to assure a choice process by which recipients may indicate provider preference.

(d) Provide detailed accounting of all service recipients' funds held in trust by Grantee, as well as the identity of any recipients for whom Grantee is acting as a representative payee of last resort.

27.2 Survival. The promises and covenants of this Article shall survive the Term of this Agreement for the purposes of the necessary transition of recipients of services hereunder.

ARTICLE XXVIII
LINGUISTIC AND CULTURAL COMPETENCY GUIDELINES AND ASSURANCE

28.1 Applicability. This Article does not apply to governmental bodies or institutions of higher education.

28.2 Plan Creation. For Grantees that do not have a Linguistic and Cultural Competency (LCC) Plan, the Grantee shall create its LCC Plan within one year following execution of this Agreement. The LCC Plan, including creation guidelines, is described on the Internet at http://www.dhs.state.il.us/page.aspx?item=66602.

28.3 Plan Implementation. For Grantees that have an LCC Plan, the Grantee certifies that it is updated annually to identify all goals met and to describe any efforts made toward meeting additional goals still in progress.

28.4 Plan Submission. Upon request, Grantee shall submit to the Grantor its LCC Plan, including any updates.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

PART THREE –PROJECT-SPECIFIC TERMS

In addition to the uniform requirements in **PART ONE** and Grantor-Specific Terms in **PART TWO**, Grantor has the following additional requirements for this Project:

ARTICLE XXIX
ADDITIONAL REQUIREMENTS

29.1 Program Manual. The related Program Manual, if applicable, can be found via the following DHS website: http://www.dhs.state.il.us/page.aspx?item=29741 and is hereby incorporated into this Agreement.

29.2 Program Attachment. The related Program Attachment, if applicable, is **C** . It can be found via the following DHS website: http://www.dhs.state.il.us/page.aspx?item=29741 and is hereby incorporated into this Agreement.

THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK.

Division of Behavioral Health and Recovery Substance Use and Gambling Disorder Services Attachment C

Table of Contents

I. Introduction
II. Applicable Laws, Rules and Regulations
III. Treatment and Support Services
IV. Prevention Services
V. Deliverables
VI. Payment
VII. Eligibility Criteria
VIII. Reporting Requirements
IX. Special Conditions

I. Introduction

This document is an attachment to the Illinois Department of Human Services Division of Behavioral Health and Recovery (IDHS-DBHR) Substance Use and Gambling Disorder Services Uniform Grant Agreement (UGA). This attachment identifies additional grant agreement/contract rules and requirements that are not specified in the UGA but that apply to all funded organizations.

II. Applicable Laws, Rules and Regulations

Compliance is required with all applicable laws, rules, and regulations, as well as guidelines of the state and federal government, including but not limited to:

A. Federal

Fee-for-Service (Medicaid) and Grant Funded

1. Program Fraud Civil Remedies Act (45 CFR, Part 79). Certification of compliance with the Program Fraud Civil Remedies Act.
2. Federal regulations regarding Diagnostic, Screening, Prevention, and Rehabilitation Services (Medicaid) (42 CFR 440.130).
3. Tuberculosis (TB) Services (45 CFR 96.121, 45 CFR 96.127).
4. Confidentiality of Substance Use Disorder Patient Records (42 CFR, Part 2).
5. Federal regulations regarding Opioid Maintenance Therapy (42CFR Part 8), (21 CFR1301-1307 (DEA)).
6. 2 CFR 200 Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards.

Grant Funded Only

1. The Substance Use Prevention, Treatment, and Recovery Services Block Grant (SUPTRS BG) Regulations (45 CFR, Part 96 Subpart L).
2. Charitable Choice: Religious organizations as defined under 42 CFR 54.2(b), shall comply with the Charitable Choice Regulations as set forth in 42 CFR 54.1 et seq. regarding funds provided directly to pay for substance use disorder prevention and treatment services under 42 U.S.C. 300x-21 et seq.; 42 U.S.C. 290aa, et seq.; and 42 U.S.C. 290cc-21 to 290cc-35.
    a. Notice shall be given to each patient and potential patient of his/her right to receive alternative services from another organization, and the right to be referred to alternative services that reasonably meet the requirements of timeliness, capacity, accessibility and equivalency as set forth in 42 CFR 54.8 and 54a.8. It is recommended that the "model notice" set forth in Appendix A of 42 CFR 54a be used.
    b. Referrals shall be made to alternative organizations as set forth in 42 CFR 54.8 and 54a.8 and can be made by calling 833-234-6343 or Text HELP to 833234 or visiting the www.helplineil.org to identify suitable alternative organizations.
    c. A record of referrals made pursuant to these regulations shall be maintained and provided to IDHS-DBHR on an annual survey as requested.

   d. No patient or potential patient may be discriminated against based on religion, a religious belief, or a refusal to actively participate in a religious practice.
   e. Funds shall not be used for inherently religious activities, such as worship, religious instruction, or proselytizing.
3. 2 CFR 200 Uniform Administrative Requirements, Cost Principles, nd Audit Requirements for Federal Awards

B. State

Fee-for-Service (Medicaid) and All Grant Funded

1. The Illinois Substance Use Disorder Act (20 ILCS 301), (hereafter referred to as the "Act").
2. Title 77 Ill. Adm. Code, Parts 2060 and 2090.
3. Title 44, Part 7000, Grant Accountability and Transparency Act.
4. Public Act 100-1058 Section 10, The Health Care Worker Self-Referral Act.
5. (410 ILCS 705/) Cannabis Regulation and Tax Act, when applicable.

C. Manuals

Fee-for-Service (Medicaid) and Grant Funded

- IDHS-DBHR DARTS Manual
- IDHS-DBHR Contractual Policy Manual
- IDHS-DBHR Gambling Services Manual

Fee-for-Service (Medicaid)

- Policy Manual for Participants Covered Under the Department of Healthcare and Family Services (DHFS) Medical Programs.

III. Treatment and Support Services

1. Services are more specifically described in the IDHS-DBHR Substance Use and Gambling Disorder Services Contractual Policy Manual.

2. All services can be funded via Grant, but Medicaid fee-for-service reimbursement is only allowed for services that are covered in the DHFS Medicaid State Plan or for waiver services included as pilots in the Better Care Illinois Behavioral Health Initiative. All services shall be delivered by licensed and/or certified organizations. Grant funds can only be used as payor of last resort for services that have not been denied by other payors due to medical necessity.

A. Treatment Services*

1. Level 0.5 (Early Intervention) as specified in Part 2060.405 (a).
2. Level 1 (Outpatient) as specified in Part 2060.410 (a).
3. Level 2.1 and 2.5 (Intensive Outpatient/Partial Hospitalization) as specified in Part 2060.410 (b).
4. Level 3.1 (Clinically Managed Low Intensity Residential) as specified in Part 2060.410 (d).
5. Level 3.5 (Clinically Managed Medium to High Intensity Residential Services) as specified in Part 2060.410 (f).
6. Level 3.7 (Medically Monitored Inpatient Withdrawal Management) as specified in Part 2060.410 (g).
7. Psychiatric Evaluation: An examination of a patient and exchange of information to determine whether the patient's condition is because of alcohol and/or other drugs or to a diagnosed psychiatric disorder.
8. Medication Monitoring: A medical review of a patient's use of psychotropic medications while in treatment that is conducted by the organization's psychiatrist or physician or physician extender.
9. Medication Assisted Recovery: The prescription of medications that are approved by the U.S. Food and Drug Administration for the treatment of a substance use disorder and that support recovery for individuals receiving services in a facility licensed by the Division. Medication assisted recovery includes but is not limited to opioid treatment services using Methadone.
10. Gambling Intervention and Gambling Treatment: A collaborative system of care designed for persons who are diagnosed with co-occurring substance use, gambling, and other disorders and/or gambling as a primary disorder.

