City of Joliet

City Council Meeting

Meeting Agenda

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN JOE CLEMENT (1/1/2025 - 3/31/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN CESAR GUERRERO
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

Tuesday, March 18, 2025 **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:

Deacon Karl Huebner, Catheral of St. Raymond Nonnatus, 604 N. Raynor Avenue

PLEDGE TO THE FLAG:

ROLL CALL:

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

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

APPOINTMENTS:

Appointment to the Zoning Board of Appeals

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

COUNCIL COMMITTEE REPORTS:

Diversity & Community Relations

Finance

Public Service

CONSENT AGENDA:

Approval of Minutes:

Pre-Council Meeting - March 3, 2025
Council Meeting - March 4, 2025

Attachments: Pre-Council Meeting Minutes - March 3, 2025.pdf
Council Meeting Minutes - March 4, 2025.pdf

Invoices to be paid

Attachments: Invoices 03.18.25.pdf
Approver Report

Award of Contract for the 2025 Public Works Landscape Restoration Program to Allied Landscaping Corporation in the Amount of $50,201.00 **184-25**

Attachments: Approver Report

Award of Contract for the Lois Place Lift Station Rehabilitation Project to Airy's Inc. in the Amount of $949,849.00 and Amendment No. 1 for Construction Engineering Services to Trotter and Associates Inc. in the Amount of $94,950.00 **185-25**

Attachments: Approver Report

Award of Contract for the 2025 Traffic Signal Materials Purchase Order No. 1 to Traffic Control Corporation in the Amount of $228,214.00 **186-25**

Attachments: Approver Report

Award of Contract for the 2025 Traffic Signal Materials Purchase Order No. 2 to Traffic Control Corporation in the Amount of $72,735.00 **187-25**

Attachments: Approver Report

Award of Contract Extension for the 2023-2027 Landscape Maintenance Services (Utilities) Program to Ramiro Guzman Landscaping in the Amount of $133,877.71 **188-25**

Attachments: Approver Report

Award of Contract for the 2025 Pavement Marking Program - MFT Section No. 25-00571-00-ST to Superior Road Striping, Inc. in the Amount of $286,532.00 **189-25**

Attachments: Approver Report

Award of Professional Services Agreement for the Purchase and Installation of the Audio System Upgrade Project at Joliet Slammers Stadium to Visua in the Amount of $161,770.97 **190-25**

Attachments: Visua Proposal_Joliet_Slammers_P-2179_Full Audio Renovation.pdf
Approver Report

Award of Professional Services Agreement for the Purchase and Installation of the Structural Painting Project at Joliet Slammers Stadium to Cosgrove Construction Inc. in the Amount of $277,250.00. **191-25**

Attachments: Cosgrove Steel Painting.pdf
Approver Report

Award of Professional Services Agreement for the Purchase and Installation of Four 7.5-ton Roof Top Units for Union Station to Anchor Mechanical Inc. in the Amount of $77,996.00. **192-25**

Attachments: City of Joliet Union Station Replacement of 4 7.5 Ton Trane RTU's 020524.pdf
Approver Report

Award of Professional Services Agreement for the Purchase and Installation of the Elevator Modernization Project at Union Station to American Hoist & Manlift Inc. in the Amount of $101,385.00. **193-25**

Attachments: Modernization Proposal #2.pdf
Approver Report

Professional Services Agreement for Safety Consulting Services to Sheffield Safety & Loss Control LLC in the Amount of $485,675.00 **194-25**

Attachments: Sheffield PSA 2025 Combined.pdf
Approver Report

Professional Services Agreement for the Meter Asset Management Program to Core & Main LP in the Amount of $469,727.00 **195-25**

Attachments: Agreement for Professional Services -Xylem Vue.pdf
Approver Report

Purchase of ISCO Flow Metering Equipment from Gasvoda & Associates, Inc. in the Amount of $46,384.00 **196-25**

Attachments: Approver Report

Purchase of a Tactical Combat Casualty Care Simulator (TCCCMan) from North American Rescue in the Amount of $28,781.04 **197-25**

Attachments: TCCMan Training Simulator Quote-
Approver Report

Amendment No. 2 for the Phase I Engineering Services for the Theodore Street over Rock Run Creek Improvement Project - MFT Section No. 19-00522-00-BR to Ciorba Group, a Deduction in the Amount of ($13,309.56), and Payment Request No. 20 and Final in the Amount of $2,939.09 **198-25**

Attachments: Approver Report

Change Order No. 1 for the Spring Creek Phase 1 Water Main Improvements Project to Austin Tyler Construction, Inc. in the Amount of $153,675.21 **199-25**

Attachments: Approver Report

Change Order No. 2 for the Collins Street Water Main Improvements Project to Austin Tyler Construction, Inc. for a Decreased Amount of ($523,574.56) and Pay Estimate No. 8 and Final in the Amount of $1,024,211.90 **200-25**

Attachments: Approver Report

Electric Supply Auction and Authorization to Select Low Bidder **201-25**

Attachments: Approver Report

AGENDA ITEM:

Award of Contract for Heggie Park Phase 1 Water Main Improvements Project to PT Ferro Construction Co. in the Amount of $7,895,977.38 **203-25**

Attachments: 2025 WM Project Locations Heggie Park Phase 1.pdf
Approver Report

Amendment No. 1 to the Professional Services Agreement for the 2026 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $1,292,000.00 **204-25**

Attachments: 2026 WM Project Locations.pdf
Approver Report

Authorization to Fund Predevelopment Loan Draw 11 to Riverwalk Homes LLC in the amount of $598,665.91 **205-25**

Attachments: 20250312 Riverwalk Homes OSS Pre Dev-Draw 11 R1 Package.pdf
Approver Report

LICENSES AND PERMIT APPLICATIONS:

Resolution to Deny Transfer of Class “B” Liquor License at 926 Gardner Street - Tony Bar & Grill **207-25**

Attachments: TONY BAR & GRILL - 926 GARDNER STREET- RESOLUTION TO DENY.pdf
TONY BAR & GRILL - 926 GARDNER STREET - ORDER TO DENY.pdf
TONY BAR & GRILL - 926 GARDNER STREET - LIQUOR FINDINGS.pdf
Approver Report

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 the Substantial Amendment to Program Year 2024 Annual Action Plan (CDBG) **209-25**

Attachments: Approver Report

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with Prairie Landing Subdivision: **211-25**

Ordinance Approving the Preliminary Planned Unit Development of Prairie Landing Subdivision (PUD-12-24)

Ordinance Approving the Reclassification of 17.9 Acres Located at 2200 Essington Road from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning (Z-3-24)

Attachments:
Ordinance - Preliminary PUD Prairie Landing PUD-12-24
Plat - Preliminary PUD Prairie Landing PUD-12-24
Exhibit A - Elevations PUD-12-24
Exhibit A - Floor Plans PUD-12-24
Ordinance - Zoning Reclassification 2200 Essington Rd Z-3-24
Zoning Exhibit Z-3-24
Park District Agreement Letter PUD-12-24
Preliminary Landscape Plan PUD-12-24
Phasing, Financial, Marketing Plan PUD-12-24
Illustrative Site Plan PUD-12-24
Maps PUD-12-24 Z-3-24
Plan Commission Staff Report Packet PUD-12-24 Z-3-24
Plan Commission Minutes 12-19-24
Public Comments 1-8 PUD-12-24 Z-3-24
Public Comment 9 PUD-12-24 Z-3-24
Approver Report

Ordinances Associated with the Rock Run Crossings Lot 1 Resubdivision: **212-25**

Ordinance Approving the Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision (P-1-25)

Ordinance Approving the Final Plat of Rock Run Crossings Lot 1 Resubdivision (FP-1-25)

Ordinance Approving the Recording Plat of Rock Run Crossings Lot 1 Resubdivision (RP-1-25)

Attachments: Ordinance - Preliminary Plat
Preliminary Plat
Ordinance - Final Plat
Final Plat
Ordinance - Recording Plat
Recording Plat
Zoning Map
Aerial map
Plan Commission Staff Report Packet
Plan Commission Meeting Minutes - 02.20.2025.pdf
Approver Report

Ordinance Repealing Designation of Whitney Terrace Subdivision as a Local Historic District **213-25**

Attachments: ORD Repeal Designation of Whitney Terrace Subdivision as the Whitney Terrace Local Historic District.doc
JHPC 2-26-25 Minutes.pdf
LHD-1-2025 Staff Report Packet.pdf
Approver Report

Ordinance Authorizing an Amendment to the Annual Budget of the City of Joliet for the 2025 Fiscal Year (2024 Projects Funded in 2025) **214-25**

Attachments: Ordinance for Master Budget Amendment.docx
Approver Report

Ordinance Authorizing the City of Joliet to Borrow Funds from the IEPA Public Water Supply Loan Program for Joliet Water System Improvements Required for Implementation of the Alternative Water Source Program **215-25**

Attachments: debt_authorizing_ordinance_joliet_20250305.docx
Approver Report

RESOLUTIONS:

Resolution Accepting the $1,900,000.00 Legislative Pass-Through from the State of Illinois to Fund the Community Mental Health Program **217-25**

Attachments: Resolution
Legislative Pass-Through Contract
Approver Report

Resolution Approving and Authorizing the Execution of an Agreement for the Lease of a City-Owned Parcel at the Southeast Corner of I-55 and Caton Farm Road for Farming **218-25**

Attachments: Resolution
Land Lease Agreement (SE Corner of I-55_Caton Farm Road) 2025-2028_clean_01.15.2025
Exhibit A
Land Use & Economic Development Minutes_01.22.2025.pdf
Approver Report

Resolution Granting Easements to the Illinois Department of Transportation for the I-80 (Ridge Road - US Route 30) Improvement Project (PINs 30-07-15-307-003, 30-07-15-307-004, 30-07-15-307-005) **219-25**

Attachments: Resolution
1. 500-504 Chicago Street Affidavit of Title.pdf
2. 500-504 Chicago Street Alta.pdf
3. 500-504 Chicago Street Temporary Easement.pdf
4. 500-504 Chicago Street Permanent Easement.pdf
5. 500-504 Chicago Street Easement Plat.pdf
Approver Report

Resolution Granting Easements to the Illinois Department of Transportation for the I-80 Des Plaines River Bridge Replacement Project (PIN 30-07-16-422-001 and PIN 30-07-16-430-008) **220-25**

Attachments: Resolution
Resolution-1P1023.pdf
1P10122PE.pdf
1P10122TE.pdf
1P10123PE.pdf
Approver Report

Resolution Authorizing Acquisition of Real Estate from Larkin Professional Centre LLC (Partial PIN 30-07-06-422-013-0000) for the Lois Place Lift Station Rehabilitation Project in the Amount of $22,500.00 **221-25**

Attachments: Resolution
240228_LOIS PLACE SUBPLAT.pdf
Approver Report

Resolution Appropriating Motor Fuel Tax Funds for the 2025 Pavement Marking Program - MFT Section No. 25-00571-00-ST **222-25**

Attachments: Resolution
Approver Report

Resolution Accepting Illinois Environmental Protection Agency Low Interest Loan L176076 for the 2025 Water Main Replacement Program **223-25**

Attachments: Resolution
Joliet-6076-Loan Agreement-3-5-2025.pdf
Approver Report

Resolution Accepting Illinois Environmental Protection Agency Low Interest Loan L176079 for the 2025 Lead Water Service Line Replacement Program **224-25**

Attachments: Resolution
Joliet-L176079-Loan Agreement-3-5-2025.pdf
Approver Report

Resolution Declaring Certain City of Joliet Property as Surplus **225-25**

Attachments: Resolution
SURPLUS LIST 02-2025.pdf
Approver Report

CITY MANAGER:

PUBLIC COMMENTS:

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

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.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:3/18/2025

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City of Joliet

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

DATE: March 18, 2025

TO: City Council Members

FROM: Mayor Terry D'Arcy TD

SUBJECT: Appointment to the Zoning Board of Appeals

I am proposing to make the following appointment to the **ZONING BOARD OF APPEALS** at the regularly scheduled March 18, 2025, City Council Meeting.

Jesse C Stiff
Term Expires: 3/18/2027

cc: City Clerk

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 03/12/2025

Department:

Final Action:

Title:

Agenda Date: 03/18/2025

Attachments: Appointment to the Zoning Board of Appeals.pdf

Entered by: jcontos@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:3/18/2025

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Monday, March 3, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO- TEM COUNCILMAN JOE CLEMENT (1/1/2025 - 3/31/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN CESAR GUERRERO
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

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

ROLL CALL:

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

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

PRESENTATION:

National Pollutant Discharge Elimination System (NPDES) Presentation - Presented by Dan Bounds, PE, D.WRE, Baxter & Woodman Consulting Engineers

Attachments: Approver Report

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

Mr. Bounds gave a overview of the City's National Pollutant Discharge Elimination System.

A brief discussion was held regarding roadway salt polluting waters and the affects on testing with the removal of a dam in Shorewood.

Non-Revenue Water Reduction Program Update – Presented by Allison Swisher, Director of Public Utilities

Attachments: Approver Report

Director of Public Utilities Allison Swisher discussed the background of the City's non-revenue water reduction program.

Will Jernigan with Cavanagh briefly defined non-revenue water components. He reviewed history of the City's leak detention project and replacement of water meters and water mains to reduce non-revenue water loss.

A brief discussion was held regarding the audit breakdown of non-revenue components, process of identifying new leaks within areas/zones of the City, and Cavanagh's background and success in water loss management.

Councilwoman Ibarra left the meeting at 5:37 p.m. and reentered the meeting at 5:37 p.m.

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

None.

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Public Assets

Public Safety

Public Service

CONSENT AGENDA:

Approval of Minutes:

Council Meeting - February 18, 2025

Attachments: Council Meeting Minutes - February 18, 2025.pdf
Approver Report

Invoices to be Paid

Attachments: Invoices 03.04.25
Approver Report

Award of Professional Services Agreement for the 2025 Sanitary Sewer Investigations Program, to RJN Group Inc. in the Amount of $539,650.00 **157-25**

Attachments: Joliet 2025 Sewer Investigations Program Proposal.pdf
Approver Report

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

Award of Professional Services Agreement for the 2025 Water Loss Control Technical Assistance Program to Cavanaugh & Associates PA in the Amount of $511,140.00 **158-25**

Attachments: PSA - 2025 Water Loss Program - COJ Contract & Cavanaugh Proposal.pdf
Approver Report

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

Award of Professional Services Agreement for Water Treatment Residual Rule Compliance Assistance to Duffield Consulting Engineers LTD in the Amount of $63,874.00 **159-25**

Attachments: Agreement for Professional Services - Duffield.pdf
Approver Report

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

Award of Professional Services Agreement for the Route 66 Park at Broadway Street Greenway Improvements, Survey and Design Phase, to Geotech Engineering Inc. in the Amount of $32,500. **160-25**

Attachments: Geotech - RFQ - Phase II Route 66 Park at The Broadway St Greenway.pdf
Approver Report

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

Purchase and Installation of 17 Windows for Fire Station 1 from Dutchman Contracting Corporation in the Amount of $32,000.00 **161-25**

Attachments: Approver Report

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

Purchase and Installation of Flooring for Fire Station 9 from Integrity Concrete Coatings in the amount of $30,212.00 **162-25**

Attachments: Approver Report

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

Advanced Traffic Management System - Phase B - Network Switch Materials Purchase Order No. 1 - MFT Section Number 21-00546-04-TL - To Heartland Business Systems in the Amount of $79,430.81 **163-25**

Attachments: Approver Report

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

Change Order No. 1 for the Broadway, Center, and Western Water Main Improvements Project to PT Ferro Construction Co. for Adjustment of Project Completion Dates **164-25**

Attachments: Approver Report

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

Change Order No. 2 for the Parkview North Water Main Improvements Project to PT Ferro Construction Co. for a Decreased Amount of ($370,112.94) **165-25**

Attachments: Approver Report

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

AGENDA ITEM:

Award of Contract for the Wesmere Valve Bolts Replacement Project to Stip Bros Excavating Inc. in the Amount of $1,139,875.00 **167-25**

Attachments: Approver Report

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

A brief discussion was held regarding a grievance filed concerning work being done on this project and amending language to this contract.

Award of Contract for the Fairmont Water and Sewer Extension Project to Steve Spiess Construction Inc. in the Amount of $2,055,015.08 and Amendment No. 1 to the Professional Services Agreement for the Engineering Design Services for Fairmont Water and Sewer Extension Project to V3 Companies in the Amount of $150,000.00 **168-25**

Attachments: Approver Report

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

Purchase and Upfit of Twenty-Two (22) Ford 2025 Ford Explorer Pursuit Interceptor Vehicles, Twenty-One (21) for the Police Department and One (1) vehicle for the Fire Department, in an Amount Not to Exceed $1,428,002.70. **169-25**

Attachments: Approver Report

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

PUBLIC HEARINGS:

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Amending Chapter 4, Article II, Section 4-15, Ordinance of the City of Joliet Code of Ordinances **171-25**

Attachments: Liquor License Class N Ordinance.docx
Approver Report

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

A brief discussion was held regarding the creation of the new liquor license classification and the City not permitting establishments to allow patrons to bring in their own alcoholic beverages.

Ordinance Amending Chapter 4, Article II, Section 4-26, Ordinance Of The City Of Joliet Code Of Ordinances **172-25**

Attachments: Ordinance BG Amendment
Approver Report

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

Mayor D'Arcy briefly discussed that this proposed amendment would allow the City Council to consider issuing BG liquor licenses on a case-by-case basis.

Ordinance Approving a Special Use Permit to Allow a Staffing Agency, Located at 1504 Essington Road, Unit 3 (ZBA 2024-37) **173-25**

Attachments: Ordinance - Special Use Permit ZBA 2024-37
ZBA Staff Report Packet 2024-37
Zoning Board of Appeals Minutes 08-15-24
Approver Report

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

RESOLUTIONS:

Resolution to Accept and Implement the 2024 Justice Assistance Grant **175-25**

Attachments: Resolution
Complete JAG IGA 2024
Approver Report

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

Resolution Approving a Memorandum of Agreement between Heritage Corridor Convention and Visitors Bureau and the City of Joliet for Sidewalk Circulation and Visitor Experience Enhancements at Route 66 Park at Broadway Street Greenway **176-25**

Attachments: Resolution
MOA RT66 FY25 coj broadway.docx
Round 4 Improvements Presentation.pdf
Approver Report

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

Resolution to Reprogram Community Development Block Grant Funds, and Submit HUD Substantial Amendment to Program Year 2024 Annual Action Plan **177-25**

Attachments: Resolution
Exhibit A Substantial Amendment.pdf
Public Notice. Hearing. Substantial Amendment 2024.docx
Final CDBG Program Year 2024 AAP.pdf
Approver Report

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

A brief discussion was held regarding the reprogramming of unspent and uncommitted funds to the Route 66 ADA Accessibility Project at the Broadway St Greenway and equipment for the fire department.