***** The American Society of Addiction Medicine (ASAM) Levels of Care are established by the latest ASAM edition of the Patient Placement Criteria and implementation by IDHS-DBHR. As of July 1, 2025, grantees with treatment funds shall use the ASAM 4th edition criteria.

B. Support Service

1. Toxicology: Urine, blood or saliva analysis to determine the presence of alcohol and/or other drugs in patients who receive treatment or intervention services.
2. Case Management: A coordinated approach to the delivery of health and medical treatment, substance use disorder treatment, mental health treatment, and social services, linking patients with appropriate services to address specific needs and achieve stated goals.
3. Community Intervention: A service that occurs within the community rather than in a treatment setting. These services focus on the community and its residents and include crisis intervention, case finding to identify individuals in need of service including in-reach and outreach to targeted populations or individuals not admitted to treatment and peer recovery support (PRS) services. Outreach is the encouragement, engagement or re-engagement of at-risk individual(s) into treatment through community institutions such as churches, schools and medical facilities (as defined by the community) or through the IDHS-DBHR consultation. In-reach is the education of community institutions or state agencies and social services staff regarding the screening and referral of at-risk individuals to treatment programs for the purposes of a clinical assessment.
4. Recovery Home: Services as specified in Part 2060.540 and/or in the service requirements located in the Contractual Policy Manual.
5. Criminal Justice Services: Activities designed to serve individuals with substance use disorders currently under the jurisdiction of the Circuit Courts and Judicial Districts of the State of Illinois, County Probation Departments, local State's Attorney's Offices and County Sheriff's Departments. Services are designed to refer those individuals into treatment programs as an alternative to prosecution or incarceration and to clinically monitor and track their progress in treatment. Activities designed to also serve inmates involved with or who are parolees of Department of Corrections Correctional Center substance use disorder treatment

programs. These services are designed to intervene and address multiple problems, often chronic in nature, presented by the individual at the time of parole to the community and shall include referrals to licensed community-based substance use disorder treatment organizations for continuing treatment and/or recovery.

6. Medications: Limited reimbursement for the cost of substance use disorder medications.
7. Interpreter Services for the Deaf or Hearing Impaired: Interpreter services for treatment clients who are also deaf or hearing impaired.
8. Child Domiciliary: Beds for children who reside with a parent who is receiving residential care or who is residing in a recovery home.
9. Gambling Intervention and Treatment: A collaborative system of care designed for persons who are diagnosed with co-occurring substance use, gambling, and other disorders and/or gambling as a primary disorder.
10. Peer Recovery Support Services: non-clinical services that support individuals in their journey of recovery from substance use and/or mental health or other behavioral health challenges.
11. Special Project: The provision of special or unique projects. Descriptions are specified in a separate scope of services (Uniform Grant Agreement exhibit) that are incorporated into and, therefore, are a part of the IDHS UGA.
12. Vouchered Contract Deliverable: The provision through fixed rate or grant that cannot be billed electronically through DARTS.

C. Capacity for Treatment of Patients with Injecting Substance Use Disorders (45 CFR 96.126 and 96.131)

Organizations receiving SUPTRS BG funding that deliver treatment for patients with injecting substance use disorders and are licensed by DBHR to provide American Society of Addiction Medicine (ASAM) Level 3.5 Clinically-Managed Medium to High Intensity Residential and/or Opioid Treatment Program (OTP) services shall comply with 45 CFR 96.126 and 96.131 to report data in the Capacity Management (CapMan) system daily.

The organization's facilities shall:

1. Through CapMan, notify the Division immediately upon reaching 90% capacity to admit individuals.
2. Ensure an individual who requests and needs intravenous drug use treatment is admitted or referred and admitted to a treatment program no later than 14 days after making the request for admission; or 120 days after the admission request if no organization has the capacity to admit the individual on the date of request and if interim services are made available to the individual not later than 48 hours after the request.
3. Establish a waiting list that includes a unique patient identifier for each individual seeking treatment, including those receiving interim services, while awaiting admission to treatment, and develop a process for tracking an individual's progress to ensure they receive services.
4. Use evidence-based and scientifically sound outreach models or, if no such models are available that are applicable to the local situation, use an approach that reasonably can be expected to be an effective outreach method. All models require that outreach efforts include:
   a. Selecting, training, and supervising outreach workers.
   b. A strategy to contact high risk substance users, their associates and neighborhood residents that conforms to state and federal confidentiality requirements including 42 CFR, Part 2.
   c. Promoting awareness among injecting drug users about the relationship between injecting drug use and communicable diseases such as HIV.
   d. Recommend steps that can be taken to ensure HIV transmission does not occur.
   e. Encouraging entry into treatment.

ASAM Level 3.5 Clinically Managed Medium to High Intensity Residential and OTP facilities shall give preference to treatment as follows:

1. Pregnant women who inject drugs
2. Pregnant women with a substance use disorder
3. Individuals who inject drugs
4. All others

Confirmation of the direct delivery of services or the coordination of services through a referral shall be documented.

D. Interim Services (45 CFR 96.121)

Organizations receiving SUPTRS BG funding shall comply with the interim service requirements per 45 CFR 96.121.

All individuals who inject drugs that request treatment and cannot be placed in an IDHS-DBHR licensed treatment program within 14 days shall have interim services made available to them.

Interim Services or Interim Substance Use Disorder Services means services that are provided until an individual is admitted to a substance use disorder treatment program. The purposes of the services are to reduce adverse health effects, promote the health of the individual, and reduce the risk of transmission of disease. At a minimum, interim services include counseling and education about HIV and tuberculosis (TB), risks of needle-sharing, risks of HIV and TB transmission to sexual partners and infants, and steps that can be taken to ensure HIV and TB transmission does not occur, as well as referral for HIV or TB treatment services if necessary. For pregnant women, interim services also include counseling on the effects of alcohol and drug use on the fetus, as well as referral for prenatal care.

E. Tuberculosis (TB) Services (45 CFR 96.121, 45 CFR 96.127)

Organizations receiving SUPTRS BG funding to provide treatment services shall comply with the TB requirements per 45 CFR 96.121 and 45 CFR 96.127. At a minimum:

- Conduct TB screening to determine risk of infection with mycobacterium tuberculosis and provide a referral for appropriate medical evaluation and treatment.
- Through partnerships with other public or nonprofit organizations, TB services will be routinely available to all individuals receiving treatment for a substance use disorder. If a person in need of TB treatment is denied admission due to the organization's lack of capacity, the organization will refer that individual to another provider of TB services.

- Report TB services correctly through DARTS and ensure that all TB education is properly documented in the client/patient record to demonstrate compliance with this SUPTRS BG funding requirements.
- Comply with Section 2060.310 Facility Requirements (g) to ensure compliance with: the U.S. Department of Labor Rule for Occupational Exposure to Bloodborne Pathogens, 29 CFR 1910.1030 (January 18, 2001) and annual training requirements for healthcare workers; and the Centers for Disease Control (CDC) and Prevention, "Guidelines for Preventing the Transmission of Mycobacterium Tuberculosis in Health-Care Settings, 2005; MMWR 2005; 54 (No. RR-17), December 30, 2005".
- Additional guidance is provided in the Contractual Policy Manual.

F. Service Requirements for Pregnant Women and Women with Dependent Children (45 CFR 96.124 and 45 CFR 96.131)

Organizations receiving SUPTRS BG funding shall comply with the pregnant women and women with dependent children service requirements per 45 CFR 96.124 and 45 CFR 96.131.

Families shall be treated as a unit and therefore organizations shall admit both women and their children into treatment, if appropriate, including women attempting to regain custody of their children. The organization shall also make available, either directly or through linkage agreements with other public or nonprofit entities, the provision or arrangement for the following services:

1. Primary medical care for women, including referral for prenatal care and the provision of childcare while such women are receiving these services;
2. Primary pediatric care, including immunization, for children;
3. Gender specific treatment and therapeutic interventions for the women which may address relationship issues, sexual and physical abuse, parenting skills and the provision of childcare while such women are receiving these services;
4. Therapeutic interventions for children in custody of women in treatment which may, among other things, address their developmental needs, their issues of sexual and physical abuse and neglect; and

5. Sufficient case management and transportation to ensure women and their children have access to these services.

Confirmation of the direct delivery of services or through referral will be documented in patient record. Pregnant women who seek or are referred and who would benefit from such services shall be given preference in admission to treatment. The organization shall publicize the availability of treatment services to this population and that priority is given for admission. If unable to admit a pregnant woman because of insufficient capacity or because the organization does not deliver the necessary services, referral to another organization shall be made and documented within 48 hours of the request. The organization shall also notify DBHR regarding such persons for whom it lacks the capacity to admit. This notification shall be made using the CapMan system which will enable the Division to identify an organization with the capacity to provide the necessary treatment.

G. Annual SUPTRS BG Compliance Survey [formerly the Annual Certification Plan (ACP) Survey]

SUPTRS BG funded organizations shall complete the Annual SUPTRS BG Compliance survey [formerly the Annual Certification Plan Survey] in a prescribed format. Additional information can be found in the Contractual Policy Manual.

H. Independent Peer Review

An independent peer review, coordinated through IDHS-DBHR will be conducted annually on selected SUPTRS BG funded organizations to assess the quality, appropriateness, and efficacy of treatment services delivered in accordance with 77 Ill. Adm. Code 2060 and the requirements of 45 CFR, Part 96.136.

IV. Prevention Services

Services are driven by deliverables specified in Uniform Grant Agreement exhibits specific to the type of prevention program. The types of prevention programs are specified in the Contractual Policy Manual. The Drug Overdose Prevention Program is

part of the Office of Prevention and Health Promotion and activities are specified in the Substance Use Disorder Act (20 ILCS 301/5-23).

V. Deliverables

Fee-for-Service (Medicaid) and Grant Funded

A. Contractual Policy Manual and Specific Exhibits

The terms and conditions and deliverables set forth in the IDHS-DBHR Contractual Policy Manual and in all applicable Exhibits and/or service requirements located in the manual shall be in addition to those contained in this principal Attachment and in the Uniform Grant Agreement. They are incorporated herein by reference.

B. Conflict Between Attachment C, Exhibits and Service Requirements

In the event of a conflict between Attachment C and an Exhibit or Service Requirement, the terms of the latter shall supersede and govern.

Grant Funded Only

C. Continuity of Services

The funds obligated under this award are for the entire twelve-month period of the state fiscal year referenced herein unless a specific start date is indicated due to funding restrictions. Therefore, the organization shall ensure that all services funded by this award are available for the entire twelve-month period of the fiscal year irrespective of when full disbursement of the award occurs. IDHS-DBHR Grant-funded programs should prioritize the development of comprehensive plans to guarantee the lasting sustainability of the critical services they provide to individuals and communities.

VI. Payment

A. Funding Methodology

Grantees will receive payment by one of the three payment methodologies (Advance Payment, Reimbursement or Working Capital Advance). Grantees will automatically be paid via Reimbursement Method unless a request for Advance Payment Method or Working Capital Advance Method is made using the IDHS Advance Payment Request Cash Budget Template. However, fixed rate grants are only eligible to use Reimbursement method.

I. Advance Payment Method (Advance and Reconcile)

1. Since IDHS is subject to the Grant Accountability and Transparency Act (GATA), IDHS is required by 44 Ill. Admin. Code 7000.120 to remit Award payments via advance payment when Awardees meet the requirements set forth in 2 CFR 200.302 (Financial Management), 44 Ill. Admin. Code 7000.120(b)(i)(A)(i and ii) (Advance Payments), and other requirements as described in this Directive.
2. Awardees may request advance payment for each Award issued by IDHS. Requests shall be submitted to the respective Award Program Manager by the method prescribed in the Grant program Notice of Funding Opportunity (NOFO) or the Catalog of State Financial Assistance (CSFA) - Program Listing. A separate request shall be submitted for each IDHS Grant program application. Subsequent monthly payments will be based on each monthly invoice submitted by Grantee to Grantor, and will be adjusted up or down, based on a comparison of actual cumulative expenditures to cumulative advance payments, to date.
3. Requests for advance payment shall be accompanied by an IDHS Advance Payment Request Cash Budget Template (Cash Budget) for each Award. Cash Budgets shall be signed by either the Chief Executive Officer (or equivalent) or Chief Financial Officer (or equivalent) for the entity. The executive's signature certifies that their entity complies with the requirements set forth in 2 CFR 200.302 (Financial Management) and 44 Ill. Admin. Code 7000.120(b)(i)(A) (Advance Payments). The Cash Budget shall demonstrate the estimated monthly cash requirements for each month of program Award operation. Advance payments shall be limited to the minimum amounts needed and be timed to be

in accordance with the actual, immediate cash requirements of the Awardee in carrying out the purpose of the approved program or project. The timing and amount of advance payments shall be as close as is administratively feasible to the actual disbursements by the Awardee for direct program or project costs and the proportionate share of any allowable indirect costs. Additionally, the Awardee entity shall make timely payments to sub-recipients and contractors.

4. Upon program approval for advance payment, an initial payment will be processed in an amount equal to the first two months' cash requirements as reflected in the Advance Payment Requirements Forecast (Cash Budget) Form submitted with the Grantee's application. The initial payment will be processed upon execution of the grantee's Uniform Grant Agreement.
5. Grantees shall submit monthly invoices in the format and method prescribed in the Grantee's executed Uniform Grant Agreement. The first invoice is due within 15 days after the first month of the Award's term. Invoices shall include only allowable incurred costs that have been paid by the Grantee. For programs that have Grantee matching requirements, allowable costs are only reimbursable when matching costs have also been incurred.
6. Subsequent monthly payments will be based on each monthly invoice submitted by Grantee to Grantor, and will be adjusted up or down, based on a comparison of actual cumulative expenditures to cumulative advance payments, to date.
7. Grantees that do not expend all advance payment amounts by the end of the Award term or that are unable to demonstrate that all incurred costs were necessary, reasonable, allowable, or allocable as approved in their respective budget, shall return the funds within 45 days.
8. Grantees may be required to submit supporting documentation for their requests at the request of and in a manner prescribed by the Grantor.
9. Failure to abide by advance payment governance requirements may result in grantee losing their right to advance payments.

II. Reimbursement Method

1. Grant Fixed Rate: means payments for non-Medicaid services based on a rate, unit cost or allowable costs incurred, that are based on a statement, bill or DARTS submission as required by IDHS. Fixed Rate payments are subject to all federal administrative regulations and requirements including, but not limited to, OMB Circular A-102, OMB Circular A-100, OMB Circular A-133, and are subject to all

applicable cost principles, including OMB Circular A-21, OMB Circular A-87 and OMB Circular A-122. A Fixed Rate agreement, in common terminology, is a non-Medicaid fee-for-service agreement. Fixed Rate grants will be paid on a Reimbursement basis.

2. IDHS will disburse payments to Grantee based on actual allowable costs incurred as reported in the monthly financial invoice submitted for the respective month, as described below.
3. Grantees shall submit monthly invoices in a format prescribed by Grantor. Invoices shall include all allowable incurred costs for the first and each subsequent month of operations until the end of the Award term. Invoices shall be submitted on or before the 15th calendar day following the end of each monthly invoice period. As practicable, Grantor shall process payment within 30 calendar days after receipt of the invoice, unless the State awarding agency reasonably believes the request to be improper.
4. Grantees may be required to submit supporting documentation for their requests at the request of and in a manner prescribed by the Grantor.