Resolution Appropriating Rebuild Illinois Bond Funds for the Advanced Traffic Management System - Phase B Network Switch Materials Purchase Order No. 1 - MFT Section No. 21-00546-04-TL in the Amount of $79,430.81 **178-25**

Attachments: Resolution
Approver Report

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

Resolution Approving an Intergovernmental Agreement with the County of Will for the Maintenance of Traffic Signals at the Intersection of Renwick Road and Olde Renwick Trail **179-25**

Attachments: Resolution
Renwick Old Renwick IGA.docx
Approver Report

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

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class “N” Liquor License at 3039 Theodore Street - Ceramic Creations **181-25**

Attachments: CERAMIC CREATIONS - LIQUOR HEARING FINDINGS - JANUARY 8, 2025.pdf
Approver Report

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

The Deputy Liquor Commissioner gave a brief overview of this Council Memo.

Issuance of Class “A” Liquor License at 1401 Gateway Boulevard - Hollywood Joliet Casino **182-25**

Attachments: HC JOLIET, LLC - 1401 GATEWAY BOULEVARD - LIQUOR HEARING FINDINGS.pdf
Approver Report

The Deputy Liquor Commissioner gave a brief overview of this Council Memo.

Issuance of Class "B" Liquor License at 950 Collins Street - Delgado Sports Bar **183-25**

Attachments: DELGADO SPORTS 950 COLLINS STREET - LIQUOR HEARING FINDINGS.pdf
Approver Report

The Deputy Liquor Commissioner gave a brief overview of this Council Memo.

A brief discussion was held regarding overnight parking of trailers on public streets.

CITY MANAGER:

PUBLIC COMMENTS:

None.

CLOSED SESSION to discuss the following subjects:

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Joe Clement, to enter into closed session to discuss personnel, collective bargaining, land acquisition or conveyance, pending or threatened litigation after which the meeting will be adjourned.

The motion carried by the following vote:

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

ADJOURNMENT:

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Tuesday, March 4, 2025

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY
MAYOR PRO-TEM COUNCILMAN JOE CLEMENT (1/1/2025 - 3/31/2025)
COUNCILMAN CESAR CARDENAS
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City Manager - Beth Beatty
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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

PLEDGE TO THE FLAG:

ROLL CALL:

Councilman Mudron entered the meeting at approximately 6:50 p.m.

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

Absent: Councilman Pat Mudron

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

PRESENTATION:

2025 Water Main Replacement Program – Presented by Allison Swisher, Director of Public Utilities

Attachments: Approver Report

Director of Public Utilities Allison Swisher gave a lengthy presentation on the 2025 Water Main Replacement Program, background, goals, lead service line replacement, schedule, and construction communication plan.

MAYOR:

Proclamation Recognizing Colorectal Cancer Month

Attachments: Proclamation Recognizing Colorectal Cancer Month.pdf
Approver Report

Councilwoman Jan Quillman read a Proclamation issued by Mayor D'Arcy recognizing March as Colorectal Cancer Month.

Wenora Johnson thanked the Mayor and Council for their recognition. She gave a brief overview of her cancer experience and statistics for colorectal cancer.

Councilman Mudron entered the meeting at approximately 6:50 p.m.

Proclamation for Illinois Athletic Trainers Association

Attachments: Proclamation for Illinois Athletic Trainers Association.pdf
Approver Report

Councilman Hug read a Proclamation issued by Mayor D'Arcy recognizing March as Illinois Athletic Trainers Association Month.

Dr. Brandon Gonzales thanked the Mayor and Council for their recognition and spoke regarding the benefits of athletic trainers' services.

APPROVAL OF AGENDA:

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

CITIZENS TO BE HEARD ON AGENDA ITEMS:

None.

APPOINTMENTS:

Appointment to Joliet Public Library Board

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

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Jan Hallums Quillman, to appoint Katie Gulas to Joliet Public Library Board replacing Carla Montagano-Liburdi.

The motion carried by the following vote:

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

COUNCIL COMMITTEE REPORTS:

Public Assets

Councilwoman Ibarra gave an overview and explanation of the items discussed at the February 25, 2025 Public Assets Committee meeting.

Link:
https://joliet.granicus.com/player/clip/5668?view_id=6&redirect=true

Public Safety

Councilman Clement gave an overview and explanation of the items discussed at the March

4, 2025 Public Safety Committee meeting.

Link:
https://joliet.granicus.com/player/clip/5675?view_id=6&redirect=true

Public Service

Councilman Hug gave an overview and explanation of the items discussed at the March 3, 2025 Public Service Committee meeting.

Link:
https://joliet.granicus.com/player/clip/5672?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes:

Council Meeting - February 18, 2025

Attachments: Council Meeting Minutes - February 18, 2025.pdf
Approver Report

Invoices to be Paid

Attachments: Invoices 03.04.25
Approver Report

Award of Professional Services Agreement for the 2025 Sanitary Sewer Investigations Program, to RJN Group Inc. in the Amount of $539,650.00 **157-25**

Attachments: Joliet 2025 Sewer Investigations Program Proposal.pdf
Approver Report

Award of Professional Services Agreement for the 2025 Water Loss Control Technical Assistance Program to Cavanaugh & Associates PA in the Amount of $511,140.00 **158-25**

Attachments: PSA - 2025 Water Loss Program - COJ Contract & Cavanaugh Proposal.pdf
Approver Report

Award of Professional Services Agreement for Water Treatment Residual Rule Compliance Assistance to Duffield Consulting Engineers LTD in the Amount of $63,874.00 **159-25**

Attachments: Agreement for Professional Services - Duffield.pdf
Approver Report

Award of Professional Services Agreement for the Route 66 **160-25**

Park at Broadway Street Greenway Improvements, Survey and Design Phase, to Geotech Engineering Inc. in the Amount of $32,500.

Attachments: Geotech - RFQ - Phase II Route 66 Park at The Broadway St Greenway.pdf
Approver Report

Purchase and Installation of 17 Windows for Fire Station 1 from Dutchman Contracting Corporation in the Amount of $32,000.00 **161-25**

Attachments: Approver Report

Purchase and Installation of Flooring for Fire Station 9 from Integrity Concrete Coatings in the amount of $30,212.00 **162-25**

Attachments: Approver Report

Advanced Traffic Management System - Phase B - Network Switch Materials Purchase Order No. 1 - MFT Section Number 21-00546-04-TL - To Heartland Business Systems in the Amount of $79,430.81 **163-25**

Attachments: Approver Report

Change Order No. 1 for the Broadway, Center, and Western Water Main Improvements Project to PT Ferro Construction Co. for Adjustment of Project Completion Dates **164-25**

Attachments: Approver Report

Change Order No. 2 for the Parkview North Water Main Improvements Project to PT Ferro Construction Co. for a Decreased Amount of ($370,112.94) **165-25**

Attachments: Approver Report

Consent Agenda Items Approved

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

AGENDA ITEM:

Award of Contract for the Wesmere Valve Bolts Replacement Project to Stip Bros Excavating Inc. in the Amount of $1,139,875.00 **167-25**

Attachments: Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Suzanna Ibarra, to approve COUNCIL MEMO #167-25: Award of Contract for the Wesmere Valve Bolts Replacement Project to Stip Bros Excavating Inc. in the Amount of $1,139,875.00 as amended with the following: The City may, by written order to the Contractor, terminate the contract or any portion thereof, if an Arbitrator or Judge issues a written order that directs the City to cease the work of the Contractor on the project referenced herein.

The motion carried by the following vote:

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

Abstain: Councilwoman Jan Hallums Quillman

Award of Contract for the Fairmont Water and Sewer Extension Project to Steve Spiess Construction Inc. in the Amount of $2,055,015.08 and Amendment No. 1 to the Professional Services Agreement for the Engineering Design Services for Fairmont Water and Sewer Extension Project to V3 Companies in the Amount of $150,000.00 **168-25**

Attachments: Approver Report

At the request of Councilman Guerrero, Ms. Swisher gave a brief explanation of the acquisition of the water and sewer system in the Fairmont area. In addition, Councilman Hug briefly discussed the previous Fairmont area acquisition.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Guerrero, to approve COUNCIL MEMO #168-25: Award of Contract for the Fairmont Water and Sewer Extension Project to Steve Spiess Construction Inc. in the Amount of $2,055,015.08 and Amendment No. 1 to the Professional Services Agreement for the Engineering Design Services for Fairmont Water and Sewer Extension Project to V3 Companies in the Amount of $150,000.00.

The motion carried by the following vote:

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

Purchase and Upfit of Twenty-Two (22) Ford 2025 Ford Explorer Pursuit Interceptor Vehicles, Twenty-One (21) for the Police Department and One (1) vehicle for the Fire Department, in an Amount Not to Exceed $1,428,002.70. **169-25**

Attachments: Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to approve COUNCIL MEMO #169-25: Purchase and Upfit of Twenty-Two (22) Ford 2025 Ford Explorer Pursuit Interceptor Vehicles, Twenty-One (21) for the Police Department and One (1) vehicle for the Fire Department, in an Amount Not to Exceed $1,428,002.70.

The motion carried by the following vote:

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

PUBLIC HEARINGS:

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Amending Chapter 4, Article II, Section 4-15, Ordinance of the City of Joliet Code of Ordinances **171-25**

Attachments: Liquor License Class N Ordinance.docx
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #171-25: Ordinance Amending Chapter 4, Article II, Section 4-15, Ordinance of the City of Joliet Code of Ordinances. (ORDINANCE NO. 18727)

The motion carried by the following vote:

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

Ordinance Amending Chapter 4, Article II, Section 4-26, Ordinance Of The City Of Joliet Code Of Ordinances **172-25**

Attachments: Ordinance BG Amendment
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #172-25: Ordinance Amending Chapter 4, Article II, Section 4-26, Ordinance Of The City Of Joliet Code Of Ordinances. (ORDINANCE NO. 18728)

The motion carried by the following vote:

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

Nay: Councilman Larry E. Hug

Ordinance Approving a Special Use Permit to Allow a Staffing Agency, Located at 1504 Essington Road, Unit 3 (ZBA 2024-37) **173-25**

Attachments: Ordinance - Special Use Permit ZBA 2024-37
ZBA Staff Report Packet 2024-37
Zoning Board of Appeals Minutes 08-15-24
Approver Report

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilman Larry E. Hug, to deny COUNCIL MEMO #173-25: Ordinance Approving a Special Use Permit to Allow a Staffing Agency, Located at 1504 Essington Road, Unit 3 (ZBA 2024-37).

The motion carried by the following vote:

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

COUNCIL MEMO #173-25: Ordinance Approving a Special Use Permit to Allow a Staffing Agency, Located at 1504 Essington Road, Unit 3 (ZBA 2024-37) was Denied.

RESOLUTIONS:

Resolution to Accept and Implement the 2024 Justice Assistance Grant **175-25**

Attachments: Resolution
Complete JAG IGA 2024
Approver Report

A motion was made by Councilman Cesar Guerrero, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #175-25: Resolution to Accept and Implement the 2024 Justice Assistance Grant. (RESOLUTION NO. 8106)

The motion carried by the following vote:

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

Resolution Approving a Memorandum of Agreement between Heritage Corridor Convention and Visitors Bureau and the City of Joliet for Sidewalk Circulation and Visitor Experience Enhancements at Route 66 Park at Broadway Street Greenway **176-25**

Attachments: Resolution
MOA RT66 FY25 coj broadway.docx
Round 4 Improvements Presentation.pdf
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #176-25: Resolution Approving a Memorandum of Agreement between Heritage Corridor Convention and Visitors Bureau and the City of Joliet for Sidewalk Circulation and Visitor Experience Enhancements at Route 66 Park at Broadway Street Greenway. (RESOLUTION NO. 8107)

The motion carried by the following vote:

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

Resolution to Reprogram Community Development Block Grant Funds, and Submit HUD Substantial Amendment to Program Year 2024 Annual Action Plan **177-25**

Attachments: Resolution
Exhibit A Substantial Amendment.pdf
Public Notice. Hearing. Substantial Amendment 2024.docx
Final CDBG Program Year 2024 AAP.pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #177-25: Resolution to Reprogram Community Development Block Grant Funds, and Submit HUD Substantial Amendment to Program Year 2024 Annual Action Plan. (RESOLUTION NO. 8108)

The motion carried by the following vote:

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

Resolution Appropriating Rebuild Illinois Bond Funds for the Advanced Traffic Management System - Phase B Network Switch Materials Purchase Order No. 1 - MFT Section No. 21-00546-04-TL in the Amount of $79,430.81 **178-25**

Attachments: Resolution
Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #178-25: Resolution Appropriating Rebuild Illinois Bond Funds for the Advanced Traffic Management System - Phase B Network Switch Materials Purchase Order No. 1 - MFT Section No. 21-00546-04-TL in the Amount of $79,430.81. (RESOLUTION NO. 8109)

The motion carried by the following vote:

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

Resolution Approving an Intergovernmental Agreement with the County of Will for the Maintenance of Traffic Signals at the Intersection of Renwick Road and Olde Renwick Trail **179-25**

Attachments: Resolution
Renwick Old Renwick IGA.docx
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to adopt COUNCIL MEMO #179-25: Resolution Approving an Intergovernmental Agreement with the County of Will for the Maintenance of Traffic Signals at the Intersection of Renwick Road and Olde Renwick Trail. (RESOLUTION NO. 8110)

The motion carried by the following vote:

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

LICENSES AND PERMIT APPLICATIONS:

Issuance of Class "N" Liquor License at 3039 Theodore Street - Ceramic Creations **181-25**

Attachments: CERAMIC CREATIONS - LIQUOR HEARING FINDINGS - JANUARY 8, 2025.pdf
Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Suzanna Ibarra, to approve COUNCIL MEMO #181-25: Issuance of Class "N" Liquor License at 3039 Theodore Street - Ceramic Creations.

The motion carried by the following vote:

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

Issuance of Class "A" Liquor License at 1401 Gateway Boulevard - Hollywood Joliet Casino **182-25**

Attachments: HC JOLIET, LLC - 1401 GATEWAY BOULEVARD - LIQUOR HEARING FINDINGS.pdf
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilwoman Suzanna Ibarra, to approve COUNCIL MEMO #182-25: Issuance of Class "A" Liquor License at 1401 Gateway Boulevard - Hollywood Joliet Casino.

The motion carried by the following vote:

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

Issuance of Class "B" Liquor License at 950 Collins Street - Delgado Sports Bar **183-25**

Attachments: DELGADO SPORTS 950 COLLINS STREET - LIQUOR HEARING FINDINGS.pdf
Approver Report

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Jan Hallums Quillman, to approve COUNCIL MEMO #183-25: Issuance of Class “B” Liquor License at 950 Collins Street - Delgado Sports Bar.

The motion carried by the following vote:

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

CITY MANAGER:

The City Manager highlighted the Chamber's Annual Awards Dinner, Chamber of Commerce luncheon, Employee Appreciation Day, and International Women's Day.

PUBLIC COMMENTS:

Trista Brown spoke regarding Black History Month and individuals that were found in the DesPlaines River.

A resident spoke regarding Black History Month and presented Councilwoman Quillman with a thank you gift.

MAYOR AND COUNCIL COMMENTS:

Councilman Cardenas highlighted an RFP for Union Station.

Councilman Clement and Ms. Swisher discussed manholes needing repaired near six-corners. He spoke regarding repaired potholes, replacing deteriorated barricades along the river wall, and businesses on the south end of Chicago Street needing assistance.

Councilman Guerrero spoke regarding the Everbridge Communication System.

Councilman Hug encouraged residents in his district to contact him with potholes issues. He spoke regarding an emergency water hook up agreement Joliet has with Elwood.

Councilwoman Ibarra spoke regarding community and thanked staff for getting her resident's issues resolved.

Councilman Mudron highlighted Joliet West and Joliet Central IHSA State Championship wrestlers and Joliet Catholic placing 3rd in the State team event.

Councilwoman Quillman highlighted the Chamber's Annual Awards Dinner, Chamber's luncheon, Black History Month Award Dinner, St. Baldricks, and Chefs' Tasting for United Cerebral Palsy.