III. Working Capital Advance Method

1. IDHS Grant Program Managers will advance working capital payments to the grantee to cover their estimated disbursement needs for an initial period not to exceed two months of grant expenses. Startup costs may be approved if determined by IDHS Grant Program Managers to be allowable.
2. Grantees shall submit monthly invoices for each of the one or two months covered by the Working Capital Advance in the format and method prescribed by the Grantor. The first invoice is due 15 calendar days after the first month of the Award term. Invoices shall include only allowable incurred costs that have been paid by the grantee. For grant programs that have grantee matching requirements, allowable costs are only reimbursable when matching costs have also been incurred.
3. Grantees may be required to submit supporting documentation for their requests at the request of and in a manner prescribed by the Grantor.
4. Working Capital Advance Payments are limited to a single occurrence per grant term.
5. Following the initial working capital advance payment, grantees will be paid via advance or reimbursement method as appropriate.

B. Payments Processed by Division

All Payments are subject to post-payment audit and recovery procedure as set forth in IX, F. of this attachment.

C. Grantee Compliance Enforcement System: Illinois Stop Payment List

The Grant Accountability and Transparency Act (GATA) established a Grantee Compliance Enforcement System that outlines a statewide framework for State agencies to manage occurrences of noncompliance with grant requirements. See 44 ILCS 7000.80 For example, organizations that do not submit monthly invoices or quarterly periodic performance reports as per deliverable requirements in their UGA can be referred to IDHS for placement on the IDHS stop-pay list. Possible non-compliance repercussions include referral to the State stop pay system which impacts all agencies' payments.

D. Final Billing Submission Date

The final submission date for billing all non-Medicaid funded services is close of business of the first Monday of August. Notification is provided twice a year in writing of the actual final submission date. It is the responsibility of each organization to ensure that all fiscal year billings are submitted for DARTS or manual processing by this date. As a reminder, it is critically important that DARTS or manual billing errors be resolved when they occur as delays in billing reconciliation from the organization that result in non-accepted or late submissions will not be eligible for payment through the Court of Claims. Examples of such delays that are the responsibility of the organization are:

1. Submission of claims past the August date.
2. Non-reconciliation of software reporting problems resulting in inability to submit bills by the August date.
3. Non-reconciliation of DARTS or manual billing errors by the August date.
4. Non-submission of manual payment vouchers by the August date.

To assist with compliance to year-end submissions, it is strongly recommended that June DARTS or manual earnings/expenditures, as well as any other prior month's

earnings/ expenditures, be submitted as early as possible in July to allow time for correction of errors. Adherence to this submission deadline is a factor that is evaluated during each state fiscal year contracting process.

VII. Eligibility Criteria

A. Patient Eligibility

All individuals who receive services funded by the Division shall:

1. Meet the income eligibility requirements specified in the Contractual Policy Manual and/or;
2. Meet any stated eligibility conditions in an Exhibit referenced in the Attachment C cover page, the Contractual Policy Manual, and Exhibit 1 for the applicable fiscal year award and/or;
3. Have a valid Illinois medical card for Medicaid reimbursement.

B. Client/Patient/Resident Rights

That access to services shall not be denied on the basis of, including but not limited to, race, color, sex religion, national origin, ancestry, age (40 and over), order of protection status, marital status, sexual orientation (including gender-related identity), HIV status, physical or mental disability, unfavorable discharge from military service, pregnancy, citizenship status, employment status, familial status, or arrest record;

C. Service Priorities

In its admission of patients for services as described in this Agreement, the organization shall, and certifies that it does, give priority to the following patients (unless such priority would violate state or federal law). Priorities 1, 2, and 3 shall be addressed in rank order.

1. Pregnant women with injecting drug use.
2. Pregnant women with a substance use disorder.
3. Individuals with injecting drug use.
4. Post-partum women, women with young children and justice-involved women.

5. DCFS referred persons, TANF, DOC releasees and those with service in the U.S. Armed Forces.

D. Temporary Assistance for Needy Families Referrals

The Temporary Assistance for Needy Families (TANF) program provides temporary financial assistance for pregnant women and families with one or more dependent children. TANF provides financial assistance to help pay for food, shelter, utilities, and expenses other than medical. Any TANF individuals referred from an IDHS office shall be given priority status for placement as specified herein. Such individuals shall receive an assessment within 48 hours and every attempt should be made for an immediate placement in treatment. The organization shall comply with all paperwork requirements associated with the referral, placement, progress, and sanctioning of such individuals (i.e., referral acceptance form, progress report form).

E. Service Members, Veterans, and Their Families (SMVF)

The organization shall:

1. Develop policies and procedures regarding the provision of substance use disorder services to SMVF.
2. Develop a list of referral resources to assist SMVF address issues related to Post Traumatic Stress Disorder, suicide prevention, employment, education, housing, and the process of applying for state and federal veteran's benefits.
3. Ensure that the following inquiry is made when conducting any initial screening or evaluation. "Have you or a loved one ever served in the U.S. Armed Forces?"
4. Ensure SMVF have access to culturally appropriate services, through development of a training plan to improve staff awareness of SMVF issues and increase staff understanding of military culture. Training resources can include the Illinois Joining Forces network, the Illinois Department of Veterans Affairs , U.S. Department of Veterans Affairs , and the VA's Community Providers toolkit.

VIII. Reporting Requirements

A. Periodic Performance Reporting

The State agency requires organizations that receive a UGA to use the Periodic Performance Report (PPR) to articulate performance outcomes. In addition, each State grantmaking agency shall utilize the PPR to:

1. Require its awardees to relate financial data to performance accomplishments of the award; and
2. When applicable, require awardees to provide cost information to demonstrate cost-effective practices. [30 ILCS 708/50(c)(1)]

All fixed rate grantees, unless otherwise specified in writing by the Division, shall report service data electronically. Organizations shall also report any other data requested by the Division to carry out its duties. The preferred method of reporting fixed rate grant service data is through software supplied by the Division (DARTS) unless another arrangement has been made in writing.

B. Source Data

Organizations shall be able to verify, upon request, all DARTS and manual reporting data entries via hard copy of source documentation as defined and described in the Division of Behavioral Health and Recovery Substance Use and Gambling Disorder Services Contractual Policy Manual for the current fiscal year.

C. Fiscal Data

Organizations shall submit financial reports as requested and in the format required by IDHS-DBHR. Organizations shall file monthly reports with describing the expenditure(s) of the funds related thereto IAW 2 CFR 200.207. Failure to submit the required financial reports may cause delay or suspension of funding. 30 ILCS 705/1 et seq.; 2 CFR 207(b)(3) and 200.327.

D. DASIS

The U.S. Department of Health and Human Services Substance Abuse and Mental Health Services Administration, Drug and Alcohol Services Information System (DASIS), National Survey of Substance Abuse Treatment Services (N-SSATS) questionnaire shall be completed by the organization at least annually. One survey shall be completed per site number (one I-SATS number is assigned per site). Inventory of Substance Abuse Treatment Services (I-SATS) are assigned by the Substance Abuse and Mental Health Services Administration (SAMHSA) to all treatment facilities. The I-SATS ID number is the same identifier for the Treatment Episode Data Set (TEDS), and the National Survey of Substance Abuse Treatment Services (N-SSATS) systems.

E. Manual Reporting

All manual report requirements set forth in specific service requirements located in the Contractual Policy Manual shall be submitted according to timeframes set within the UGA or directed by IDHS-DBHR. All such reports shall be submitted to the Contract Manager/Project Director with carbon copy to their supervisor through their Illinois email address and they can be also submitted to the following address:

Contract Management
Attn: Supervisor
Illinois Department of Human Services
Division of Behavioral Health and Recovery

Substance Use and Gambling
401 South Clinton Street, Second Floor
Chicago, Illinois 60607-3800

F. Capacity Management (CapMan) for Patients with Injecting Substance Use Disorder

Organizations receiving SUPTRS BG funding that deliver treatment for patients with injecting substance use disorders and are licensed by DBHR to provide American Society of Addiction Medicine (ASAM) Level 3.5 Residential and Opioid Treatment Program (OTP) services shall comply with 45 CFR 96.126 and 96.131 to report data in the Capacity

Management (CapMan) system daily. CapMan can be accessed through the Illinois Helpline provider portal. See also III. Treatment and Support Services subsections C. Capacity for Treatment for Patients with Injecting Substance Use Disorders and F. Service Requirements for Pregnant Women and Women for additional information.

IX. Special Conditions

A. Training

The organization shall attend and participate in sponsored training and technical assistance. The organization shall be notified of required training and shall be responsible for all related travel expenses, unless otherwise specified. Attendance of fixed rate funded program staff may be billed through the Community Intervention

B. Notifications

The organization shall:

1. Notify IDHS-DBHR immediately in writing upon discovery of any substantial problem relative to the submission of any required service or financial data.
2. Obtain approval in writing 90 calendar days prior to any planned cessation or relocation of any service or facility funded in part or total by the Division.

   Failure to obtain such approval is a material breach of this agreement and voids the Division's funding obligation for such program.

D. Staff Development

The organization shall provide or facilitate staff development, including continuing education and will participate in continuing education/professional development with respect to:

1. Recent trends in SUD in the state. Substance Use Disorder (SUD) - *means a spectrum of persistent and recurring problematic behavior that encompasses 10 separate classes of drugs: alcohol, caffeine, cannabis, hallucinogens, inhalants, opioids, sedatives, hypnotics and anxiolytics, stimulants, and tobacco, and other*

unknown substances leading to clinically-significant impairment or distress. [20 ILCS 301/1-10];

2. Improved methods and evidence-based practices for SUD and prevention services;
3. Performance accountability;
4. Recent trends and evidence-based practices for gambling disorder and prevention services;
5. Data Collection and reporting requirements; and
6. Any other matters that would serve to improve the delivery of SUD prevention, intervention, and treatment within the state.

E. Evaluations

The organization may be randomly selected to participate in outcome evaluations. If selected, the organization shall assist as requested within reason, i.e., locating and interviewing patients, obtaining required written consent from patients. The organization shall within reason and in accordance with confidentiality requirements, keep contact information on former patients, which includes at least three individuals that may be contacted regarding their participation.

F. Monitoring and Post-Payment Auditing

The organization shall allow the Division access to its facilities, records, and employees for the purposes of monitoring and post-payment auditing. Any findings arising from monitoring or post-payment audits will be shared with the organization. The organization shall submit corrective action plans as requested, shall comply with plans of correction relative to monitoring and may be subject to license sanctions for non-compliance. Post-payment audit will also result in recoupment of funds, which are the subject of audit findings. Any funds, which have been determined to be unsupported; to be overpayments; or otherwise, to be improperly held, shall be returned to the Division.

1. Grant funds shall be recovered as disbursement adjustments during the contract or pursuant to the Illinois Grant Funds Recovery Act and 89 Ill. Adm. Code 511 at the end of the grant period.

2. Grant Fixed Rate and Drunk and Drugged Driving Prevention Fund (DDDPF) funds shall be recovered pursuant to a notice of intent to recover unsubstantiated billings and a chance for written informal review.
3. Medicaid funds shall be recovered pursuant to 89 Ill. Adm. Code 140.15 and 89 Ill. Adm. Code 104.200 et. seq. regarding Medical Vendor Hearings.

G. Fiscal Requirements for Grant Funded Only

Federal Award funds may not be used:

1. To provide inpatient hospital services, except as determined to be medically necessary in accordance with federal guidelines;
2. To make cash payments to intended recipients of health services except in the case of program outcome evaluations;
3. To purchase or improve land, purchase, construct, or permanently improve (other than minor remodeling) any building or other facility, or purchase major medical equipment;
4. To satisfy any requirement for the expenditure of non-federal funds as a condition for the receipt of federal funds without prior approval;
5. To provide individuals with hypodermic needles or syringes so that such individuals may use illegal drugs, unless the Surgeon General of the Public Health Service determines that a demonstration needle exchange program would be effective in reducing drug abuse and the risk that the public will become infected with the etiologic agent for AIDS;
6. To provide financial assistance to any entity other than a public or nonprofit private entity;
7. To expend more than the amount prescribed by Section 1931 (a)(3) of the PHS Act for the provision of treatment services in penal or correction institutions of the state; and
8. The organization shall adhere to all applicable requirements cited in federal regulations 2 CFR200 as well as SABG requirements stated in federal regulations Title 45; Part 96; Subpart L; 96.135.

H. Funding Policy

1. The organization shall establish systems regarding eligibility, billing, and collection to assure that persons entitled to third party payment benefits (other

than state or federal funds) are reimbursed therefrom, and that all other provisions regarding patient eligibility and payment are implemented as specified in the Contractual Policy Manual.

2. Substance use and gambling disorder treatment services billed to this contract agreement shall be reimbursed at the rates set forth in current Contractual Policy Manual. Rates for existing programs will remain in place during the period of this agreement or until otherwise indicated in writing by the Division.
3. Funding is provided for services to all eligible individuals regardless of where they reside in Illinois unless otherwise specified by the Division.

I. Global Funding

Global funding combines multiple services together into one funding amount that is used for disbursement. An earnings expectation is established as the global funding amount to provide service flexibility throughout all levels of care. However, dedicated funding may be established within global funding relative to expectations for a specific service or population.

Illinois Department of Human Services
JB Pritzker, Governor · Dulce M. Quintero, Secretary

IDHS Office Locator

IDHS Substance Use and Gambling Help Lines

Substance Use Services
Visit the Illinois Substance Use Helpline website, or
Call (833) 234-6343 or Text "Help" to 833234

Gambling Services
Visit the Illinois Gambling Helpline, or
Call 1-800 Gambler, or Text "GAMB" to 833234

State Agency Illinois Department of Human Services
FY. 2027
Grantee CITY OF JOLIET
Notice of Funding Opportunity (NOFO) Number. N/A
Data Universal Number System (DUNS) Number 074407891
FEIN 366088568
Catalog of State Financial Assistance (CSFA) Number 444-42-3938
CSFA Short Description. SUBSTANCE USE PREVENTION TRAI
Catalog of Federal Domestic Assistance (CFDA) Number see linked Agreement Exhibit-A
CFDA Short Description. see linked Agreement Exhibit-A

Section A: State of Illinois Funds

REVENUES	**Total**
State of Illinois Requested:	$18,647.00
Budget Expenditure Categories	
1. Personnel (200.430)	N/A
2. Fringe Benefits (200.431)	N/A
3. Travel (200.475)	N/A
4. Equipment (200.439 and 200.436(a))	N/A
5. Supplies (200.1 and 200.453)	N/A
6. Contractual Services/Subawards (200.318 and 200.1)	N/A
7. Consultant (200.459)	N/A
8. Construction	N/A
9. Occupancy - Rent and Utilities (200.465 and 200.436(a))	N/A
10. Research and Development (R & D) (200.1)	N/A
11. Telecommunications	N/A
12. Training and Education (200.473)	N/A
13. Direct Administrative Costs (200.413)	N/A
14. Other or Miscellaneous Costs	N/A
15. Grant Exclusive Line Item(s)	$18,647.00
16. Total Direct Costs (add lines 1-15) (200.413)	$18,647.00
17. Indirect Cost (200.414)	N/A
Rate %: N/A	
Base: N/A	
18. Total Costs State Grant Funds Lines 16 and 17 **MUST EQUAL REVENUE TOTALS ABOVE**	$18,647.00

Note: Total may be adjusted for rounding.