Councilwoman Reardon highlighted the Chamber luncheon, Community Emergency Response Team. She wished Beth Beatty Happy Birthday,

Mayor D'Arcy highlighted the Chamber's Award Dinner, the Fire Department installing life rings along the DesPlaines River, and Pray Joliet

ADJOURNMENT:

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

The motion carried by the following vote:

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

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:3/18/2025

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City of Joliet

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
17355 A.N.T. PEST CONTROL INC										
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CHECK DATE:										
14723		03/18/2025			140.00		03/18/2025	INV	APP	MISC
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15120		03/18/2025			150.00		03/18/2025	INV	APP	MISC
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16877 ACCURATE BOARD UP & GLASS INC										
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15547 ACTION TRUCK PARTS INC										
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18115 ACCURATE TRANSLATION BUREAU										
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18825 ADR SYSTEMS										
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18784 AIR COMPRESSOR SERVICES LLC										

VENDOR INVOICE LIST

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14157 AIRYS INC										
50773 & FINAL	25000384	03/18/2025			558,901.82		03/18/2025	INV	APP	West P
CHECK DATE:										
11858 AL WARREN OIL COMPANY INC										
W1724593	25000102	03/18/2025			21,129.39		03/18/2025	INV	APP	Diesel
CHECK DATE:										
W1727210	25000101	03/18/2025			18,284.96		03/18/2025	INV	APP	FUEL,
CHECK DATE:										
W1728075	25000101	03/18/2025			17,997.00		03/18/2025	INV	APP	FUEL,
CHECK DATE:										
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15495 ALL AMERICAN CLEANING & JANITORIAL INC										
325G		03/18/2025			2,950.00		03/18/2025	INV	APP	MISC
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325W		03/18/2025			600.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
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16235 ALLEGRA COAL CITY										

VENDOR INVOICE LIST

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16183 ALLIED UNIVERSAL SECURITY SERVICES										
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CHECK DATE:										
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CHECK DATE:										
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23423 CJ		03/18/2025			814.40		03/18/2025	INV	APP	MISC
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17240 AMALOVE										
CCP GRANT		03/18/2025			1,484.55		03/18/2025	INV	APP	MISC
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15576 AMAZON CAPITAL SERVICES										
11DF-1Y6W-YXQP		03/18/2025			93.94		03/18/2025	INV	APP	MISC
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11DQ-NWML-L17F		03/18/2025			116.88		03/18/2025	INV	APP	MISC
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11L1-KL14-CWW3		03/18/2025			48.47		03/18/2025	INV	APP	MISC
CHECK DATE:										
11PG-YDXY-C1MJ		03/18/2025			17.77		03/18/2025	INV	APP	MISC
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11TD-1JRF-M36C		03/18/2025			213.74		03/18/2025	INV	APP	MISC
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11WH-1XML-3H7D		03/18/2025			999.60		03/18/2025	INV	APP	MISC
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1316-X7NQ-FHPF		03/18/2025			49.56		03/18/2025	INV	APP	MISC
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136R-NXPQ-G9HW		03/18/2025			54.99		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

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1476-7F6V-JGWN		03/18/2025			66.45		03/18/2025	INV	APP	MISC
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14CL-CF3V-X1NY		03/18/2025			28.95		03/18/2025	INV	APP	MISC
CHECK DATE:										
14JF-JX7G-RDM4		03/18/2025			20.53		03/18/2025	INV	APP	MISC
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14P6-71LF-4169		03/18/2025			149.27		03/18/2025	INV	APP	MISC
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14TP-KTMP-WR1G		03/18/2025			49.68		03/18/2025	INV	APP	MISC
CHECK DATE:										
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16XY-FQR7-7Y1P		03/18/2025			126.68		03/18/2025	INV	APP	MISC
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17FC-C3KP-WMCT		03/18/2025			4,013.09		03/18/2025	INV	APP	MISC
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17FY-P6LK-XLMJ		03/18/2025			80.22		03/18/2025	INV	APP	MISC
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17KT-64CC-JJR1		03/18/2025			254.11		03/18/2025	INV	APP	MISC
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17QH-JMH7-33DR		03/18/2025			63.21		03/18/2025	INV	APP	MISC
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17QR-313L-4J7Y		03/18/2025			105.82		03/18/2025	INV	APP	MISC
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17WD-HGJX-NHY3		03/18/2025			380.48		03/18/2025	INV	APP	MISC
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197Q-JWD4-X663		03/18/2025			317.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
19GV-DX7H-LFGR		03/18/2025			258.81		03/18/2025	INV	APP	MISC
CHECK DATE:										
19LL-CP4X-YTVH		03/18/2025			286.56		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1C76-YTMQ-14XP		03/18/2025			-26.99		03/18/2025	CRM	APP	CREDIT
CHECK DATE:										
1C7L-1JRG-4HX3		03/18/2025			111.92		03/18/2025	INV	APP	MISC
CHECK DATE:										
1CCC-K93V-1JLC		03/18/2025			39.78		03/18/2025	INV	APP	MISC
CHECK DATE:										
1CQQ-XR7H-3W61		03/18/2025			27.02		03/18/2025	INV	APP	MISC
CHECK DATE:										
1CRD-HMN7-FGDH		03/18/2025			87.24		03/18/2025	INV	APP	MISC
CHECK DATE:										
1D3H-GH9F-99VY		03/18/2025			350.80		03/18/2025	INV	APP	MISC
CHECK DATE:										
1DCQ-W7KJ-4R9Q		03/18/2025			676.70		03/18/2025	INV	APP	MISC
CHECK DATE:										
1DLF-1R7N-3F9Q		03/18/2025			18.04		03/18/2025	INV	APP	MISC
CHECK DATE:										
1F6G-4M43-NHQX		03/18/2025			55.60		03/18/2025	INV	APP	MISC
CHECK DATE:										
1F7C-YVFH-L67N		03/18/2025			391.94		03/18/2025	INV	APP	MISC
CHECK DATE:										
1FN7-D3FC-CJGY		03/18/2025			245.45		03/18/2025	INV	APP	MISC
CHECK DATE:										
1FP4-QJ1T-T7HW		03/18/2025			164.25		03/18/2025	INV	APP	MISC
CHECK DATE:										
1FVN-NVKK-RL3K		03/18/2025			668.06		03/18/2025	INV	APP	MISC
CHECK DATE:										
1G4G-CHJF-19XV		03/18/2025			241.37		03/18/2025	INV	APP	MISC
CHECK DATE:										
1GL6-7L1M-67WQ		03/18/2025			16.98		03/18/2025	INV	APP	MISC
CHECK DATE:										
1GTT-NTHM-3TLQ		03/18/2025			137.91		03/18/2025	INV	APP	MISC
CHECK DATE:										
1H1F-1HNP-TVCX		03/18/2025			115.95		03/18/2025	INV	APP	MISC
CHECK DATE:										
1H1R-FD9N-FVYG		03/18/2025			90.61		03/18/2025	INV	APP	MISC
CHECK DATE:										
1HCT-6PLH-61P9		03/18/2025			62.20		03/18/2025	INV	APP	MISC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
1HHD-VLHH-LFHP		03/18/2025			30.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
1HL9-7LYN-TJ6J		03/18/2025			73.77		03/18/2025	INV	APP	MISC
CHECK DATE:										
1J1X-C4DG-CQ6N		03/18/2025			58.55		03/18/2025	INV	APP	MISC
CHECK DATE:										
1J6Q-C1KW-7FRY		03/18/2025			40.94		03/18/2025	INV	APP	MISC
CHECK DATE:										
1K3F-HHWL-DD1N		03/18/2025			183.81		03/18/2025	INV	APP	MISC
CHECK DATE:										
1K3G-9YDK-HW4Q		03/18/2025			23.75		03/18/2025	INV	APP	MISC
CHECK DATE:										
1KPT-JQNH-JMGR		03/18/2025			1,236.54		03/18/2025	INV	APP	MISC
CHECK DATE:										
1KQM-J7X3-7JVY		03/18/2025			286.94		03/18/2025	INV	APP	MISC
CHECK DATE:										
1L99-GR17-16QM		03/18/2025			26.89		03/18/2025	INV	APP	MISC
CHECK DATE:										
1MDF-FFLW-7DCG		03/18/2025			2,621.81		03/18/2025	INV	APP	MISC
CHECK DATE:										
1MP1-4NGC-7DQ7		03/18/2025			145.15		03/18/2025	INV	APP	MISC
CHECK DATE:										
1MPQ-3XXJ-NGYG		03/18/2025			97.18		03/18/2025	INV	APP	MISC
CHECK DATE:										
1MTG-7DNT-3MJ6		03/18/2025			62.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
1MWP-K4N7-9TGH		03/18/2025			132.45		03/18/2025	INV	APP	MISC
CHECK DATE:										
1N73-6YGT-7NDQ		03/18/2025			559.90		03/18/2025	INV	APP	MISC
CHECK DATE:										
1N9G-QDVQ-TX3T		03/18/2025			40.84		03/18/2025	INV	APP	MISC
CHECK DATE:										
1NCN-4F66-X3HN		03/18/2025			611.64		03/18/2025	INV	APP	MISC
CHECK DATE:										
1NHX-PR3Y-6DKW		03/18/2025			735.84		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1NLR-GKTM-RQHY		03/18/2025			314.58		03/18/2025	INV	APP	MISC
CHECK DATE:										
1NQF-FD4Y-MX9Y		03/18/2025			24.05		03/18/2025	INV	APP	MISC
CHECK DATE:										
1NRD-LFCM--MGVQ		03/18/2025			69.16		03/18/2025	INV	APP	MISC
CHECK DATE:										
1NTF-P1TG-RFY9		03/18/2025			1,138.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
1PCW-7LD3-63VJ		03/18/2025			53.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
1PPD-G674-VR7M		03/18/2025			642.38		03/18/2025	INV	APP	MISC
CHECK DATE:										
1PTH-7NFY-LR9H		03/18/2025			190.77		03/18/2025	INV	APP	MISC
CHECK DATE:										
1Q76-6DKC-G1NY		03/18/2025			39.52		03/18/2025	INV	APP	MISC
CHECK DATE:										
1Q9Q-T9HL-PGL4		03/18/2025			481.38		03/18/2025	INV	APP	MISC
CHECK DATE:										
1Q9R-FRWH-GTY1		03/18/2025			138.44		03/18/2025	INV	APP	MISC
CHECK DATE:										
1QRQ-QXQ4-96YN		03/18/2025			313.39		03/18/2025	INV	APP	MISC
CHECK DATE:										
1QT3-XGPL-JGK6		03/18/2025			101.82		03/18/2025	INV	APP	MISC
CHECK DATE:										
1R3Y-6X91-K4WQ		03/18/2025			126.05		03/18/2025	INV	APP	MISC
CHECK DATE:										
1TMY-3X71-9H6N		03/18/2025			37.94		03/18/2025	INV	APP	MISC
CHECK DATE:										
1TQQ-PRXH-CMTX		03/18/2025			86.86		03/18/2025	INV	APP	MISC
CHECK DATE:										
1TVL-JVGJ-PHNX		03/18/2025			81.69		03/18/2025	INV	APP	MISC
CHECK DATE:										
1TX3-VVLW-HQ9T		03/18/2025			105.55		03/18/2025	INV	APP	MISC
CHECK DATE:										
1VFM-V3LY-4HHP		03/18/2025			58.78		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1VND-NQJX-6CTN		03/18/2025			64.86		03/18/2025	INV	APP	MISC
CHECK DATE:										
1VPJ-HQ3P-LN9W		03/18/2025			219.96		03/18/2025	INV	APP	MISC
CHECK DATE:										
1VQF-4FY1-WW1C		03/18/2025			173.37		03/18/2025	INV	APP	MISC
CHECK DATE:										
1WHQ-1V1D-KX94		03/18/2025			109.56		03/18/2025	INV	APP	MISC
CHECK DATE:										
1WJR-VYHL-4JKR		03/18/2025			32.36		03/18/2025	INV	APP	MISC
CHECK DATE:										
1WNK-73TK-6LMV		03/18/2025			232.16		03/18/2025	INV	APP	MISC
CHECK DATE:										
1X6C-D699-P67H		03/18/2025			1,191.76		03/18/2025	INV	APP	MISC
CHECK DATE:										
1XFK-3LDP-V3PX		03/18/2025			352.22		03/18/2025	INV	APP	MISC
CHECK DATE:										
1Y36-JKRK-RXCH		03/18/2025			35.42		03/18/2025	INV	APP	MISC
CHECK DATE:										
1YJL-D4LC-1WYQ		03/18/2025			93.41		03/18/2025	INV	APP	MISC
CHECK DATE:										
1YQC-33GR-4VQC		03/18/2025			153.12		03/18/2025	INV	APP	MISC
CHECK DATE:										
1YV9-66RX-7T6X		03/18/2025			611.96		03/18/2025	INV	APP	MISC
CHECK DATE:										
					25,715.13					
17855 AMERICAN HOIST & MANLIFT INC										
32494	25000250	03/18/2025			1,833.00		03/18/2025	INV	APP	2024 E
CHECK DATE:										
15915 AMS MECHANICAL SYSTEMS INC										
18565-4		03/18/2025			783.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
79166-01		03/18/2025			2,885.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
806179-01		03/18/2025			410.00		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					4,078.50					
13615 ANCHOR MECHANICAL INC										
JW24-0862		03/18/2025			9,500.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
NW25-0482		03/18/2025			30.23		03/18/2025	INV	APP	MISC
CHECK DATE:										
NW25-0502		03/18/2025			124.02		03/18/2025	INV	APP	MISC
CHECK DATE:										
NW25-0509	25000229	03/18/2025			16,060.00		03/18/2025	INV	APP	STEAM
CHECK DATE:										
					25,714.25					
18068 ARBOR TEK LANDSCAPE SERVICES INC										
21704	25000127	03/18/2025			15,634.04		03/18/2025	INV	APP	2024-2
CHECK DATE:										
18826 ARIF ALI MD										
22 LA 845		03/18/2025			2,750.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
16993 ARTHUR J GALLAGHER RISK MANAGEMENT SERVICES INC										
5483831		03/18/2025			7,813.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
13044 ASE ILLINI-SCAPES INC										
791	25000106	03/18/2025			4,950.00		03/18/2025	INV	APP	2025-2
CHECK DATE:										
11716 A T & T										
815 Z99-0132 883 7		03/18/2025			133.45		03/18/2025	INV	APP	MISC
CHECK DATE:										
15933 AT&T CORP/ACC BUSINESS										
250417716		03/18/2025			517.93		03/18/2025	INV	APP	MISC
CHECK DATE:										
250418848		03/18/2025			1,178.29		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
250429081		03/18/2025			806.38		03/18/2025	INV	APP	MISC
CHECK DATE:										
250459185		03/18/2025			717.88		03/18/2025	INV	APP	MISC
CHECK DATE:										
250467775		03/18/2025			1,315.49		03/18/2025	INV	APP	MISC
CHECK DATE:										
250469227		03/18/2025			517.93		03/18/2025	INV	APP	MISC
CHECK DATE:										
					5,053.90					
18599 AUSTIN HARDWARE & SUPPLY INC										
2324359		03/18/2025			165.66		03/18/2025	INV	APP	MISC
CHECK DATE:										
11591 AUSTIN TYLER CONSTRUCTION INC										
2404-05	25000372	03/18/2025			180,463.34		03/18/2025	INV	APP	Cathed
CHECK DATE:										
2405-05	25000371	03/18/2025			272,870.25		03/18/2025	INV	APP	Cathed
CHECK DATE:										
2435-04 - APP 5	25000361	03/18/2025			9,291.50		03/18/2025	INV	APP	2024 O
CHECK DATE:										
2435-14	25000361	03/18/2025			19,826.02		03/18/2025	INV	APP	2024 O
CHECK DATE:										
2435-16	25000361	03/18/2025			4,176.81		03/18/2025	INV	APP	2024 O
CHECK DATE:										
2435-17	25000361	03/18/2025			11,202.72		03/18/2025	INV	APP	2024 O
CHECK DATE:										
2450-01F	25000373	03/18/2025			335,104.40		03/18/2025	INV	APP	2024 U
CHECK DATE:										
					832,935.04					
18382 AVDG LLC										
67092	25000191	03/18/2025			27,562.88		03/18/2025	INV	APP	COJ PO
CHECK DATE:										
13824 AZAVAR AUDIT SOLUTIONS INC										
158483		03/18/2025			909.92		03/18/2025	INV	APP	MISC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
11496 B&H TECHNICAL SERVICES INC										
3-26MA25		03/18/2025			135.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
207 BARRETTS HARDWARE & INDUS										
3259730		03/18/2025			756.13		03/18/2025	INV	APP	MISC
CHECK DATE:										
3259735		03/18/2025			1,003.88		03/18/2025	INV	APP	MISC
CHECK DATE:										
					1,760.01					
7112 BAXTER & WOODMAN INC										
0268649	25000269	03/18/2025			1,721.25		03/18/2025	INV	APP	PSA En
CHECK DATE:										
0268650	25000270	03/18/2025			1,386.00		03/18/2025	INV	APP	2025 M
CHECK DATE:										
0268884	25000269	03/18/2025			2,856.39		03/18/2025	INV	APP	PSA En
CHECK DATE:										
0268892	25000099	03/18/2025			2,216.50		03/18/2025	INV	APP	2025 P
CHECK DATE:										
					8,180.14					
12948 SENFFNER NICHOLAS										
02052500		03/18/2025			100.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18823 BLUE OVAL RENTALS LLC										
8272943		03/18/2025			250.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
10116 BOUND TREE MEDICAL										
85668104		03/18/2025			580.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
85676245		03/18/2025			280.40		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
85678019		03/18/2025			280.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
85678020		03/18/2025			2,835.71		03/18/2025	INV	APP	MISC
CHECK DATE:										
85681476		03/18/2025			578.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
					4,555.41					
7174 BRANIFF COMMUNICATIONS INC										
0035871		03/18/2025			5,775.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
14050 BURRIS EQUIPMENT CO										
PS3020088-1		03/18/2025			1,110.89		03/18/2025	INV	APP	MISC
CHECK DATE:										
12160 C&T CONSTRUCTION INC										
2271		03/18/2025			9,895.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
15904 CALUMET CITY PLUMBING & HEATING CO INC										
66569	25000389	03/18/2025			19,275.73		03/18/2025	INV	APP	Renewa
CHECK DATE:										
11996 CARUS CORPORATION										
SLS 10119237	25000026	03/18/2025			985.72		03/18/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10119238	25000026	03/18/2025			1,903.80		03/18/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10119242	25000026	03/18/2025			492.48		03/18/2025	INV	APP	2025 D
CHECK DATE:										
SLS 10119243	25000025	03/18/2025			1,698.30		03/18/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10119320	25000025	03/18/2025			2,339.88		03/18/2025	INV	APP	2025 S
CHECK DATE:										
SLS 10119321	25000025	03/18/2025			3,569.76		03/18/2025	INV	APP	2025 S
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					10,989.94					
11714 CASE LOTS INC										
29925		03/18/2025			1,705.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
18601 CAVANAUGH & ASSOCIATES PA										
WE.24.011-6	25000425	03/18/2025			22,950.00		03/18/2025	INV	APP	PSA Wa
CHECK DATE:										
7617 CDWG COMPUTER CENTERS										
AC87H5S	25000322	03/18/2025			78,120.00		03/18/2025	INV	APP	BARRAC
CHECK DATE:										
AC87L9B		03/18/2025			2,500.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
AC98B7W		03/18/2025			326.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
AC9SQ1H		03/18/2025			2,650.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
AC9TP4U		03/18/2025			685.63		03/18/2025	INV	APP	MISC
CHECK DATE:										
AC9TP4V		03/18/2025			3,222.66		03/18/2025	INV	APP	MISC
CHECK DATE:										
AC9TP4W		03/18/2025			2,569.39		03/18/2025	INV	APP	MISC
CHECK DATE:										
AC9TQ7B		03/18/2025			4,090.07		03/18/2025	INV	APP	MISC
CHECK DATE:										
AC9TR2D		03/18/2025			4,887.08		03/18/2025	INV	APP	MISC
CHECK DATE:										
AD1E66N		03/18/2025			5,513.28		03/18/2025	INV	APP	MISC
CHECK DATE:										
AD1LS8S		03/18/2025			300.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					104,864.51					
440 CHICAGO COMMUNICATIONS LLC										
358775		03/18/2025			1,480.66		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
13667 CINTAS CORPORATION NO 2 UNIFORMS										
4221774004		03/18/2025			154.41		03/18/2025	INV	APP	MISC
CHECK DATE:										
4222190438		03/18/2025			267.51		03/18/2025	INV	APP	MISC
CHECK DATE:										
4222563094		03/18/2025			154.41		03/18/2025	INV	APP	MISC
CHECK DATE:										
4222947403		03/18/2025			267.51		03/18/2025	INV	APP	MISC
CHECK DATE:										
					843.84					
13383 CINTAS FIRE PROTECTION										
0F94736650		03/18/2025			884.76		03/18/2025	INV	APP	MISC
CHECK DATE:										
0F94738052		03/18/2025			2,729.48		03/18/2025	INV	APP	MISC
CHECK DATE:										
0F94739003		03/18/2025			858.86		03/18/2025	INV	APP	MISC
CHECK DATE:										
0F94739677		03/18/2025			1,216.77		03/18/2025	INV	APP	MISC
CHECK DATE:										
					5,689.87					
7064 CITY WIDE MATTRESS INC										
157585		03/18/2025			6,380.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
157586		03/18/2025			3,480.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					9,860.00					
11067 CIVILTECH ENGINEERING, INC										
3468-24	25000411	03/18/2025			1,128.14		03/18/2025	INV	APP	PH II
CHECK DATE:										
17094 COEO SOLUTIONS LLC										
1133491		03/18/2025			3,065.91		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
18721 FERGUSON ENTERPRISES LLC										
9707894		03/18/2025			56.51		03/18/2025	INV	APP	MISC
CHECK DATE:										
9707894-1		03/18/2025			121.24		03/18/2025	INV	APP	MISC
CHECK DATE:										
					177.75					
18600 COMPCOREPRO LLC										
2738		03/18/2025			2,000.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
546 CONSTRUCTION BY CAMCO INC										
2777-0124-PAY#6	25000340	03/18/2025			401,313.05		03/18/2025	INV	APP	Garnse
CHECK DATE:										
10244 CONTINENTAL RESEARCH CORP										
0061065		03/18/2025			1,281.16		03/18/2025	INV	APP	MISC
CHECK DATE:										
18611 CHICAGO GYPSUM SUPPLY INC										
479369-00		03/18/2025			169.09		03/18/2025	INV	APP	MISC
CHECK DATE:										
13860 COPS TESTING SERVICE INC										
109495		03/18/2025			1,000.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
1102		03/18/2025			1,350.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
1124		03/18/2025			175.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					2,525.00					
15872 CORE & MAIN LP										
W209334		03/18/2025			862.13		03/18/2025	INV	APP	MISC
CHECK DATE:										
W216018	25000388	03/18/2025			4,850.00		03/18/2025	INV	APP	Meter
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
W304153	25000388	03/18/2025			53,448.00		03/18/2025	INV	APP	Meter
CHECK DATE:										
					59,160.13					
15588 COSGROVE CONSTRUCTION INC										
105800		03/18/2025			8,350.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18147 CHICAGO PARTS & SOUND LLC										
40V0016742		03/18/2025			190.34		03/18/2025	INV	APP	MISC
CHECK DATE:										
40V0017185		03/18/2025			298.43		03/18/2025	INV	APP	MISC
CHECK DATE:										
					488.77					
576 CRESCENT ELECTRIC SUPPLY										
S513069688.001		03/18/2025			42.15		03/18/2025	INV	APP	MISC
CHECK DATE:										
S513073104.001		03/18/2025			21.94		03/18/2025	INV	APP	MISC
CHECK DATE:										
S513078706.001		03/18/2025			289.14		03/18/2025	INV	APP	MISC
CHECK DATE:										
					353.23					
15736 CUMMINS SALES & SERVICE										
E3-250271489		03/18/2025			810.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
17197 CUT 158 INC										
1108		03/18/2025			1,950.00		03/18/2025	INV	APP	CHICAG
CHECK DATE:										
16882 DACRA ADJUDICATION SYSTEMS LLC										
DT 2025-02-055		03/18/2025			3,785.85		03/18/2025	INV	APP	MISC
CHECK DATE:										
16546 DATA TRANSFER SOLUTIONS LLC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1455012	25000333	03/18/2025			262.50		03/18/2025	INV	APP	TRAINI
CHECK DATE:										
15755 E&B FIRE & SAFETY										
67339		03/18/2025			562.07		03/18/2025	INV	APP	MISC
CHECK DATE:										
12431 DONOHUE & ASSOCIATES INC										
14163-13	25000324	03/18/2025			29,492.50		03/18/2025	INV	APP	PSA 20
CHECK DATE:										
16144 B AND J BAKING										
000149		03/18/2025			70.04		03/18/2025	INV	APP	MISC
CHECK DATE:										
18661 GOOCHER LANDSCAPE SERVICES, LLC										
2657		03/18/2025			1,575.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
2658		03/18/2025			8,505.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					10,080.00					
18791 EBERL IRON WORKS INC										
531420		03/18/2025			1,845.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
740 ELENS & MAICHIN ROOFING										
8965		03/18/2025			344.75		03/18/2025	INV	APP	MISC
CHECK DATE:										
7582 ELLIOTT ELECTRIC INC										
30888		03/18/2025			360.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
30952		03/18/2025			8,923.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					9,283.00					
5303 EMC EQUIPMENT MANAGEMENT COMPANY										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
65113		03/18/2025			874.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18434 EPSTEIN BECKER GREEN										
1190153		03/18/2025			15,595.88		03/18/2025	INV	APP	MISC
CHECK DATE:										
1190252		03/18/2025			12,136.34		03/18/2025	INV	APP	MISC
CHECK DATE:										
1190295		03/18/2025			27,726.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					55,458.22					
8080 ESRI -ENVIRONMENT SYSTEMS										
94914547	25000323	03/18/2025			8,800.00		03/18/2025	INV	APP	ESRI E
CHECK DATE:										
94914548	25000323	03/18/2025			113,526.60		03/18/2025	INV	APP	ESRI E
CHECK DATE:										
					122,326.60					
18141 EVANS & DIXON, LLC										
1958911		03/18/2025			682.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
18702 EXCLUSIVE PUBLIC RELATIONS LLC										
567102		03/18/2025			2,500.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
785 FAST PRINTING OF JOLIET, INC										
97083		03/18/2025			1,929.86		03/18/2025	INV	APP	MISC
CHECK DATE:										
97109		03/18/2025			3,809.10		03/18/2025	INV	APP	MISC
CHECK DATE:										
97135		03/18/2025			258.77		03/18/2025	INV	APP	MISC
CHECK DATE:										
					5,997.73					
16220 FBI LEEDA INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
67111443.25		03/18/2025			50.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
71800130-25		03/18/2025			50.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					100.00					
13233 FERGUSON WATERWORKS										
0514610		03/18/2025			4,648.80		03/18/2025	INV	APP	MISC
CHECK DATE:										
12460 FIRE SERVICE, INC.										
IL-18558		03/18/2025			2,009.28		03/18/2025	INV	APP	MISC
CHECK DATE:										
17395 FIRR OAK PROPERTIES										
OCTOBER 2024	25000232	03/18/2025			1,486.30		03/18/2025	INV	APP	2024 B
CHECK DATE:										
829 FISHER SCIENTIFIC										
8704120		03/18/2025			45.71		03/18/2025	INV	APP	MISC
CHECK DATE:										
13348 FLEXIBLE BENEFIT SERVICE CORP										
AUGUST 2024		03/18/2025			682.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
DECEMBER 2024		03/18/2025			738.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
NOVEMBER 2024		03/18/2025			735.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
OCTOBER 2024		03/18/2025			682.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
SEPTEMBER 2024		03/18/2025			682.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
					3,521.00					
13970 FLOORING GUYS, INC										
10721	25000327	03/18/2025			17,750.00		03/18/2025	INV	APP	FLOOR
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
10005 FREEDOM FIRST AID & SAFETY										
54189		03/18/2025			53.05		03/18/2025	INV	APP	MISC
CHECK DATE:										
54192		03/18/2025			69.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
54193		03/18/2025			97.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					219.45					
3711 GALLAGHER ASPHALT AND MATERIALS										
37496		03/18/2025			3,490.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
37510		03/18/2025			3,468.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
37542		03/18/2025			3,489.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
37584		03/18/2025			3,472.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
					13,920.00					
13755 GALLAGHER BENEFIT SERVICES INC										
331815	25000414	03/18/2025			6,333.33		03/18/2025	INV	APP	CONSUL
CHECK DATE:										
6319 GARCIA, SAUL										
MARCH 2025		03/18/2025			850.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
900 GASVODA & ASSOC INC										
INV25PTS0070		03/18/2025			245.67		03/18/2025	INV	APP	MISC
CHECK DATE:										
18290 GMC GAS AND CAR WASH INC										
15		03/18/2025			36.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
16		03/18/2025			36.00		03/18/2025	INV	APP	MISC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
17		03/18/2025			12.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18		03/18/2025			36.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					120.00					
17960 GOVERNMENT CONSULTING SOLUTIONS, INC										
6812		03/18/2025			6,000.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
12403 GRAINGER										
9406537028		03/18/2025			28.54		03/18/2025	INV	APP	MISC
CHECK DATE:										
9412976970		03/18/2025			2,187.48		03/18/2025	INV	APP	MISC
CHECK DATE:										
9413224917		03/18/2025			254.52		03/18/2025	INV	APP	MISC
CHECK DATE:										
9414393836		03/18/2025			10.56		03/18/2025	INV	APP	MISC
CHECK DATE:										
9414687880		03/18/2025			59.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
9416504802		03/18/2025			34.98		03/18/2025	INV	APP	MISC
CHECK DATE:										
9417515096		03/18/2025			862.38		03/18/2025	INV	APP	MISC
CHECK DATE:										
9417515104		03/18/2025			273.76		03/18/2025	INV	APP	MISC
CHECK DATE:										
9417515112		03/18/2025			789.66		03/18/2025	INV	APP	MISC
CHECK DATE:										
9418061157		03/18/2025			349.46		03/18/2025	INV	APP	MISC
CHECK DATE:										
9418948171		03/18/2025			411.51		03/18/2025	INV	APP	MISC
CHECK DATE:										
9419157343		03/18/2025			464.83		03/18/2025	INV	APP	MISC
CHECK DATE:										
9421505349		03/18/2025			60.56		03/18/2025	INV	APP	MISC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
9421897399		03/18/2025			1,122.79		03/18/2025	INV	APP	MISC
CHECK DATE:										
9423242438		03/18/2025			439.72		03/18/2025	INV	APP	MISC
CHECK DATE:										
9424218569		03/18/2025			1,563.57		03/18/2025	INV	APP	MISC
CHECK DATE:										
9424412766		03/18/2025			341.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
9424615400		03/18/2025			124.48		03/18/2025	INV	APP	MISC
CHECK DATE:										
9424615418		03/18/2025			284.63		03/18/2025	INV	APP	MISC
CHECK DATE:										
9425492379		03/18/2025			262.88		03/18/2025	INV	APP	MISC
CHECK DATE:										
9425492387		03/18/2025			287.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
					10,214.71					
13464 GRANICUS LLC										
197844	25000325	03/18/2025			29,967.51		03/18/2025	INV	APP	GOVQA
CHECK DATE:										
17980 GRANITE TELECOMMUNICATIONS LLC										
687885621		03/18/2025			5,573.65		03/18/2025	INV	APP	MISC
CHECK DATE:										
18521 GREAT LAKES URBAN FORESTRY INC										
1303		03/18/2025			150.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
1348		03/18/2025			625.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					775.00					
14295 GREAT PYRENEES TECHNOLOGY LLC										
2024-0037	25000274	03/18/2025			3,652.50		03/18/2025	INV	APP	PSA fo
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2025-0003	25000274	03/18/2025			427.50		03/18/2025	INV	APP	PSA fo
CHECK DATE:										
2025-0004	25000274	03/18/2025			592.50		03/18/2025	INV	APP	PSA fo
CHECK DATE:										
					4,672.50					
1022 HARRIS EQUIPMENT CORP										
WO-16900		03/18/2025			2,167.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
15146 WEST JEFF AUTO SALES LLC										
415261J		03/18/2025			756.03		03/18/2025	INV	APP	MISC
CHECK DATE:										
810138		03/18/2025			2,124.97		03/18/2025	INV	APP	MISC
CHECK DATE:										
					2,881.00					
11860 HAWKINS INC										
6994268		03/18/2025			238.88		03/18/2025	INV	APP	MISC
CHECK DATE:										
6994269		03/18/2025			159.25		03/18/2025	INV	APP	MISC
CHECK DATE:										
6994270		03/18/2025			318.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
6994271	25000023	03/18/2025			1,303.50		03/18/2025	INV	APP	2025 M
CHECK DATE:										
6994272	25000023	03/18/2025			3,318.00		03/18/2025	INV	APP	2025 M
CHECK DATE:										
6994274	25000023	03/18/2025			2,607.00		03/18/2025	INV	APP	2025 M
CHECK DATE:										
6994276	25000023	03/18/2025			2,844.00		03/18/2025	INV	APP	2025 M
CHECK DATE:										
6994277	25000023	03/18/2025			5,569.50		03/18/2025	INV	APP	2025 M
CHECK DATE:										
					16,358.63					
18360 HBK ENGINEERING										
121059	25000437	03/18/2025			4,087.75		03/18/2025	INV	APP	PSA Do

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
15357 HERVAS CONDON BERSANI PC										
23182-23186		03/18/2025			19,585.96		03/18/2025	INV	APP	MISC
CHECK DATE:										
10820 HIGH PSI LTD										
87692		03/18/2025			754.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18011 HOLCIM - MAMR INC										
720632885	25000436	03/18/2025			406.01		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720654994	25000436	03/18/2025			1,735.16		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720659328	25000436	03/18/2025			1,461.83		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720659329	25000436	03/18/2025			2,003.67		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720662710	25000436	03/18/2025			405.11		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720664717	25000436	03/18/2025			1,360.65		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720672301	25000436	03/18/2025			417.34		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720672302	25000436	03/18/2025			589.48		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720674832	25000436	03/18/2025			423.25		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720677464	25000436	03/18/2025			889.74		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720680854	25000436	03/18/2025			220.21		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720687576	25000436	03/18/2025			431.19		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720691198	25000436	03/18/2025			1,331.73		03/18/2025	INV	APP	Aggreg
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
720693731	25000436	03/18/2025			218.28		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720700689	25000436	03/18/2025			226.32		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720714352	25000436	03/18/2025			522.53		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720714353	25000436	03/18/2025			202.93		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720714354	25000436	03/18/2025			208.40		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720714355	25000436	03/18/2025			1,880.77		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720717538	25000436	03/18/2025			409.19		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720720145	25000436	03/18/2025			300.61		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720722469	25000436	03/18/2025			430.36		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720725271	25000436	03/18/2025			381.18		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720732825	25000436	03/18/2025			204.97		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720734768	25000436	03/18/2025			607.61		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720736597	25000436	03/18/2025			194.67		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720738129	25000436	03/18/2025			1,418.39		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720745038	25000436	03/18/2025			218.06		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720746654	25000436	03/18/2025			199.28		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720748782	25000436	03/18/2025			1,195.16		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720759920	25000436	03/18/2025			773.97		03/18/2025	INV	APP	Aggreg
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
720776550	25000436	03/18/2025			818.81		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720776551	25000436	03/18/2025			1,207.97		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
720776552	25000436	03/18/2025			198.96		03/18/2025	INV	APP	Aggreg
CHECK DATE:										
					23,493.79					
5644 HOME DEPOT INC										
7905005		03/18/2025			699.06		03/18/2025	INV	APP	MISC
CHECK DATE:										
18719 HOUBOLT ROAD EXTENSION JV LLC										
407070		03/18/2025			24.75		03/18/2025	INV	APP	MISC
CHECK DATE:										
18660 HYPOINT SOLUTIONS LLC										
2025102		03/18/2025			3,500.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
3902 ILL STATE POLICE										
20250106188		03/18/2025			222.25		03/18/2025	INV	APP	COST C
CHECK DATE:										
13610 ILLCO INC										
6211668		03/18/2025			6,489.88		03/18/2025	INV	APP	MISC
CHECK DATE:										
6211736		03/18/2025			685.43		03/18/2025	INV	APP	MISC
CHECK DATE:										
					7,175.31					
14234 ILLINI CONTRACTORS SUPPLY INC										
253548		03/18/2025			195.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
15330 ILLINOIS DEPARTMENT OF PUBLIC HEALTH										
2025 - ID #19815		03/18/2025			50.00		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2025 - ID #19816		03/18/2025			50.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					100.00					
13346 INFOSEND INC										
282154		03/18/2025			796.45		03/18/2025	INV	APP	MISC
CHECK DATE:										
18736 INTERNODE LLC										
CCP GRANT		03/18/2025			3,650.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
1339 JCM UNIFORMS										
800422		03/18/2025			271.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
806530		03/18/2025			204.23		03/18/2025	INV	APP	MISC
CHECK DATE:										
808857		03/18/2025			202.90		03/18/2025	INV	APP	MISC
CHECK DATE:										
809093		03/18/2025			750.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
809095		03/18/2025			750.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
809110		03/18/2025			1,870.20		03/18/2025	INV	APP	MISC
CHECK DATE:										
809414		03/18/2025			1,139.15		03/18/2025	INV	APP	MISC
CHECK DATE:										
809531	25000066	03/18/2025			677.85		03/18/2025	INV	APP	POLICE
CHECK DATE:										
809546	25000038	03/18/2025			527.90		03/18/2025	INV	APP	POLICE
CHECK DATE:										
809552	25000032	03/18/2025			66.50		03/18/2025	INV	APP	POLICE
CHECK DATE:										
809569	25000046	03/18/2025			433.50		03/18/2025	INV	APP	POLICE
CHECK DATE:										
809601	25000093	03/18/2025			581.30		03/18/2025	INV	APP	Police
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
809798-A	25000134	03/18/2025			116.00		03/18/2025	INV	APP	DISPAT
CHECK DATE:										
809806	25000145	03/18/2025			193.00		03/18/2025	INV	APP	DISPAT
CHECK DATE:										
809816	25000158	03/18/2025			437.90		03/18/2025	INV	APP	POLICE
CHECK DATE:										
809834	25000149	03/18/2025			204.60		03/18/2025	INV	APP	CIVILI
CHECK DATE:										
809836	25000144	03/18/2025			190.00		03/18/2025	INV	APP	DISPAT
CHECK DATE:										
809849	25000135	03/18/2025			223.80		03/18/2025	INV	APP	DISPAT
CHECK DATE:										
809852	25000147	03/18/2025			40.00		03/18/2025	INV	APP	CIVILI
CHECK DATE:										
809855	25000141	03/18/2025			209.00		03/18/2025	INV	APP	DISPAT
CHECK DATE:										
809942	25000165	03/18/2025			845.85		03/18/2025	INV	APP	Police
CHECK DATE:										
809943		03/18/2025			140.95		03/18/2025	INV	APP	MISC
CHECK DATE:										
810042	25000218	03/18/2025			527.90		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810189	25000237	03/18/2025			605.90		03/18/2025	INV	APP	Police
CHECK DATE:										
810289	25000262	03/18/2025			527.90		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810414	25000285	03/18/2025			440.40		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810415	25000284	03/18/2025			527.90		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810424	25000287	03/18/2025			358.95		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810433	25000345	03/18/2025			69.50		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810435		03/18/2025			119.95		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
810436	25000280	03/18/2025			527.90		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810443	25000283	03/18/2025			639.08		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810445	25000277	03/18/2025			527.90		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810597	25000111	03/18/2025			253.90		03/18/2025	INV	APP	Police
CHECK DATE:										
810625	25000349	03/18/2025			193.95		03/18/2025	INV	APP	Police
CHECK DATE:										
810631	25000343	03/18/2025			408.90		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810659	25000342	03/18/2025			527.90		03/18/2025	INV	APP	POLICE
CHECK DATE:										
810766	25000401	03/18/2025			112.50		03/18/2025	INV	APP	POLICE
CHECK DATE:										
					16,446.56					
18189 JOLIET LATINO ECONOMIC DEVELOPMENT ASSOCIATION										
CDBG0724		03/18/2025			9,292.30		03/18/2025	INV	APP	MISC
CHECK DATE:										
1354 JOLIET MACHINE & ENGINEERING										
5808		03/18/2025			1,059.19		03/18/2025	INV	APP	MISC
CHECK DATE:										
1359 JOLIET PUBLIC LIBRARY										
03032025		03/18/2025			2,218.55		03/18/2025	INV	APP	MISC
CHECK DATE:										
1361 JOLIET REGION CHAMBER OF COMMERCE										
118887		03/18/2025			3,066.66		03/18/2025	INV	APP	MISC
CHECK DATE:										
10764 JOLIET SUSPENSION INC										
141197		03/18/2025			702.20		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1367 JOLIET TOWNSHIP OFFICES										
FEBRUARY 2025		03/18/2025			17,177.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
MARCH 2025		03/18/2025			17,177.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
					34,354.80					
11473 KASTELIC CANVAS										
3845581		03/18/2025			2,090.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
9312 KIMBALL MIDWEST										
103059477		03/18/2025			3,485.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
103068464		03/18/2025			880.85		03/18/2025	INV	APP	MISC
CHECK DATE:										
103070206		03/18/2025			598.30		03/18/2025	INV	APP	MISC
CHECK DATE:										
103079480		03/18/2025			404.97		03/18/2025	INV	APP	MISC
CHECK DATE:										
103086368		03/18/2025			475.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
103086438		03/18/2025			698.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
103088839		03/18/2025			829.36		03/18/2025	INV	APP	MISC
CHECK DATE:										
103091056		03/18/2025			900.37		03/18/2025	INV	APP	MISC
CHECK DATE:										
103096361		03/18/2025			294.10		03/18/2025	INV	APP	MISC
CHECK DATE:										
103096484		03/18/2025			151.10		03/18/2025	INV	APP	MISC
CHECK DATE:										
103097348		03/18/2025			78.46		03/18/2025	INV	APP	MISC
CHECK DATE:										
103098232		03/18/2025			228.16		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
103103515		03/18/2025			126.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
103109890		03/18/2025			260.20		03/18/2025	INV	APP	MISC
CHECK DATE:										
					9,409.87					
15769 MICHAEL KNICK										
DECEMBER 2024		03/18/2025			1,300.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
JANUARY 2025		03/18/2025			1,200.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					2,500.00					
1450 KNIGHT SECURITY ALARMS, INC										
257879		03/18/2025			25.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
14152 KUHAR VISION CARE										
167833		03/18/2025			149.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
167834		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
167950		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
167968		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
167998		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
168014		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
168034		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
168037		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
168043		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
168063		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,760.00					
13560 L DEGEUS & ASSOCIATES INC										
367031		03/18/2025			30.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
367517		03/18/2025			30.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
367586		03/18/2025			30.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
367587		03/18/2025			30.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
367588		03/18/2025			30.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
367589		03/18/2025			30.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
367592		03/18/2025			30.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					210.00					
2607 LABOR RECORD, THE										
71585		03/18/2025			159.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
71604		03/18/2025			59.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
					218.90					
18557 LANER MUCHIN LTD										
679080		03/18/2025			2,475.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
679693		03/18/2025			2,925.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
679694		03/18/2025			1,350.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
679695		03/18/2025			9,525.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
680596		03/18/2025			2,850.00		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
680597		03/18/2025			10,815.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
680599		03/18/2025			1,800.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
680600		03/18/2025			2,025.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
680601		03/18/2025			75.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
680602		03/18/2025			300.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
683340		03/18/2025			1,725.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
683341		03/18/2025			2,100.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
683344		03/18/2025			2,475.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
683346		03/18/2025			5,700.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
683347		03/18/2025			5,100.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
683722		03/18/2025			4,360.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
683723		03/18/2025			5,925.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					61,525.00					
13142 LAWSON PRODUCTS INC										
9312239322		03/18/2025			990.03		03/18/2025	INV	APP	MISC
CHECK DATE:										
9312248817		03/18/2025			1,346.82		03/18/2025	INV	APP	MISC
CHECK DATE:										
9312259168		03/18/2025			1,105.94		03/18/2025	INV	APP	MISC
CHECK DATE:										
					3,442.79					
1519 LAYNE CHRISTENSEN COMPANY INC										
2893725		03/18/2025			8,241.00		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
999249 LEGAL CLAIMS-SETTLEMENTS										
2018 CV 5681		03/18/2025			287,000.00		03/18/2025	INV	APP	MISC
CHECK DATE:						PAYEE: LAW OFFICES OF HALL ADAMS LLC				
17949 LENNY'S GAS N WASH ROUTE 6 AND GOUGAR LLC										
5107		03/18/2025			1,652.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18101 LENOVO (UNITED STATES) INC										
6472023814		03/18/2025			316.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18780 LENOVO GLOBAL TECH										
6800772320	25000426	03/18/2025			1,436.00		03/18/2025	INV	APP	TruSca
CHECK DATE:										
10407 LEXIS NEXIS RISK DATA MGMT INC										
1100111421		03/18/2025			200.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18061 LINDENMEYR MUNROE										
2025001157400		03/18/2025			1,177.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
1582 LYNN PEAVEY CO INC										
416128		03/18/2025			298.90		03/18/2025	INV	APP	MISC
CHECK DATE:										
17305 M & M AUTOCRAFTS LLC										
6269		03/18/2025			221.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
6306		03/18/2025			75.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					296.00					
18107 MAG APPLIANCE										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
FD 10-912		03/18/2025			77.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
1679 MC MASTER-CARR SUPPLY CO										
40847536		03/18/2025			61.56		03/18/2025	INV	APP	MISC
CHECK DATE:										
41263571		03/18/2025			1,524.91		03/18/2025	INV	APP	MISC
CHECK DATE:										
41273000		03/18/2025			283.55		03/18/2025	INV	APP	MISC
CHECK DATE:										
41292165		03/18/2025			1,992.23		03/18/2025	INV	APP	MISC
CHECK DATE:										
					3,862.25					
5651 MCCANN INDUSTRIES,INC										
P79706		03/18/2025			43.10		03/18/2025	INV	APP	MISC
CHECK DATE:										
P79927		03/18/2025			1,106.14		03/18/2025	INV	APP	MISC
CHECK DATE:										
					1,149.24					
10340 ME SIMPSON CO INC										
43674	25000368	03/18/2025			5,580.00		03/18/2025	INV	APP	PSA wa
CHECK DATE:										
13281 MEDWORKS-JOLIET										
416373		03/18/2025			45.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
416457		03/18/2025			45.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
416880		03/18/2025			130.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
416905		03/18/2025			115.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
416933		03/18/2025			45.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
417003		03/18/2025			130.00		03/18/2025	INV	APP	MISC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
417033		03/18/2025			80.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
417175		03/18/2025			130.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
417342		03/18/2025			45.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					765.00					
13563 MENARDS-CRESTHILL										
84736		03/18/2025			74.35		03/18/2025	INV	APP	MISC
CHECK DATE:										
1704 MENARDS-JOLIET										
90923		03/18/2025			18.69		03/18/2025	INV	APP	MISC
CHECK DATE:										
92912		03/18/2025			91.87		03/18/2025	INV	APP	MISC
CHECK DATE:										
93001		03/18/2025			29.20		03/18/2025	INV	APP	MISC
CHECK DATE:										
93514		03/18/2025			1,531.06		03/18/2025	INV	APP	MISC
CHECK DATE:										
93546		03/18/2025			226.08		03/18/2025	INV	APP	MISC
CHECK DATE:										
94026		03/18/2025			46.03		03/18/2025	INV	APP	MISC
CHECK DATE:										
94428		03/18/2025			169.37		03/18/2025	INV	APP	MISC
CHECK DATE:										
95385	25000020	03/18/2025			261.15		03/18/2025	INV	APP	2025 B
CHECK DATE:										
95394		03/18/2025			294.53		03/18/2025	INV	APP	MISC
CHECK DATE:										
95416		03/18/2025			15.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
95461		03/18/2025			37.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
95475		03/18/2025			35.40		03/18/2025	INV	APP	MISC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
95483		03/18/2025			78.47		03/18/2025	INV	APP	MISC
CHECK DATE:										
95514		03/18/2025			484.98		03/18/2025	INV	APP	MISC
CHECK DATE:										
95627	25000020	03/18/2025			242.94		03/18/2025	INV	APP	2025 B
CHECK DATE:										
95633		03/18/2025			210.69		03/18/2025	INV	APP	MISC
CHECK DATE:										
95693		03/18/2025			177.65		03/18/2025	INV	APP	MISC
CHECK DATE:										
95701		03/18/2025			26.91		03/18/2025	INV	APP	MISC
CHECK DATE:										
95765		03/18/2025			229.62		03/18/2025	INV	APP	MISC
CHECK DATE:										
95778		03/18/2025			256.39		03/18/2025	INV	APP	MISC
CHECK DATE:										
95795		03/18/2025			147.79		03/18/2025	INV	APP	MISC
CHECK DATE:										
95797		03/18/2025			51.98		03/18/2025	INV	APP	MISC
CHECK DATE:										
95807		03/18/2025			448.69		03/18/2025	INV	APP	MISC
CHECK DATE:										
95835		03/18/2025			130.37		03/18/2025	INV	APP	MISC
CHECK DATE:										
95841		03/18/2025			154.23		03/18/2025	INV	APP	MISC
CHECK DATE:										
95845		03/18/2025			64.85		03/18/2025	INV	APP	MISC
CHECK DATE:										
95906		03/18/2025			23.97		03/18/2025	INV	APP	MISC
CHECK DATE:										
95923		03/18/2025			243.03		03/18/2025	INV	APP	MISC
CHECK DATE:										
96266		03/18/2025			11.38		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					5,740.81					
18505 METAL SUPERMARKETS VILLA PARK										
1041398		03/18/2025			301.56		03/18/2025	INV	APP	MISC
CHECK DATE:										
1713 METROPOLITAN INDUSTRIES										
INV070096	25000015	03/18/2025			22,192.00		03/18/2025	INV	APP	BLACK
CHECK DATE:										
INV070515		03/18/2025			6,610.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
INV070617		03/18/2025			1,590.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
INV070877		03/18/2025			3,120.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					33,512.00					
18819 MGT IMPACT SOLUTIONS, LLC										
GHR200805		03/18/2025			13,399.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
7435 MIDWEST SUPPLY CO										
330978		03/18/2025			88.35		03/18/2025	INV	APP	MISC
CHECK DATE:										
15143 MINUTEMAN PRESS OF JOLIET										
34467		03/18/2025			50.67		03/18/2025	INV	APP	MISC
CHECK DATE:										
1768 MONROE TRUCK EQUIPMENT										
345504		03/18/2025			1,569.86		03/18/2025	INV	APP	MISC
CHECK DATE:										
17852 MORTON SALT INC										
5403375865	25000078	03/18/2025			41,946.72		03/18/2025	INV	APP	Rock S
CHECK DATE:										
5403380014	25000079	03/18/2025			39,241.06		03/18/2025	INV	APP	Rock S
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5403384158	25000079	03/18/2025			19,597.94		03/18/2025	INV	APP	Rock S
CHECK DATE:										
5403386389	25000079	03/18/2025			21,282.19		03/18/2025	INV	APP	Rock S
CHECK DATE:										
					122,067.91					
1793 MOTOROLA SOLUTIONS - STARCOM										
8963720241101	25000163	03/18/2025			25,392.00		03/18/2025	INV	APP	YEARLY
CHECK DATE:										
9190720250203	25000163	03/18/2025			26,772.00		03/18/2025	INV	APP	YEARLY
CHECK DATE:										
					52,164.00					
12651 MY LEGACY AWARDS & ENGRAVING LLC										
1532		03/18/2025			545.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
1336 NAPA GENUINE PARTS										
850750		03/18/2025			168.26		03/18/2025	INV	APP	MISC
CHECK DATE:										
850760		03/18/2025			70.47		03/18/2025	INV	APP	MISC
CHECK DATE:										
850764		03/18/2025			22.33		03/18/2025	INV	APP	MISC
CHECK DATE:										
850767		03/18/2025			58.09		03/18/2025	INV	APP	MISC
CHECK DATE:										
850805		03/18/2025			531.23		03/18/2025	INV	APP	MISC
CHECK DATE:										
851031		03/18/2025			23.30		03/18/2025	INV	APP	MISC
CHECK DATE:										
851051		03/18/2025			47.48		03/18/2025	INV	APP	MISC
CHECK DATE:										
851141		03/18/2025			17.70		03/18/2025	INV	APP	MISC
CHECK DATE:										
851287		03/18/2025			54.84		03/18/2025	INV	APP	MISC
CHECK DATE:										
851367		03/18/2025			81.03		03/18/2025	INV	APP	MISC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
851405		03/18/2025			518.46		03/18/2025	INV	APP	MISC
CHECK DATE:										
851486		03/18/2025			47.33		03/18/2025	INV	APP	MISC
CHECK DATE:										
851681		03/18/2025			404.26		03/18/2025	INV	APP	MISC
CHECK DATE:										
851773		03/18/2025			66.09		03/18/2025	INV	APP	MISC
CHECK DATE:										
851934		03/18/2025			325.95		03/18/2025	INV	APP	MISC
CHECK DATE:										
					2,436.82					
18508 THE UNIVERSITY OF TENNESSEE										
I011300027-2025-04		03/18/2025			4,000.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
13607 NET TRANSCRIPTS INC										
NT21179		03/18/2025			42.75		03/18/2025	INV	APP	MISC
CHECK DATE:										
17946 NEW ERA SPREADING INC										
723	25000108	03/18/2025			59,025.99		03/18/2025	INV	APP	2025 B
CHECK DATE:										
15382 NEWSTAR JEWELERS										
2029		03/18/2025			207.25		03/18/2025	INV	APP	MISC
CHECK DATE:										
2030		03/18/2025			318.75		03/18/2025	INV	APP	MISC
CHECK DATE:										
2031		03/18/2025			175.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
					701.50					
18818 NFPI TRAINING										
10625M04		03/18/2025			645.00		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
17993 ODP BUSINESS SOLUTIONS LLC										
409775664001		03/18/2025			229.49		03/18/2025	INV	APP	MISC
CHECK DATE:										
410208879001		03/18/2025			32.01		03/18/2025	INV	APP	MISC
CHECK DATE:										
410308202001		03/18/2025			43.49		03/18/2025	INV	APP	MISC
CHECK DATE:										
410310116001		03/18/2025			15.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
410310117001		03/18/2025			11.84		03/18/2025	INV	APP	MISC
CHECK DATE:										
412111306001		03/18/2025			72.89		03/18/2025	INV	APP	MISC
CHECK DATE:										
412112734001		03/18/2025			45.53		03/18/2025	INV	APP	MISC
CHECK DATE:										
412133632001		03/18/2025			28.02		03/18/2025	INV	APP	MISC
CHECK DATE:										
412636818001		03/18/2025			29.60		03/18/2025	INV	APP	MISC
CHECK DATE:										
					508.86					
1918 OESTREICH SERV CO, INC										
244697		03/18/2025			290.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
13189 OMEGA PLUMBING INC										
10105356		03/18/2025			543.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
10105379		03/18/2025			200.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					743.00					
15020 ONE STEP INC										
N224080		03/18/2025			40.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
N224159		03/18/2025			40.00		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					80.00					
999999 ONE TIME PAY										
55203		03/18/2025			1,560.00		03/18/2025	INV	APP	MISC
CHECK DATE:						PAYEE: BUILDING AND FIRE CODE ACADEMY				
18357 ORBIS SOLUTIONS INC										
5577531		03/18/2025			685.60		03/18/2025	INV	APP	MISC
CHECK DATE:										
5577532		03/18/2025			279.98		03/18/2025	INV	APP	MISC
CHECK DATE:										
					965.58					
17294 OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.										
12189		03/18/2025			3,225.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
1943 OXBO MUFFLER AND BRAKES										
7275		03/18/2025			280.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
1950 PACE										
648267		03/18/2025			27,309.46		03/18/2025	INV	APP	MISC
CHECK DATE:										
648268		03/18/2025			1,044.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					28,353.46					
13867 PARAMONT EO INC										
S701465897.001		03/18/2025			751.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
11251 PAUL CONWAY SHIELDS										
0533897		03/18/2025			127.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
2001 PETER PERELLA & COMPANY										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
48093		03/18/2025			550.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
48106		03/18/2025			450.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					1,000.00					
2043 POEHNER, DILLMAN & MAHALIK										
54144135		03/18/2025			1,904.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
7740 POMP'S TIRE SERVICE INC										
411152920		03/18/2025			555.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
411153041		03/18/2025			581.44		03/18/2025	INV	APP	MISC
CHECK DATE:										
690144223		03/18/2025			106.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
690144538		03/18/2025			105.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
					1,348.43					
18681 PRESERVATION FUTURES LLC										
250303-02		03/18/2025			4,023.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
11113 R BERTI & SONS CONTRACTORS INC										
3038		03/18/2025			7,990.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
PO #24000981 PAY 5		03/18/2025			50,011.20		03/18/2025	INV	APP	MISC
CHECK DATE:										
					58,001.20					
15528 RATHBUN CSERVENYAK & KOZOL										
98117-98119		03/18/2025			2,950.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
2157 RAY O'HERRON CO INC -DANVILLE										
2396139	25000291	03/18/2025			800.00		03/18/2025	INV	APP	BALLIS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
15505 REASONABLE TREE EXPERTS										
11767	25000096	03/18/2025			7,480.00		03/18/2025	INV	APP	Emerg.
CHECK DATE:										
999168 REFUND-AMBULANCE										
24-E1334809		03/18/2025			114.16		03/18/2025	INV	APP	LORETT
CHECK DATE:						PAYEE: LORETTA DRAUDEN				
24-E269706		03/18/2025			115.59		03/18/2025	INV	APP	MARY B
CHECK DATE:						PAYEE: CHAMPVA				
					229.75					
2207 RENDELS INC										
46225		03/18/2025			51.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
46228		03/18/2025			51.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
46236		03/18/2025			51.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
46248		03/18/2025			51.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
46251		03/18/2025			51.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
					257.50					
15010 REPUBLIC SERVICES										
0721-008355308		03/18/2025			1,820.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
13903 REVCON TECHNOLOGY GROUP INC										
77992		03/18/2025			744.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18613 RICKS MECHANICAL CONTRACTORS										
172		03/18/2025			272.50		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
173		03/18/2025			353.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
174		03/18/2025			261.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					886.50					
14093 RJN GROUP INC										
38100212	25000382	03/18/2025			1,620.05		03/18/2025	INV	APP	24' Sw
CHECK DATE:										
388527	25000378	03/18/2025			11,903.25		03/18/2025	INV	APP	PSA fo
CHECK DATE:										
39770111	25000383	03/18/2025			29,435.95		03/18/2025	INV	APP	2024 S
CHECK DATE:										
405415	25000381	03/18/2025			1,037.49		03/18/2025	INV	APP	Bluff
CHECK DATE:										
415507	25000417	03/18/2025			6,752.34		03/18/2025	INV	APP	2025 S
CHECK DATE:										
416405	25000379	03/18/2025			10,505.28		03/18/2025	INV	APP	PSA 25
CHECK DATE:										
					61,254.36					
2261 RON TIRAPELLI FORD, INC.										
249015	25000352	03/18/2025			71,861.00		03/18/2025	INV	APP	Transi
CHECK DATE:										
658645		03/18/2025			178.20		03/18/2025	INV	APP	MISC
CHECK DATE:										
658691-02		03/18/2025			403.20		03/18/2025	INV	APP	MISC
CHECK DATE:										
658792		03/18/2025			1,013.80		03/18/2025	INV	APP	MISC
CHECK DATE:										
658996		03/18/2025			2,174.78		03/18/2025	INV	APP	MISC
CHECK DATE:										
659007		03/18/2025			213.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
659033		03/18/2025			317.15		03/18/2025	INV	APP	MISC
CHECK DATE:										
659034		03/18/2025			155.76		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
659073		03/18/2025			55.78		03/18/2025	INV	APP	MISC
CHECK DATE:										
659081		03/18/2025			12.43		03/18/2025	INV	APP	MISC
CHECK DATE:										
659110		03/18/2025			263.36		03/18/2025	INV	APP	MISC
CHECK DATE:										
659226		03/18/2025			491.28		03/18/2025	INV	APP	MISC
CHECK DATE:										
659245		03/18/2025			2,308.17		03/18/2025	INV	APP	MISC
CHECK DATE:										
659265		03/18/2025			532.29		03/18/2025	INV	APP	MISC
CHECK DATE:										
659278		03/18/2025			242.20		03/18/2025	INV	APP	MISC
CHECK DATE:										
659314		03/18/2025			62.59		03/18/2025	INV	APP	MISC
CHECK DATE:										
659323		03/18/2025			35.31		03/18/2025	INV	APP	MISC
CHECK DATE:										
659324		03/18/2025			211.86		03/18/2025	INV	APP	MISC
CHECK DATE:										
659337		03/18/2025			1,198.79		03/18/2025	INV	APP	MISC
CHECK DATE:										
659338		03/18/2025			1,227.92		03/18/2025	INV	APP	MISC
CHECK DATE:										
659339		03/18/2025			249.70		03/18/2025	INV	APP	MISC
CHECK DATE:										
					83,208.97					
16733 ROTARY CLUB OF JOLIET										
02272025B		03/18/2025			160.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
14090 RUSH TRUCK CENTERS OF ILLINOIS INC										
3040400682		03/18/2025			2,052.58		03/18/2025	INV	APP	MISC
CHECK DATE:										
3040477897		03/18/2025			728.90		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
3040525189		03/18/2025			655.95		03/18/2025	INV	APP	MISC
CHECK DATE:										
3040541477		03/18/2025			219.86		03/18/2025	INV	APP	MISC
CHECK DATE:										
3040581924		03/18/2025			185.38		03/18/2025	INV	APP	MISC
CHECK DATE:										
3040605088		03/18/2025			920.42		03/18/2025	INV	APP	MISC
CHECK DATE:										
3040609678		03/18/2025			728.90		03/18/2025	INV	APP	MISC
CHECK DATE:										
3040614046		03/18/2025			13.74		03/18/2025	INV	APP	MISC
CHECK DATE:										
3040620270		03/18/2025			1,750.39		03/18/2025	INV	APP	MISC
CHECK DATE:										
3040632138		03/18/2025			1,175.12		03/18/2025	INV	APP	MISC
CHECK DATE:										
3040649631		03/18/2025			216.96		03/18/2025	INV	APP	MISC
CHECK DATE:										
					8,648.20					
15497 RUSSO POWER EQUIPMENT										
SPI20938875		03/18/2025			1,270.37		03/18/2025	INV	APP	MISC
CHECK DATE:										
SPI20938876		03/18/2025			399.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
					1,670.36					
5435 SAM'S CLUB DIRECT										
002124		03/18/2025			199.88		03/18/2025	INV	APP	FEBRUA
CHECK DATE:										
006041		03/18/2025			302.60		03/18/2025	INV	APP	FEBRUA
CHECK DATE:										
0391256CM		03/18/2025			-540.76		03/18/2025	CRM	APP	FEBRUA
CHECK DATE:										
					-38.28					
18677 SUBURBAN ELEVATOR CO										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
8106832196		03/18/2025			237.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18636 SENDRA SERVICE CORP										
241891		03/18/2025			1,584.97		03/18/2025	INV	APP	MISC
CHECK DATE:										
242019		03/18/2025			620.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					2,204.97					
9461 SENTINEL TECHNOLOGIES INC										
INV29465		03/18/2025			2,985.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
13101 SERVPRO OF JOLIET-LOCKPORT-LEMONT-										
50005199		03/18/2025			1,789.68		03/18/2025	INV	APP	MISC
CHECK DATE:										
50005203		03/18/2025			1,372.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
					3,162.08					
14076 SHAW SUBURBAN MEDIA GROUP										
2223764		03/18/2025			464.42		03/18/2025	INV	APP	MISC
CHECK DATE:										
2227629		03/18/2025			185.96		03/18/2025	INV	APP	MISC
CHECK DATE:										
					650.38					
16855 SHEFFIELD SAFETY & LOSS CONTROL LLC										
20071736		03/18/2025			13,975.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
20071843		03/18/2025			15,050.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
20072072		03/18/2025			8,500.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
20072074		03/18/2025			7,500.00		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
					45,025.00					
16931 SHEFFIELD SUPPLY & EQUIPMENT										
18829		03/18/2025			81.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
16907 SHOREWOOD DTG SHIRTS AND MORE INC										
ORD-57946		03/18/2025			328.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
ORD-57967		03/18/2025			185.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					513.00					
2392 SHOREWOOD HOME & AUTO										
01-453258	25000355	03/18/2025			103,346.22		03/18/2025	INV	APP	JOHN D
CHECK DATE:										
01-454000		03/18/2025			89.96		03/18/2025	INV	APP	MISC
CHECK DATE:										
01-454127		03/18/2025			92.97		03/18/2025	INV	APP	MISC
CHECK DATE:										
					103,529.15					
14215 SIERRA ITS										
2411		03/18/2025			1,307.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
9747 SIGNARAMA										
INV-3067		03/18/2025			378.28		03/18/2025	INV	APP	MISC
CHECK DATE:										
18568 SOUTH OAK DODGE INC										
1685347		03/18/2025			95.70		03/18/2025	INV	APP	MISC
CHECK DATE:										
15379 SPECIALTY ELECTRIC SUPPLY CO										
74616		03/18/2025			121.40		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2472 STANDARD EQUIPMENT CO INC										
P02091		03/18/2025			200.90		03/18/2025	INV	APP	MISC
CHECK DATE:										
2474 STANDARD TRUCK PARTS INC										
1030322		03/18/2025			1,128.70		03/18/2025	INV	APP	MISC
CHECK DATE:										
1030323		03/18/2025			1,510.60		03/18/2025	INV	APP	MISC
CHECK DATE:										
1030464		03/18/2025			79.54		03/18/2025	INV	APP	MISC
CHECK DATE:										
1030640		03/18/2025			293.86		03/18/2025	INV	APP	MISC
CHECK DATE:										
1030667		03/18/2025			271.16		03/18/2025	INV	APP	MISC
CHECK DATE:										
1030683		03/18/2025			731.74		03/18/2025	INV	APP	MISC
CHECK DATE:										
1030685		03/18/2025			1,786.17		03/18/2025	INV	APP	MISC
CHECK DATE:										
1030686		03/18/2025			478.24		03/18/2025	INV	APP	MISC
CHECK DATE:										
1030693		03/18/2025			571.20		03/18/2025	INV	APP	MISC
CHECK DATE:										
1030702		03/18/2025			204.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
					7,055.71					
2487 STATE OF ILL OFF FIRE MARSHALL										
9707236		03/18/2025			210.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
9707253		03/18/2025			420.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
9707385		03/18/2025			140.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					770.00					
15637 ILLINOIS DEPARTMENT OF INNOVATION & TECHNOLOGY										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
T2507275		03/18/2025			956.15		03/18/2025	INV	APP	MISC
CHECK DATE:										
T2509700		03/18/2025			956.15		03/18/2025	INV	APP	MISC
CHECK DATE:										
					1,912.30					
9672 STATE TREASURER-IDOT										
66285		03/18/2025			6,432.17		03/18/2025	INV	APP	MISC
CHECK DATE:										
11894 STERICYCLE INC										
8007750113		03/18/2025			893.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
8008062298		03/18/2025			893.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
					1,786.80					
2509 STEVE SPIESS CONSTRUCTION INC										
5418	25000357	03/18/2025			774,501.07		03/18/2025	INV	APP	Varnad
CHECK DATE:										
12400 STIP BROS EXCAVATING INC										
48889	25000374	03/18/2025			10,282.50		03/18/2025	INV	APP	Lead S
CHECK DATE:										
48903	25000374	03/18/2025			32,635.92		03/18/2025	INV	APP	Lead S
CHECK DATE:										
48910	25000374	03/18/2025			7,893.19		03/18/2025	INV	APP	Lead S
CHECK DATE:										
					50,811.61					
17029 JANESA STOUT										
030125		03/18/2025			795.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
2523 STRAND ASSOC INC										
221133	25000358	03/18/2025			3,669.82		03/18/2025	INV	APP	CSO LT
CHECK DATE:										
221135	25000318	03/18/2025			1,449.90		03/18/2025	INV	APP	On-Cal