Contract Published Date Time: 2026.06.05.06.51.32 863

State Agency Illinois Department of Human Services **FY.** 2027
Grantee CITY OF JOLIET **Notice of Funding Opportunity (NOFO) Number.** N/A
Data Universal Number System (DUNS) Number 074407891 **FEIN** 366088568
Catalog of State Financial Assistance (CSFA) Number 444-42-3938 **CSFA Short Description.** SUBSTANCE USE PREVENTION TRAI
Catalog of Federal Domestic Assistance (CFDA) Number see linked Agreement Exhibit-A **CFDA Short Description.** see linked Agreement Exhibit-A

Section B: Non-State of Illinois Funds

REVENUES	**Total**
Grantee Match Requirement %: N/A	
b) Cash	N/A
c) Non-Cash	N/A
d) other Funding and Contributions	N/A
Total Non-State Funds (lined b through d)	N/A
Budget Expenditure Categories	
1. Personnel (200.430)	N/A
2. Fringe Benefits (200.431)	N/A
3. Travel (200.475)	N/A
4. Equipment (200.439 and 200.436(a))	N/A
5. Supplies (200.1 and 200.453)	N/A
6. Contractual Services/Subawards (200.318 and 200.1)	N/A
7. Consultant (200.459)	N/A
8. Construction	N/A
9. Occupancy - Rent and Utilities (200.465 and 200.436(a))	N/A
10. Research and Development (R & D) (200.1)	N/A
11. Telecommunications	N/A
12. Training and Education (200.473)	N/A
13. Direct Administrative Costs (200.413)	N/A
14. Other or Miscellaneous Costs	N/A
15. Grant Exclusive Line Item(s)	N/A
16. Total Direct Costs (add lines 1-15) (200.413)	N/A
17. Indirect Cost (200.414)	N/A
Rate %: N/A	
Base: N/A	
18. Total Costs Non-State Grant Funds Lines 16 and 17 **MUST EQUAL REVENUE TOTALS ABOVE**	N/A
Note: Total may be adjusted for rounding.	

Contract Published Date Time: 2026.06.05.06.51.32 863

State Agency Illinois Department of Human Services **FY.** 2027

Grantee CITY OF JOLIET **Notice of Funding Opportunity (NOFO) Number.** N/A

Data Universal Number System (DUNS) Number 074407891 **FEIN** 366088568

Catalog of State Financial Assistance (CSFA) Number 444-42-3938 **CSFA Short Description.** SUBSTANCE USE PREVENTION TRAI

Catalog of Federal Domestic Assistance (CFDA) Number see linked Agreement Exhibit-A **CFDA Short Description.** see linked Agreement Exhibit-A

Budget Narrative Summary

When you have completed the budget Category pages, the totals for each category should appear in the corresponding rows below. Additionally, the amount of State requested funds and non-State funds that will support the project are also listed. Verify the amounts and the Total Project Costs.

Budget Category	State	Non-State	Total
1. Personnel	N/A	N/A	N/A
2. Fringe Benefits	N/A	N/A	N/A
3. Travel	N/A	N/A	N/A
4. Equipment	N/A	N/A	N/A
5. Supplies	N/A	N/A	N/A
6. Contractual Services	N/A	N/A	N/A
7. Consultant (Professional Services)	N/A	N/A	N/A
8. Construction	N/A	N/A	N/A
9. Occupancy (Rent and Utilities)	N/A	N/A	N/A
10. Research and Development (R & D)	N/A	N/A	N/A
11. Telecommunications	N/A	N/A	N/A
12. Training and Education	N/A	N/A	N/A
13. Direct Administrative Costs	N/A	N/A	N/A
14. Other or Miscellaneous Costs	N/A	N/A	N/A
15. GRANT EXCLUSIVE LINE ITEM(S)	$18,647.00	N/A	$18,647.00
16. Total Direct Costs (add lines 1-15) (200.413)	$18,647.00	N/A	$18,647.00
17. Indirect Cost	N/A	N/A	N/A
State Request	$18,647.00		
Non-State Amount		N/A	
TOTAL PROJECT COSTS			$18,647.00

Note: Total may be adjusted for rounding.

Contract Published Date Time: 2026.06.05.06.51.32 863

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 348-26

File ID: 348-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/15/2026

Department: **Final Action:**

Title: Resolution Requesting Authorization to Accept a Grant to Assist Joliet's Tobacco Enforcement Program

Agenda Date: 07/07/2026

Attachments: Resolution, Tobacco Enforcement Grant 2026.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/25/2026	Robert Brown	Approve	6/25/2026
1	2	6/25/2026	Todd Lenzie	Approve	6/29/2026
1	3	7/2/2026	Beth Beatty	Approve	6/29/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 349-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Appropriating Motor Fuel Tax Funds for Amendment No. 3 to the Professional Engineering Services for the Phase I, Phase II, and Phase III Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL

BACKGROUND:
The Professional Engineering Services contract for the City's Centralized Traffic Signal Management (CTMS) is being partially funded by Motor Fuel Tax funds. The project scope is being expanded to accommodate additional design services requested by the City.

The Public Service Committee will review this matter.

CONCLUSION:
Funding for this project will come from Motor Fuel Tax funds. The State of Illinois requires the Mayor and City Council to approve a Funding Resolution. Please find attached a Funding Resolution appropriating an additional $14,999.24 for the Phase I, II, and III Engineering for the City's Centralized Traffic Management System Improvement Project.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the Supplemental Funding Resolution appropriating Motor Fuel Tax funds.

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
Supplemental		21-00546-00-TL

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

Phase I, II, III Engineering Services for the City of Joliet Centralized Traffic Management System (CTMS) Improvement Project for Phase C of project.

2. That there is hereby appropriated the sum of Fourteen Thousand Nine Hundred Nineteen Dollars and 24/100 Dollars ($14,999.24) 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 July 07, 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: 349-26

File ID: 349-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/16/2026

Department: Public Works **Final Action:**

Title: Resolution Appropriating Motor Fuel Tax Funds for Amendment No. 3 to the Professional Engineering Services for the Phase I, Phase II, and Phase III Engineering Services for the Joliet Centralized Traffic Management System Improvement Project - MFT Section No. 21-00546-00-TL

Agenda Date: 07/07/2026

Attachments: Resolution

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/23/2026	Greg Ruddy	Approve	6/24/2026
1	2	6/23/2026	Kevin Sing	Delegated	
Notes:	Delegated: Out Of Office				
1	3	6/23/2026	Christine Chinderle	Approve	6/25/2026
1	4	6/25/2026	Todd Lenzie	Approve	6/25/2026
1	5	7/2/2026	Beth Beatty	Approve	6/29/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 350-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Approving an Honorary Street Name Designation for Les Cheney

BACKGROUND:
The applicant, Carla Montagano, has submitted an honorary street name designation for Les Cheney for his extensive community involvement and service within the Joliet area.

Les Cheney was a respected leader in the construction industry. He served as Executive Director of the Will Grundy Contractors Association, Concrete Superintendent for D Construction, Owner of L&M Concrete, Inc., and Les Cheney Concrete for over 40 years. A longtime board member and Executive Committee member of the Three Rivers Construction Alliance, Les was a 45-year member of Local 11 Cement Masons and served as Trustee on numerous labor and pension boards, including Northern IL Local 11 Cement Masons JATC, OPCMIA Lake Co. Retirement Savings Plan, OPCMIA Northern IL District Council Cement Masons LMCC, Carpenters 174 Pension, and the Ironworkers Mid-America Pension Fund SMA.

Beyond the construction industry, Les Cheney was involved with a variety of non-profit organizations. He was a dedicated member of Alcoholics Anonymous, of which he spent 21 years as a part of and helped. He would support other individuals that came through that organization. He was also an active board member of the YMCA and Old Timers Baseball Association. Les Cheney was a charismatic individual and was always ready to make anyone feel welcome.

The honorary street name designation is for the section of Mc Roberts Street between E. Benton Street and E. Cass Street. The proposed section of Mc Roberts Street contains residential properties on both the east and west sides, with two commercial properties incorporated within. One individual has submitted a letter of support for the honorary street name designation at this location.

The Public Service Committee will review this matter.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve a Resolution for an Honorary Street Name Designation for Les Cheney

RESOLUTION NO.