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
221569	25000240	03/18/2025			7,462.58		03/18/2025	INV	APP	ESTP -
CHECK DATE:										
					12,582.30					
11947 STRYKER EMS EQUIPMENT-										
9208677113		03/18/2025			212.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
4027 SUBURBAN LABORATORIES, INC										
GA5001373	25000016	03/18/2025			501.00		03/18/2025	INV	APP	2025 B
CHECK DATE:										
GA5001374	25000021	03/18/2025			1,023.00		03/18/2025	INV	APP	2025 N
CHECK DATE:										
					1,524.00					
15578 TEKLAB INC										
321626	25000027	03/18/2025			209.42		03/18/2025	INV	APP	2025 I
CHECK DATE:										
321627	25000027	03/18/2025			227.37		03/18/2025	INV	APP	2025 I
CHECK DATE:										
321628	25000027	03/18/2025			209.42		03/18/2025	INV	APP	2025 I
CHECK DATE:										
					646.21					
18783 TELUS COMMUNICATIONS INC										
2120	25000110	03/18/2025			1,612.24		03/18/2025	INV	APP	GPS/AV
CHECK DATE:										
14001 TFORCE FREIGHT INC										
858570812		03/18/2025			720.24		03/18/2025	INV	APP	MISC
CHECK DATE:										
12548 THOMSON WEST										
851567734		03/18/2025			379.01		03/18/2025	INV	APP	MISC
CHECK DATE:										
851570351		03/18/2025			2,953.48		03/18/2025	INV	APP	MISC
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
851652047		03/18/2025			255.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					3,587.49					
18698 THRIVEWORKS COUNSELING LLC										
32		03/18/2025			240,000.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
18428 TIMOTHY A COSTA										
022125		03/18/2025			180.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
12663 TOTAL PARKING SOLUTIONS INC										
107175		03/18/2025			720.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
13030 TREADSTONE TIRE RECYCLING LLC										
29859		03/18/2025			132.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
9199 TRI-K SUPPLIES INC										
125969		03/18/2025			490.20		03/18/2025	INV	APP	MISC
CHECK DATE:										
125990		03/18/2025			349.60		03/18/2025	INV	APP	MISC
CHECK DATE:										
					839.80					
16784 TROTTER AND ASSOCIATES INC										
25-24556	25000334	03/18/2025			21,893.64		03/18/2025	INV	APP	Lois P
CHECK DATE:										
17069 TYLER BENJAMIN										
02/17/2025		03/18/2025			397.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
2727 UNITED LAB INC										
INV428762		03/18/2025			623.32		03/18/2025	INV	APP	MISC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
13844 UNIVAR SOLUTIONS USA LLC										
52813479	25000244	03/18/2025			558.00		03/18/2025	INV	APP	2025 D
CHECK DATE:										
52813480	25000244	03/18/2025			744.00		03/18/2025	INV	APP	2025 D
CHECK DATE:										
52813482	25000244	03/18/2025			511.50		03/18/2025	INV	APP	2025 D
CHECK DATE:										
52813484	25000244	03/18/2025			558.00		03/18/2025	INV	APP	2025 D
CHECK DATE:										
52817564	25000244	03/18/2025			1,541.48		03/18/2025	INV	APP	2025 D
CHECK DATE:										
52817565	25000244	03/18/2025			2,731.88		03/18/2025	INV	APP	2025 D
CHECK DATE:										
52817566	25000244	03/18/2025			771.90		03/18/2025	INV	APP	2025 D
CHECK DATE:										
					7,416.76					
11967 US GAS										
448398		03/18/2025			115.98		03/18/2025	INV	APP	MISC
CHECK DATE:										
448399		03/18/2025			97.13		03/18/2025	INV	APP	MISC
CHECK DATE:										
448401		03/18/2025			124.55		03/18/2025	INV	APP	MISC
CHECK DATE:										
448402		03/18/2025			103.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
468004		03/18/2025			279.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
468005		03/18/2025			84.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
468006		03/18/2025			52.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
468007		03/18/2025			182.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
468008		03/18/2025			260.00		03/18/2025	INV	APP	MISC

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:										
468009		03/18/2025			84.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
468010		03/18/2025			227.50		03/18/2025	INV	APP	MISC
CHECK DATE:										
468011		03/18/2025			91.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
468012		03/18/2025			65.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
468013		03/18/2025			156.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
					1,923.65					
18272 HD SUPPLY INC										
INV00628514		03/18/2025			436.40		03/18/2025	INV	APP	MISC
CHECK DATE:										
18454 USALCO LLC										
910155458	25000031	03/18/2025			4,474.85		03/18/2025	INV	APP	2025 A
CHECK DATE:										
910156927	25000031	03/18/2025			4,488.83		03/18/2025	INV	APP	2025 A
CHECK DATE:										
910156928	25000031	03/18/2025			4,454.87		03/18/2025	INV	APP	2025 A
CHECK DATE:										
					13,418.55					
18380 USSI RENTALS INC										
7002914-IN		03/18/2025			2,814.85		03/18/2025	INV	APP	MISC
CHECK DATE:										
18423 VOIANCE LANGUAGE SERVICES LLC										
2025016156		03/18/2025			31.89		03/18/2025	INV	APP	MISC
CHECK DATE:										
15908 VONAGE BUSINESS INC										
2341371	25000002	03/18/2025			13,137.87		03/18/2025	INV	APP	VONAGE
CHECK DATE:										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
2793 VULCAN MATERIALS COMPANY										
2836604		03/18/2025			297.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
10509 WAREHOUSE DIRECT INC										
5857723-0		03/18/2025			664.99		03/18/2025	INV	APP	MISC
CHECK DATE:										
18813 WATEREUSE ASSOCIATION										
D54976		03/18/2025			10,572.14		03/18/2025	INV	APP	MISC
CHECK DATE:										
2853 WEST SIDE TRACTOR SALES CO										
K81631		03/18/2025			3,867.16		03/18/2025	INV	APP	MISC
CHECK DATE:										
14009 WHITE CAP LP										
10021269094		03/18/2025			79.38		03/18/2025	INV	APP	MISC
CHECK DATE:										
18206 WHITMORE INVESTMENTS										
823667		03/18/2025			179.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
11022 WILL COUNTY DEPARTMENT OF HIGHWAYS										
06/2024-11/2024		03/18/2025			341.10		03/18/2025	INV	APP	MISC
CHECK DATE:										
2938 WUNDERLICH DOORS										
208284		03/18/2025			1,650.00		03/18/2025	INV	APP	MISC
CHECK DATE:										
208287		03/18/2025			119.70		03/18/2025	INV	APP	MISC
CHECK DATE:										
					1,769.70					

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
		751 INVOICES			5,122,576.70					

** 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: 02/28/2025
Department: Finance
Final Action:
Title:
Agenda Date: 03/18/2025
Attachments: Invoices 03.18.25.pdf
Entered by: rgatson@joliet.gov

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 184-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Award of Contract for the 2025 Public Works Landscape Restoration Program to Allied Landscaping Corporation in the Amount of $50,201.00

BACKGROUND:
The 2025 Budget allocates funds for the 2025 Public Works Landscape Restoration Program. This restoration program will consist of repairing landscaping within the right-of-way throughout the City of Joliet on an as-needed basis. This project was advertised on Thursday, February 13, 2025.