RESOLUTION APPROVING AN HONORARY STREET
NAME DESIGNATION FOR LES CHENEY WAY
(Mc Roberts Street, between East Benton Street and East Cass Street)

WHEREAS, Les Cheney was a community advocate and leader who dedicated his time and energy to labor causes as well as Alcoholics Anonymous, the Greater Joliet Area YMCA and Old Timers Baseball Association; and

WHEREAS, Les Cheney was a respected leader in the construction industry, being the owner of a concrete company, serving as a trustee or board member with many local groups, and later holding a leadership role as executive director of the Contractors Association of Will and Grundy County; and

WHEREAS, the requirement is waived for the signatures of approximately 50% of the adjoining property owners for the honorary street name designation to Les Cheney Way.

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 honorary designation of Mc Roberts Street between East Benton Street and East Cass Street to be designated as "Les Cheney Way" is hereby approved.

SECTION 2: 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: _____

PETITION FOR HONORARY STREET NAME APPLICATION - JOLIET

Name of Honoree: Les Cheney

(As it would appear on the street sign)

Proper Street Name: Mc Roberts St

Intersecting streets at each end of the street segment to be designated:

E Benton St

E Cass St

Please check all that apply and give a brief explanation of the applicable criteria. A street can be named for an individual, place or event.

X Individual

Exceptional involvement in an organization whichmade Joliet a better place

Les was first a member, then a past chairman, and finally the Executive Director of the

Contractors Association of Will & Grundy Counties.

___ Place

___ Event

___ Cultural Impact to the City:

____ Historical impact to the City:

____ Humanitarian efforts:

X Close association with Joliet:

Les was a lifelong Joliet resident, born and raised here. Attended Joliet East High School, played sports. You cannot go anywhere in this town without meeting someone who either knew Les or was impacted by his work in the construction trades.

X Geographical relationship of the street to the area of interest of the nominee:

255 Mc Roberts was the place of business for L & M Concrete for many years, a company Les owned with his wife Maria

____ Responsible for an accomplishment of local, regional, national of international significance:

Petition indicating 50% of adjoining property owner approval of an honorary street name

As an adjoining property owner to the proposed honorary street name known as McRoberts St, I hereby approve of the honorary street name being proposed:

NAME	ADDRESS	DATE
George Borunda	[redacted]	4/1/26

Attach additional sheets if necessary

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 Joliet Land Use & Economic Development Committee.

Signature of Applicant: [redacted] Date: 4/28/26

OFFICIAL SEAL
STEPHANIE ANNA BRANDOLINO
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION # 1025305
My Commission Expires Feb. 10, 2030

Subscribed and sworn to before me this 28 day of April 2026 [redacted]

Applicant's Address: [redacted] Phone No. [redacted]

E-mail Address [redacted]

Submit completed form to:

City of Joliet
Planning Division
150 W. Jefferson Street
Joliet, IL 60432
Phone: (815)724-4050
Email: zoning@joliet.gov

City of Joliet Web Site: Joliet.gov

Current Resident
126 E. Benton Street
Joliet, IL 60432

Current Resident
255 McRoberts St
Joliet, IL 60432

Current Resident
257 McRoberts St
Joliet, IL 60432

Current Resident
209 McRoberts St
Joliet, IL 60432

Current Resident
264 McRoberts St
Joliet, IL 60432

Current Resident
262 McRoberts St
Joliet, IL 60432

Current Resident
260 McRoberts St
Joliet, IL 60432

Current Resident
258 McRoberts St
Joliet, IL 60432

Current Resident
256 McRoberts St
Joliet, IL 60432

Current Resident
254 McRoberts St
Joliet, IL 60432

Current Resident
252 McRoberts St
Joliet, IL 60432

Current Resident
201 McRoberts St
Joliet, IL 60432

Current Resident
200 McRoberts St
Joliet, IL 60432

Current Resident
212 McRoberts St
Joliet, IL 60432

Current Resident
210 McRoberts St
Joliet, IL 60432

Current Resident
208 McRoberts St
Joliet, IL 60432

Current Resident
206 McRoberts St
Joliet, IL 60432

Current Resident
207 McRoberts St
Joliet, IL 60432

Current Resident
161 E Cass St
Joliet, IL 60432

Current Resident
207 E Cass St
Joliet, IL 60432

Current Resident
121 E Webster St
Joliet, IL 60432

Current Resident
200 E Webster St
Joliet, IL 60432

Current Resident
201 E Webster St
Joliet, IL 60432

Notice to Adjoining Property Owners

Proposed Honorary Street Name: "Les Cheney Way"

Date: March 27, 2026
To: Adjoining Property Owner
From: Carla Montagano Liburdi
Address: [redacted]

Dear Neighbor,

This notice is to inform you of a proposal to designate an honorary street name, **"Les Cheney Way,"** along the shared area of Mc Roberts St, between E. Benton and E Cass Streets. This honorary designation would recognize the long-standing service, positive impact, and community leadership that Les Cheney contributed to the neighborhood.

As part of the approval process, the City of Joliet requires support from adjoining property owners. Your signature of support will help demonstrate neighborhood agreement and allow the proposal to move forward.

A **support form** is included below. Please sign and return it in the **self-addressed envelope** provided. If you have any questions or would like additional information, feel free to contact me.

Thank you for your time and consideration.

Sincerely,

Carla Montagano Liburdi
[redacted]

Support Form / Formulario de Apoyo

Proposed Honorary Street Name / Nombre Honorario Propuesto:
"Les Cheney Way"

As an adjoining property owner to the proposed honorary street name known as Les Cheney Way, I hereby approve of the honorary street name being proposed:

Property Owner Name / Nombre del Propietario:

_____

Property Address / Dirección de la Propiedad:

_____

I support the proposed honorary street name. / Apoyo la designación honoraria propuesta.

☐ Yes / Sí

☐ No

Signature / Firma:

_____

Date / Fecha: _____

Estimado(a) Vecino(a):

Este aviso tiene como propósito informarle sobre una propuesta para designar un nombre honorario a la calle: **"Les Cheney Way"**, a lo largo del tramo compartido de **Mc Roberts St, entre E. Benton y E. Cass Streets**. Esta designación honoraria busca reconocer el servicio de muchos años, el impacto positivo y el liderazgo comunitario que Les Cheney aportó al vecindario.

Como parte del proceso de aprobación, la **Ciudad de Joliet** requiere el apoyo de los propietarios colindantes. Su firma de apoyo ayudará a demostrar el acuerdo de la comunidad y permitirá que la propuesta avance.

A continuación se incluye un **formulario de apoyo**. Por favor fírmelo y devuélvalo en el **sobre con dirección incluida**. Si tiene alguna pregunta o desea más información, no dude en comunicarse conmigo.

Gracias por su tiempo y consideración.

Atentamente,

Carla Montagano Liburdi

[redacted]

Support Form / Formulario de Apoyo

Proposed Honorary Street Name / Nombre Honorario Propuesto:
"Les Cheney Way"

As an adjoining property owner to the proposed honorary street name known as Les Cheney Way, I hereby approve of the honorary street name being proposed:

Property Owner Name / Nombre del Propietario:
Michael & Terrie Davis

Property Address / Dirección de la Propiedad:
[redacted]

I support the proposed honorary street name. / Apoyo la designación honoraria propuesta.

☐ Yes / Sí
☒ No

Signature / Firma:
[redacted]

Date / Fecha: 4-14-2026

Support Form / Formulario de Apoyo

Proposed Honorary Street Name / Nombre Honorario Propuesto:
"Les Cheney Way"

As an adjoining property owner to the proposed honorary street name known as Les Cheney Way, I hereby approve of the honorary street name being proposed:

Property Owner Name / Nombre del Propietario:
George Borunda

Property Address / Dirección de la Propiedad:
[redacted]

I support the proposed honorary street name. / Apoyo la designación honoraria propuesta.