The Public Service Committee will review this matter.

CONCLUSION:
On Friday, February 28, 2025, at 10:15 A.M., two (2) sealed bids were received for the 2025 Public Works Landscape Restoration Program. The bid summary is as follows:

CONTRACTOR	BID AMOUNT
Allied Landscaping Corp.	$50,201.00
ASE Illini-Scapes Inc.	$57,476.00
Engineer's Estimate	$51,400.00

The low bid by Allied Landscaping Corporation, in the amount of $50,201.00, is 2.33% below the engineer's estimate. Allied Landscaping Corporation has completed the work associated with this contract in the past for the City of Joliet. Sufficient funds exist utilizing the PW Engineering & Construction / Contractual Services (Org 09027000, Object 524200, $12,201.00) and Roadways / Contractual Services (Org 09029000, Object 524200, $38,000.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award the contract, for the 2025 Public Works Landscape Restoration Program, in the amount of $50,201.00, on behalf of Allied Landscaping Corporation.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 184-25

File ID: 184-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Public Works **Final Action:**

Title: Award of Contract for the 2025 Public Works Landscape Restoration Program to Allied Landscaping Corporation in the Amount of $50,201.00

Agenda Date: 03/18/2025

Entered by: tschwerha@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/9/2025	Greg Ruddy	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 185-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Award of Contract for the Lois Place Lift Station Rehabilitation Project to Airy's Inc. in the Amount of $949,849.00 and Amendment No. 1 for Construction Engineering Services to Trotter and Associates Inc. in the Amount of $94,950.00

BACKGROUND:
In 2021 the Public Utilities Department completed a Lift Station Assessment Program which provided a detailed inventory and condition assessment of the City's 50 lift stations. Based on this report ten (10) lift stations were prioritized for rehabilitation or replacement. To date, three (3) priority lift stations have been rehabilitated: Lawrence Avenue Lift Station, Greenfield Lift Station, and Benton Lift Station. The next priority lift station, Lois Place Lift Station, is planned for replacement in 2025. This station was originally constructed in 1963 and has reached the end of its useful life.

Design drawings and bidding documents for the Lois Place Lift Station Rehabilitation Project were prepared and the invitation to bid was advertised in the Herald News on Thursday, February 6, 2025.

The Public Service Committee will review this matter.

CONCLUSION:
On Thursday, February 27, 2025, at 10:00 a.m., three sealed bids were opened and read in the Office of the City Clerk for the Lois Place Lift Station Rehabilitation Project. The bid summary is as follows:

CONTRACTOR	BID AS READ
Airy's Inc.	$949,849.00
Austin Tyler Construction	$984,000.00
J S Alberico Const Co Inc.	$1,808,610.00
Engineer's Estimate	$1,636,000.00

The low bid by Airy's Inc. is 41.9% below the engineer's estimate. Airy's Inc. has previously completed similar work for the City of Joliet.

Funds will be charged to the Water and Sewer Improvement Fund / Lift Stations / Construction (Org 50180031, Object 557200, $949,849.00).

Included with this contract is an amendment to the Lois Place Lift Station Rehabilitation Professional Services Agreement for construction engineering services, for an amount not to exceed $94,950.00, on behalf of Trotter and Associates Inc. This project will require specialized inspection services that are best suited to be performed by the City's lift station consulting engineer.

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

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

(g) Purchases of professional services.

Funds will be charged to the Water and Sewer Improvement Fund / Lift Stations / Professional Services (Org 50180031, Object 557200, $94,950.00).

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

1. Award the Contract for the Lois Place Lift Station Rehabilitation Project, in the amount of $949,849.00, on behalf of Airy's Inc.

2. Approve the Amendment No. 1 for the Lois Place Lift Station Rehabilitation Professional Services Agreement for construction engineering services in the amount of $94,950.00, on behalf of Trotter and Associates Inc.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 185-25

File ID: 185-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Public Utilities **Final Action:**

Title: Award of Contract for the Lois Place Lift Station Rehabilitation Project to Airy's Inc. in the Amount of $949,849.00 and Amendment No. 1 for Construction Engineering Services to Trotter and Associates Inc. in the Amount of $94,950.00

Agenda Date: 03/18/2025

Entered by: odean@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/10/2025	Allison Swisher	Approve	3/13/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 186-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Award of Contract for the 2025 Traffic Signal Materials Purchase Order No. 1 to Traffic Control Corporation in the Amount of $228,214.00

BACKGROUND:
The Electric Division needs to purchase materials to maintain existing traffic signals located within the City. This material purchase order includes video detection equipment that will be used to replace detector loops that will be impacted by the 2025 Watermain Replacement Program. By installing video detection in advance of the watermain installations, the City will be able to minimize traffic impacts during these projects.

The Public Service Committee will review this matter.

CONCLUSION:
The City of Joliet has only one (1) approved manufacturer that supplies the City with traffic signal materials. Traffic Control Corporation is the sole source supplier of the materials. Traffic Control Corporation provided a quote, in the amount of $228,214.00, for the replacement of traffic signal materials requested by the City.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over $25,000.00 may be awarded without written specifications or bidding under certain circumstances. Two (2) of these circumstances apply:

(a) Purchases which may only be practicably made from a single source;

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

Sufficient funds exist utilizing the General Fund PW Electrical / Supplies - Equip Parts (Org 09028000, Object 536104, $43,421.00) and PU Water Improvement Fund / Infrastructure (Org 50080012, Object 557200, $184,793.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the 2025 Traffic Signal Materials Purchase Order No. 1, in the amount of $228,214.00, on behalf of Traffic Control Corporation.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 186-25

File ID: 186-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Public Works **Final Action:**

Title: Award of Contract for the 2025 Traffic Signal Materials Purchase Order No. 1 to Traffic Control Corporation in the Amount of $228,214.00

Agenda Date: 03/18/2025

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/9/2025	Greg Ruddy	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 187-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Award of Contract for the 2025 Traffic Signal Materials Purchase Order No. 2 to Traffic Control Corporation in the Amount of $72,735.00

BACKGROUND:
The 2025 City Budget includes funds to upgrade traffic signals with Uninterruptable Power Supply (UPS) cabinets, also known as battery backups. This purchase will provide the materials to upgrade thirteen intersections with UPS cabinets. City Electric Division staff will complete the installation of UPS cabinets.

The Public Service Committee will review this matter.

CONCLUSION:
The City of Joliet has only one (1) approved manufacturer that supplies the City with traffic signal materials. Traffic Control Corporation is the sole source supplier of the materials. Traffic Control Corporation provided a quote, in the amount of $72,735.00, for the purchase of traffic signal materials requested by the City.

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over $25,000.00 may be awarded without written specifications or bidding under certain circumstances. Two (2) of these circumstances apply:

(a) Purchases which may only be practicably made from a single source;

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

Sufficient funds exist utilizing the Capital Improvement Fund - Engineering / Infrastructure (Org 30090270, Object 557200, $72,735.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the 2025 Traffic Signal Materials Purchase Order No. 2, in the amount of $72,735.00, on behalf of Traffic Control Corporation.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 187-25

File ID: 187-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Public Works **Final Action:**

Title: Award of Contract for the 2025 Traffic Signal Materials Purchase Order No. 2 to Traffic Control Corporation in the Amount of $72,735.00

Agenda Date: 03/18/2025

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/9/2025	Greg Ruddy	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 188-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Award of Contract Extension for the 2023-2027 Landscape Maintenance Services (Utilities) Program to Ramiro Guzman Landscaping in the Amount of $133,877.71

BACKGROUND:
On April 3, 2023, the Mayor and City Council awarded a contract to Ramiro Guzman Landscaping in the amount of $113,054.00, for lawn mowing and related services at sixty-seven (67) Public Utilities Department sites throughout the City and surrounding areas for 2023. Ramiro Guzman Landscaping was the lowest bidder for the contract. The contract contained a provision for four (4) optional annual extensions for years 2024, 2025, 2026, and 2027. Subsequently, the Mayor and City Council approved a contract extension for 2024 in the amount of $122,165.62. Ramiro Guzman Landscaping received positive performance assessments from various staff members throughout 2023 and 2024.

The Public Service Committee will review this matter.

CONCLUSION:
Staff recommends exercising the extension option for 2025 which includes a 3% increase for all original bid items, as provided for in the original Contract Document, as well as the four (4) new sites that were added in FY2024. Additionally, the number of mowing cycles has been increased from 26 to 28 to ensure that sites are properly maintained. The total recommended contract award for 2025 is $133,877.71.

Sufficient funds are budgeted in the 2025 Water and Sewer Operating Fund and costs will be allocated to the various Contract Services accounts as follows:

Account Code	Account Org Description	Amount
50080031-524200	Plant Operations - Lift Stations	$27,465.82
50080011-524200	Plant Operations - Water	$45,278.59
50080802-524200	East Side Wastewater Treatment Plant	$22,130.38
50080803-524200	West Side Wastewater Treatment Plant	$13,099.99
50080804-524200	Aux Sable Wastewater Treatment Plant	$25,902.93

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the 2025 extension to the 2023-2027 Landscape Maintenance Services (Utilities) Program, in the amount of

$133,877.71, on behalf of Ramiro Guzman Landscaping.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 188-25

File ID: 188-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Public Utilities **Final Action:**

Title: Award of Contract Extension for the 2023-2027 Landscape Maintenance Services (Utilities) Program to Ramiro Guzman Landscaping in the Amount of $133,877.71

Agenda Date: 03/18/2025

Entered by: jhall@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/9/2025	Allison Swisher	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 189-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Award of Contract for the 2025 Pavement Marking Program - MFT Section No. 25-00571-00-ST to Superior Road Striping, Inc. in the Amount of $286,532.00

BACKGROUND:
The City of Joliet 2025 Budget includes funding for the annual pavement marking program. The 2025 Pavement Marking Program includes pavement markings on several major streets, State routes, neighborhood collector streets, and residential streets. The project was advertised on Thursday, February 13, 2025.

The Public Service Committee will review this matter.

CONCLUSION:
On Friday, February 28, 2025 at 10:00 A.M., three (3) sealed bids were received for the 2025 Pavement Marking Program. The bid summary is as follows:

CONTRACTOR	BID AMOUNT
Superior Road Striping, Inc.	$286,532.00
Marking Specialists	$358,548.00
Precision Pavement Markings, Inc.	$395,280.00
Engineer’s Estimate	$278,800.00

The low bid by Superior Road Striping, Inc., in the amount of $286,532.00, is 2.77% above the engineer’s estimate.

Sufficient funds exist utilizing the Motor Fuel Tax Fund / Infrastructure (Org 20090270, Object 557200, $286,532.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award a Contract for the 2025 Pavement Marking Program, in the amount of $286,532.00, to Superior Road Striping, Inc.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 189-25

File ID: 189-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Public Works **Final Action:**

Title: Award of Contract for the 2025 Pavement Marking Program - MFT Section No. 25-00571-00-ST to Superior Road Striping, Inc. in the Amount of $286,532.00

Agenda Date: 03/18/2025

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/9/2025	Greg Ruddy	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 190-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award of Professional Services Agreement for the Purchase and Installation of the Audio System Upgrade Project at Joliet Slammers Stadium to Visua in the Amount of $161,770.97

BACKGROUND:
Joliet Slammers Stadium was built in 2002 and hosts baseball games for the Slammers, University of St. Francis, IHSA State Finals, and local youth tournaments. It also hosts special events such as New Orleans North and Glow Festival. The original audio system throughout the park has been inoperable in many locations and is in need of upgrading. The audio system upgrade will tie into the upgrades already made to the audio-visual system in the past years.

This item was recommended for City Council approval by the Public Assets Committee at the February 25, 2025 meeting.

CONCLUSION:
The City of Joliet is seeking approval of purchase and installation for the audio system upgrade at the Joliet Slammers Stadium. Staff is recommending the purchase be approved and awarded to Visua in the amount of $161,770.97. Original projected estimates were $150,000.00. The 2025 Capital budget and general fund provide funding for this system upgrade (Org 30020010, Obj 557300, $150,000.00 and Org 01015130, Obj 524300 $11,770.97)

Company	Proposal Amount
Visua	$161,770.97

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. Four (4) of these circumstances apply:

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

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

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

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(g) Purchases of professional services.

Funds will be charged to Capital Budget (Org 30020010, Obj 557300, $150,000.00 and General Fund Org 01015130, Obj 524300 $11,770.97)

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Audio System Upgrade Project at Joliet Slammers Stadium to Visua in the amount of $161,770.97.

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Full Audio Renovation

Proposal for: Joliet Slammers

VISUA

Proposal for Services

P-2179

Our Mission

Our mission is to help our clients, and their industry enhance the fan experience by implementing high-level audio/video technologies. We are consultants first and have pioneered superior systems with our 40+ years in the industry. As consultants, we are not agnostic and strive to provide the best solution every time. We are steadfast to the core, and fully committed to serving our clients in every aspect of our business.

The success of our clients is our number one priority, and we are committed to engineering our products to best suit their needs. We create lasting memories by turning our systems into experiences and emphasize the importance of originality and artistry in all of the work that we do.

vision *(Leaders of Industry Innovation)*

Visua's success and customer satisfaction stems from the superior specifications we provide on each project. Visua's product quality far exceeds that of our leading competitors. We will always strive to continue to **exceed the industry standards** and your expectations.

integrity *(Steadfast to Our Mission)*

Honesty in education– integrity is **why we branched off** from our competitors and started our own company. We promise to always be honest, with the utmost integrity, when fully educating you not only on your project, but also when making comparisons between ours and our competitors' products.

service *(Helpful to the Core)*

Five-Star service is what we preach and what we promise. We are not myopic in our collective experience. Years of working with all the industry suppliers makes our team **the most experienced** team in the entire industry. We will always make sure we are available to answer questions and provide client support to the best of our abilities.

unique *(Unparalleled in Excellence)*

While others will focus on squeezing as much profit out of a project as possible, we promise to be unique in the industry and earn the reputation of **never cutting corners.** We strive for five-star excellence in every area.

artistry *(Driven by Passion)*

We are all artists at heart. From our many years in the industry, we understand what looks good and what doesn't. Our **original designs and concepts** are a fusion of art and technology that create iconic displays for our clients. We promise your project will never be just another cookie-cutter "us too".

Visua® is a Single-Source Provider

LED Displays	Indoor, Outdoor, Large Format, Ribbon Displays, LED Letters, Marquees, Billboards, Message Tickers,Fine Pixel Pitch + Custom
Audio System	Visua Digital Mixers, Audio Processing, Speakers, Mixing Consoles, Microphones, Recording Interfaces, Audio Cabling, Subwoofers, Brackets and Flyware, and Amplifiers
Video Equipment	Video Control Software, Live Video Switchers, PTZ Cameras, Wireless Cameras, Instant Replay, Intercom Systems, Projection, Lighting, Preventative Maintenance Plans, Equipment Racks, Facility Cabling, Speed Pitch, Production Workstations
Digital Signage	Digital Menu Boards, Concourse Advertising, Video Walls, Touch-screen Kiosks, Customer Service Displays, Diagonal & Unique Video Walls, Suite Displays, Way Finding, + Custom
Scoreboards	Baseball/Softball, Basketball, Football, Hockey, Lacrosse, Soccer, Volleyball, Track and Field, Wrestling, Pitch Clocks, + more
Consulting	Control Room Design, Technology Design, Renovation Oversight, On-Sight Ops Support, Stadium Design, Site Assessments
VirtCh	Show Scripting, Secret Shopper Show Audits, Operational Seminars, Staffing and Recruitment , Mascot Design and Sourcing, Broadcasting , Game Day Production, Content Creation, Promotional Planning
Creative Services	Spinning Logos, Animations, Crowd Prompts, Pump Up Videos, Intro Videos, Commercials, Mascot Videos, Digital Signage, Marquee Content, Moving Headshots, + more

Our Process

Design

We have a reputation for exceeding expectations with our installs and know what it takes to meet a deadline.

BirdDog · BrightSign · BSS AUDIO · crown · JBL · JVC · KILOVIEW · LG · NETGEAR AV · OES SCOREBOARDS · PHILIPS · SAVI · SHURE · TERADEK · VISUALED · vizrt

Integration

We embrace the role of a full systems integrator, continually looking for economies in pricing that we can hand off to our clients in order to meet budgets.

Masters in Our Craft

Installation

We have a reputation for exceeding expectations with our installs and know what it takes to meet a deadline.

Five-Star Service

We embrace the role of a full systems integrator, continually looking for economies in pricing that we can hand off to our clients in order to meet budgets.

Our Strengths

- We've built strong partnerships with some of the world's most prestigious manufacturers, ensuring top-tier quality and innovation in every project.
- With over 40 years of experience, we've installed tens of thousands of scoreboard and LED systems in iconic venues, setting industry standards.
- Our executive team's deep expertise from senior roles at top LED manufacturers gives us unmatched market and product knowledge.
- We've been integrating corporate brand extensions through audio and video projects since the 1980s, constantly innovating in digital signage and AV systems.
- Our projects consistently earn five-star ratings, reflecting our commitment to excellence in design and execution.
- Our designs have influenced video layouts in high-profile venues worldwide, shaping the future of event experiences.
- We specialize in seamless AV system integration, delivering unified solutions from audio projects to digital signage for optimal performance.