☑ Yes / Sí
☐ No

Signature / Firma:
[redacted]

Date / Fecha: 04.07.2026

About Les Cheney

- President of L & M Concrete, established in 1983 and known for their curb and gutter work. During its time, L&M employed cement masons, laborers, teamsters, operating engineers, carpenters, and ironworkers. His wife Maria was the company Treasurer.
- L&M joined the CAWGC in the fall of 2003,
- appointed to the Three Rivers Construction Alliance Board in 2005
- Volunteered to serve on the MARBA Cement Masons Craft Committee in April 2006.
- Awarded CAWGC Member of the Year in 2006
- Elected to his first 3-year term on CAWGC board of directors 2007, becoming Chariman of the board in 2009. He was re-elected for a second term as director in 2010. He resigned from the board one year later.
- Appointed trustee to Northern IL Cement Masons & Plasterers Joint Apprenticeship & Training Program in 2009
- OPCMIA Lake Co. Retirement Plan Trustee
- OPCMIA No. IL DC Cement Masons LMCC Trustee
- Carpenters LU #174 Pension Fund Trustee
- Ironworkers Mid-American Pension Fund & SMA Trustee
- Hired part-time as the CAWGC Ambassador in July 2016, became full-time Ambassador in January 2019.
- Promoted to Executive Director in July 2021, stepped back to a part time role as Director of Labor Relations in September 2023.
- Retired from CAWGC in June 2024

Les Cheney - from June 4, 2025 obituary:

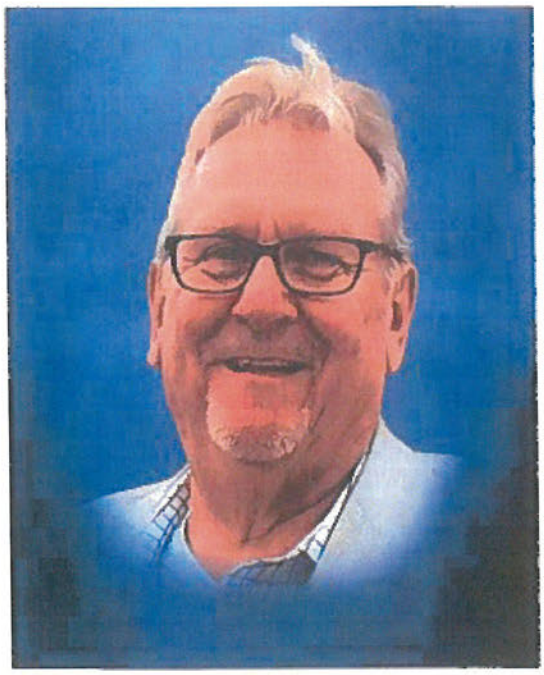
Born and raised in Joliet, Les was a proud graduate of Joliet East High School's Class of 1975. He remained deeply rooted in the community he loved, giving back through both his professional work and personal passions.

Les was a dedicated member of Alcoholics Anonymous for 21 years—an organization that became a cornerstone of his life. Through his sobriety, he not only transformed his own life but helped guide and support countless others on their own journeys. His strength, humility, and quiet mentorship left a lasting mark on those who had the privilege of walking beside him.

He also gave his time generously as a YMCA board member and was active in the Old Timers Baseball Association, always staying connected to the people and places that mattered most to him.

Professionally, Les was a respected leader in the construction industry. He served as Executive Director of the Will Grundy Contractors Association, Concrete Superintendent for D Construction, Owner of L&M Concrete, Inc., and Les Cheney Concrete for over 40 years. A longtime board member and Executive Committee member of the Three Rivers Construction Alliance, was a 45-year member of Local 11 Cement Masons and served as Trustee on numerous labor and pension boards, including Northern IL Local 11 Cement Masons JATC, OPCMIA Lake Co. Retirement Savings Plan, OPCMIA Northern IL District Council Cement Masons LMCC, Carpenters 174 Pension, and the Ironworkers Mid-America Pension Fund SMA.

Beyond his accomplishments, Les will be remembered most for the love he shared with his family and friends. For 42 beautiful years, he shared his life with his beloved wife, Maria. Together, they raised five children and built a home filled with warmth, laughter, and unwavering support. Les had a gift for bringing people together—whether at Shannon Lake or around the dinner table. He was a charismatic host, always ready with a story, a joke, a smile, and a sense of humor that made everyone feel welcome.



Mc Roberts St between E. Benton St and E. Cass St.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 350-26

File ID: 350-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/23/2026

Department: Public Works **Final Action:**

Title: Resolution Approving an Honorary Street Name Designation for Les Cheney

Agenda Date: 07/07/2026

Attachments: Resolution, Cheney Application_Redacted.pdf, Cheney McRoberts - Map .pdf

Entered by: jbernhard@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/24/2026	Greg Ruddy	Approve	6/26/2026
1	2	6/25/2026	Jayne Bernhard	Approve	6/26/2026
1	3	7/2/2026	Dustin Anderson	Approve	6/29/2026
1	4	7/2/2026	Kevin Sing	Delegated	
Notes:	Delegated: Out Of Office				
1	5	7/2/2026	Christine Chinderle	Approve	7/6/2026
1	6	7/2/2026	Todd Lenzie	Approve	7/6/2026
1	7	7/2/2026	Beth Beatty	Approve	7/6/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 351-26 **Agenda Date:**7/7/2026

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

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

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

BACKGROUND:
The Tri-County Auto Theft Taskforce is 100% funded by a grant from the State of Illinois Motor Vehicle Theft Prevention Council. Grant expenditures are approved by the Motor Vehicle Theft Prevention Council and the Tri-County Auto Theft Taskforce Board. Since Tri-County is not a legal entity, the City of Joliet is the grantee and legal entity for the Taskforce. As such all property held by the taskforce is owned by the City of Joliet.

The Taskforce received a 2014 Ford Explorer from the Grundy County Sheriff in 2021 and now is returning the vehicle to the Grundy County Sheriff. This prompts the need to declare the vehicle as surplus so that it can be returned:

Year	Make/Model	Vin
2014	Ford Explorer	1FM5K8AR3EGB79785

This item will be reviewed by the Public Safety Committee on July 6, 2026.

CONCLUSION:
Approval of this item will allow the vehicle to be returned to the Grundy County Sheriff.

RECOMMENDATION:
Tri-County Auto Theft Taskforce recommends that the Mayor and City Council approve the Resolution Declaring Property of the City of Joliet as Surplus

RESOLUTION NO.

RESOLUTION DECLARING PROPERTY OF THE CITY OF JOLIET AS SURPLUS

WHEREAS, the City of Joliet is a home rule unit of local government and Article VII, Section 6(a) of the Illinois Constitution of 1970 provides that except as limited by this Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City of Joliet is the owner of certain property/ surplus vehicles described as follows; and

Year	Make/Model	Vin
2014	Ford Explorer	1FM5K8AR3EGB79785

WHEREAS, said equipment is no longer necessary and useful to the City of Joliet and Tri County; and

WHEREAS, the City of Joliet and the Tri County Auto Theft Task Force return the vehicle to the Grundy County Sheriff.

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

SECTION 1: The City Council finds that the property described herein is no longer necessary and useful to the City of Joliet/Tri County Auto Theft Taskforce.

SECTION 2: The City Manager is directed to work with the Tri County Executive Director to trade in the above surplus vehicles on the purchase of a new vehicle(s). The remaining purchase price will be funded through the State of Illinois Motor Vehicle Theft Prevention Council grant to the City of Joliet for the Tri-County Auto Theft Taskforce.

SECTION 3: All Resolutions or parts of 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 the 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: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 351-26

File ID: 351-26 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 06/29/2026

Department: **Final Action:**

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

Agenda Date: 07/07/2026

Attachments: Resolution

Entered by: ksing@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	6/29/2026	Kevin Sing	Approve	7/1/2026
1	2	7/1/2026	Robert Brown	Approve	7/1/2026
1	3	7/2/2026	Todd Lenzie	Approve	7/3/2026
1	4	7/2/2026	Beth Beatty	Approve	7/6/2026