Client Map

Visua Proudly Serves 350+ Clients Across 38 States

Your Dedicated Project Team

Bob Masewicz
CEO and Founder
Cell: 608-397-5655
Email: bob@visua.us

Matt Baker
President
Cell: 920-810-2459
Email: mbaker@visua.us

Scot Johnson
General Manager of Operations
Cell: 414-553-0616
Email: sjohnson@visua.us

Daniel Helm
Senior Director of Sales & Marketing
Cell: 440-864-6443
Email: dhelm@visua.us

Bridgett Helm
Operations Manager and Executive Assistant
Cell: 828-712-2445
Email: bhelm@visua.us

Sabrina McCumber
Accounting Manager and Executive Assistant
Cell: 608-397-8383
Email: smccumber@visua.us

Your Dedicated Project Team

Ron Nelson
Director of AV Integrations
Cell: 850-361-6433
Email: rnelson@visua.us

Joe Lange
Lead, Systems Integrator
Cell: 262-312-0523
Email: jlange@visua.us

Lindsey Webb
Executive Producer
Cell: 606-831-3350
Email: lwebb@virtch.co

Katy Mislivecek
Marketing and Sales Coordinator
Cell: 608-518-6919
Email: katym@visua.us

Scott Benke
Manager of Service and Support
Cell: 910-599-7170
Email: sbenke@visua.us

Project Management

Primary Steel & Foundations

Whether it's a brand new stadium, a fresh renovation, or your existing structure simply needs an update, you can count on Visua Engineering to complete the project.

Primary Electrical & Conduit

Does the new LED display location have electrical power? Enough power? Our field teams can get you charged up.

Dedicated Delivery

From the manufacturing floor to your installation location, direct shipment is one truck, one driver. No delays, damage, or mistakes.

Physical Installation

On time, on budget, fully operational and ready-to-go for your first event. Daily reports, customer sign-offs and a clean jobsite when we are finished.

Equipment Setup & Training

Your operations staff and marketing team will understand every nuance of every piece of equipment. Not only do we provide after-install training, but we are also there to support your opening events.

On-Site Project Management

You'll know all of the status updates on your project because we will be there. Deliveries, subcontractors, schedule, costs, permits, sign offs, approvals, and even cleanup will be managed by someone on our payroll.

Final Connections & Data Cable

Visua has the staff to connect power and data to your new display, pull the cable, terminate, test, and label.

Support Packages

Visua provides a range of support packages to keep your equipment running smoothly, ensuring you and your team have access to expert technician and live support whenever it's needed most.

Where We've Worked

Chukchansi Park, Fresno, CA

Idaho Central Arena, Boise, ID

Luxe Golf Bays, Franklin, WI

Hertz Arena, Estero, FL

Amarillo Sod Poodles - *Amarillo, TX*
Binghamton Rumble Ponies - *Binghamton, NY*
Brooklyn Cyclones - *Brooklyn, NY*
Cleburne Railroaders - *Cleburne, TX*
Clinton LumberKings - *Clinton, IA*
Dunedin Blue Jays - *Dunedin, FL*
Fort Myers Mighty Mussels - *Fort Myers, FL*
Gary SouthShore Railcats - *Gary, IN*
Hagerstown Flying Boxcars - *Hagerstown, MD*
Illinois Valley Pistol Shrimp - *Peru, IL*
Inland Empire 66ers - *San Bernardino, CA*
Knoxville Smokies - *Knoxville, TN*
Lake Country DockHounds - *Oconomowoc, WI*
Lake Elsinore Storm - *Lake Elsinore, CA*
Lakeland Flying Tigers - *Lakeland, FL*
Lexington Sporting Club - *Lexington, KY*
Lincoln Memorial University - *Harrogate, TN*
Long Island Ducks - *Long Island, NY*
Lynchburg Hillcats - *Lynchburg, VA*
NOW Arena - *Hoffman Estates, IL*
Oakland Ballers - *Oakland, CA*
Omaha Storm Chasers - *Papillion, NE*
Schaumburg Boomers - *Schaumburg, IL*
Sioux Falls Canaries - *Sioux Falls, SD*
Spokane Indians - *Spokane, WA*
St. Lucie Mets - *Port St. Lucie, FL*
Stockton Arena - *Stockton, CA*
USA Hockey - *Plymouth, MI*
Wheeling Nailers - *Wheeling, WV*

Plus many more

AUDIO SYSTEM

SPEAKERS

QTY	DESCRIPTION
15	JBL Professional AWC159 (MAINS) 15" All Weather Compact Coax (Light Gray)
6	JBL Professional AWC82-BK (3rd Base Concourse) All-Weather Co-ax, 8" 2-way, Black
3	JBL Professional AWC82-BK (1st base concourse) All-Weather Co-ax, 8" 2-way, Black
1	JBL Professional AWC129-BK (1st base concourse) All-Weather Co-ax, 12" 2-way, Black
3	JBL Professional AWC129-BK (3rd Base Berm) All-Weather Co-ax, 12" 2-way, Black
3	JBL Professional AWC129-BK (1st Base Berm) All-Weather Co-ax, 12" 2-way, Black
1	Visua Videoboard Speaker Bundle Bundle includes speakers, amplification, and signal processing for videoboard integration and co…
2	JBL Professional AWC159 15" All Weather Compact Coax (Light Gray)
1	Altelix NS242424VFA1C-20A-R6U 24x24x24 120VAC 20A Steel NEMA Enclosure for UPS Power Systems with 19" Wide 6U Rack, Dual Coo…
1	West Penn Wire AQ227BK1000 1P 12G STRD UNSHLD WBLOCK
1	Sescom SES-X-FA2 Sescom SES-X-FA2 Portable Battery Operated 2-Channel Mic & Line Level Audio Over Single Fiber Extender Kit
2	Miscellaneous S-IHS Installation, Hardware, and Safety
22	JBL Professional AWC62-BK (Concourse Back Fills) Compact All-Weather 2-Way Co-axial Loudspeaker with 6.5" LF, black
11	JBL Professional AWC129-BK (Concourse Seat Fills) All-Weather Co-ax, 12" 2-way, Black
4	JBL Professional AWC82-BK (Outside) All-Weather Co-ax, 8" 2-way, Black
1	JBL Professional CONTROL 16C/T (tickets) 6-1/2" CO-AX CEILING SPKR (2 PER CTN)
14	JBL Professional AWC62-BK (Suites Exterior) Compact All-Weather 2-Way Co-axial Loudspeaker with 6.5" LF, black
9	JBL Professional CONTROL 16C/T (Suites interior) 6-1/2" CO-AX CEILING SPKR (2 PER CTN)
4	JBL Professional AWC159 (Party Pavillion) 15" All Weather Compact Coax (Light Gray)
86	Miscellaneous S-IHS Installation, Hardware, and Safety

AMPLIFICATION

QTY	DESCRIPTION
2	Crown CDi4x1200BL 4x1200 Power Amplifier with BLU link
2	Crown CDi4x600BL 600 watts per channel 4 channel amplifier, 70/100V, 4/8 ohm, digital signal processing, networked, front panel interf…
2	Crown CDi4x300BL 4x300W Power Amplifier with BLU link
1	Crown CDi2x600 2x600W Power Amplifier

DIGITAL SIGNAL PROCESSING (DSP)

QTY	DESCRIPTION
1	Visua Sound Director Bundle the ultimate solution for instant access to music and sound effects for any live event.
1	Sound Director Premium Package the ultimate solution for instant access to music and sound effects for any live event.
1	Sound Director Sound Director Computer with touch screen, 6 GB RAM memory and 1 TB Hard Drive
1	Visua Custom Music Library Programing

CONNECTIVITY & RACKS

QTY	DESCRIPTION
1	West Penn Wire AQ227BK1000 1P 12G STRD UNSHLD WBLOCK
1	West Penn Wire AQ225BK0500 1P 16G STRD UNSHLD WBLOCK

INTEGRATION SERVICES

QTY	DESCRIPTION
1	Lift Man Lift Operation
1	Visua INSTALLATION by VISUA AV Systems Integrators

AUDIO SYSTEM TOTAL	**$161,770.97**

ACCEPTANCE

FINANCIAL

PAYMENT SCHEDULE
70/20/10

PROJECT TOTAL $161,770.97

TERMS

I accept this proposal and hereby authorize Visua to proceed with the installation of the included systems at the facilities of Joliet Slammers constructing at 1 Mayor Art Schultz Drive Joliet, IL 60432 as described in the totality of this document. I further authorize Visua to be granted the facility access that will be required to complete this project in a workmanlike and timely manner and for payment to be made to Visua. In keeping with the Terms of Payment listed above: It has been made clear to me that there exist no understandings regarding this project with any relevant party unless and until Joliet Slammers and Visua agree to such additional or alternate understandings in writing. Project cost and pricing are dependent upon a continual flow of work without interruption or delays imposed by Joliet Slammers or their staff, construction, other building trades or any other party, and additional costs may be incurred by Joliet Slammers from Visua. If such delays result in additional costs that are not covered by the pricing in this proposal: I agree that any additions to and/or deletions from the materials and labor to be provided by my acceptance of this proposal and any resulting change(s) in cost of this project shall only be by way of written change order(s) and shall be valid only after being signed by Joliet Slammers and Visua. This proposal is valid only if accepted in writing by Joliet Slammers and deposit payment received no later than February 26, 2025.

ACCEPTANCE

JOLIET SLAMMERS

SIGNED _____ DATE _____

PRINT NAME _____ TITLE _____

VISUA

SIGNED _____ DATE _____

PRINT NAME _____ TITLE _____

VISUA

Visua Headquarters
3120 South Ave. Suite 126
La Crosse, WI 54601

(866) 847-8228

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 190-25

File ID: 190-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: **Final Action:**

Title:

Agenda Date: 03/18/2025

Attachments: Visua Proposal_Joliet_Slammers_P-2179_Full Audio Renovation.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/12/2025	Dustin Anderson	Approve	3/12/2025
1	3	3/12/2025	Kevin Sing	Approve	3/14/2025
1	4	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	5	3/13/2025	Beth Beatty	Approve	3/14/2025

Memo

File #: 191-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award of Professional Services Agreement for the Purchase and Installation of the Structural Painting Project at Joliet Slammers Stadium to Cosgrove Construction Inc. in the Amount of $277,250.00.

BACKGROUND:
Joliet Slammers Stadium was built in 2002 and hosts baseball games for the Slammers, University of St. Francis, IHSA State Finals, and local youth tournaments. It also hosts special events such as New Orleans North and Glow Festival. The structural steel throughout the stadium needs painting to protect its durability and longevity. This will be a continual process for years to get all the steel painted throughout the stadium. This round of painting would finish the front gate canopy, side towers, elevator shaft, and the west entrance.

This item was recommended for City Council approval by the Public Assets Committee at the February 25, 2025 meeting.

CONCLUSION:
The City of Joliet is seeking approval of purchase and installation for the structural painting project at the Joliet Slammers Stadium. Staff is recommending the purchase be approved and awarded to Cosgrove Construction Inc. in the amount of $277,250.00. Original projected estimates were $250,000.00. The 2025 Capital budget and general fund provide funding for this project (Org 30020010, Obj 557300, $250,000.00 and Org 01015130, Obj 524300 $27,250.00)

Company	Proposal Amount
Cosgrove Construction Inc	$277,250.00
Hoss Decorating	$311,870.00
M3 Builds	$314,600.00

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

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

city council;

(g) Purchases of professional services.

Funds will be charged to Capital Budget (Org 30020010, Obj 557300, $250,000.00 and General Fund Org 01015130, Obj 524300 $27,250.00)

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Structural Painting Project at Joliet Slammers Stadium to Cosgrove Construction Inc. in the amount of $277,250.00.

Cosgrove Construction Inc

20654 Amherst Court • Joliet, IL • 60433 • (815) 774-0036 • Fax (815) 774-9860

Proposal

Date: January 31, 2025

Submitted to: Joliet Slammers

Attn: Blaine Kline

Job Name: Silver Cross Field Structural Steel Painting

DESCRIPTION

Cosgrove Construction, Inc. proposes to furnish labor & materials for the following:

PAINTING & WALLCOVERING Supply & Install:	
• Per walk thru we propose to furnish all labor, scaffolding, materials and equipment to paint various areas of steel. All steel will be power washed, mechanically grind loose paint and rust then receive one full coat of Sherwin Williams Macropoxy 646 and one full coat of Sherwin Williams Acrolon 100.	
• **Front Entrance Area:** Includes entrance canopy steel, ceiling, both towers, steel where clock is mounted, and steel around elevator shaft.	**$196,400.00**
• **West Entrance:** Includes area overhead canopy and structural steel.	**$29,100.00**
• **West Entrance:** Includes structural steel ceiling on first floor behind gates.	**$10,250.00**
• **West Entrance:** Includes two service stairwells on each side of entrance. Areas of paint are railings, stringers, stair underside, ceilings and stairwell.	**$41,500.00**
Total Base Bid:	**$277,250.00**

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements are contingent upon strikes, accidents or delays beyond our control. Owner is to carry fire, tornado and other necessary insurance. Cosgrove Construction Inc. employees are fully covered by Workmen's compensation Insurance.

Authorized Signature: _____

Bob Martino, Cosgrove Construction Inc.

Note: This Proposal may be withdrawn by us if not accepted within 45 days.

Acceptance of Proposal – The above prices, Specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____ Signature: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 191-25

File ID: 191-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: **Final Action:**

Title:

Agenda Date: 03/18/2025

Attachments: Cosgrove Steel Painting.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/12/2025	Dustin Anderson	Approve	3/12/2025
1	3	3/12/2025	Kevin Sing	Approve	3/14/2025
1	4	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	5	3/13/2025	Beth Beatty	Approve	3/14/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 192-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award of Professional Services Agreement for the Purchase and Installation of Four 7.5-ton Roof Top Units for Union Station to Anchor Mechanical Inc. in the Amount of $77,996.00.

BACKGROUND:
Union Station is located at 50 E Jefferson St. Union Station is used for numerous special events including weddings, showers, and luncheons in the ballroom space. There are four roof top units that are used for air conditioning for numerous areas throughout Union Station including the grand ballroom and common areas for the ballroom. These units are over 25 years old and are beyond their life expectancy.

This item was recommended for City Council approval by the Public Assets Committee at the February 25, 2025 meeting.

CONCLUSION:
The City of Joliet is seeking approval of purchase and installation for four 7.5-ton roof top units at Union Station. Staff contacted three vendors to obtain quotes for the scope of work, and three returned proposals. Staff is recommending the purchase be approved and awarded to Anchor Mechanical Inc. in the amount of $77,996.00. Original projected estimates were $80,000.00. The 2025 Union Station repairs and maintenance budget provides funding for this replacement unit (Org 09015907, Obj 524300, $77,996.00).

Company	Proposal Amount
Anchor Mechanical Inc	$77,996.00
Sendra Service Corp	$79,170.00
Westside	$86,000.00

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

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

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(g) Purchases of professional services.

Funds will be charged to Buildings & Grounds Repairs & Maintenance (Org 09015907, Object 524300), $77,996.00.

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the purchase and installation of four 7.5-ton roof top units at Union Station to Anchor Mechanical Inc. in the amount of $77,996.00.

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TO:

Union Station
50 E. Jefferson
Joliet, Illinois
Blaine Kline
Facilities Management Director

2/6/2025

Anchor Quote# QJ-25-068

Project Title: Labor and Materials to deliver, furnish and install (4) 7.5 Ton Trane RTU's YSJ090A3S0H w curb adapter(see attached submittal). Includes DX Cooling /Gas Heat, Standard Efficiency, R410A Ref., 7.5 Ton, 208-230/60/3,Symbio 700 controller, high gas heat, (3) year parts, coils & controls warranty, (5) year compressor parts only warranty, (10) year HX parts only warranty. Also includes field installed Fresh air module, low leak economizer, barometric relief, discharge air sensing tube, and hail guards.

Material	(4) 7.5 Ton Trane RTU's YSJ090A3SOH w Curb Adap					$	48,400.00
	Piping, Insulation, Sheet Metal, Misc Parts & Mats					$	7,200.00
	Markup					$	5,004.00
Service Fitter	Regular	80	hours	at	$ 152.00	$	12,160.00
Service Fitter	OT		hours	at	$ 196.00	$	-
Sheet Metal	Regular	16	hours	at	$ 152.00	$	2,432.00
Sheet Metal	Shop Fab		hours	at	$ 152.00	$	-
Plumber	Regular		hours	at	$ 152.00	$	-
Scheduled 30 Ton Crane w Permit		1	at	$	2,400.00	$	2,800.00
			at				

Trane RTU's w Roof Curb Current Lead Time 2 Weeks. Econ & Accessories on Back Order Electrical by others. Pricing good through 4/5/25. 1st Year parts and labor warranty.

PROPOSAL TOTAL: **$ 77,996.00**

As a condition of this proposal, payments are to be made on a progress basis. Invoice payment must be made within thirty (30) days of receipt. Any alteration or deviation from the above proposed will become an extra charge over the sum stated above. This proposal will become a binding Agreement only after acceptance by customer and approval of an officer of Anchor Mechanical Inc. as evidenced by their signatures below. This Agreement sets forth all of the terms and conditions binding upon the parties hereto on the reverse hereof, and no person has authority to make any claim, representation promise or condition of behalf of Anchor Mechanical Inc. which is not expressed herein. This proposal is valid for thirty (30) days.

CONTRACTOR

Dennis Hogan
Sr. Sales Representative

Signature

2/6/2025
Date

CUSTOMER

City Of Joliet

Signature

Date

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 192-25

File ID: 192-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: **Final Action:**

Title:

Agenda Date: 03/18/2025

Attachments: City of Joliet Union Station Replacement of 4 7.5 Ton Trane RTU's 020524.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/12/2025	Dustin Anderson	Approve	3/12/2025
1	3	3/12/2025	Kevin Sing	Approve	3/14/2025
1	4	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	5	3/13/2025	Beth Beatty	Approve	3/14/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 193-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award of Professional Services Agreement for the Purchase and Installation of the Elevator Modernization Project at Union Station to American Hoist & Manlift Inc. in the Amount of $101,385.00.

BACKGROUND:
Union Station is located at 50 E Jefferson St. Union Station is used for numerous special events including weddings, showers, and luncheons in the grand ballroom space. There is only one elevator at Union Station and it is needed to accommodate ADA needs during events. The elevator equipment is from 1990, it is outdated, and parts are not accessible.

This item was recommended for City Council approval by the Public Assets Committee at the February 25, 2025 meeting.

CONCLUSION:
The City of Joliet is seeking approval of purchase and installation for the elevator modernization at Union Station. Staff contacted three vendors to obtain quotes for the scope of work, three returned proposals. Staff is recommending the purchase be approved and awarded to American Hoist & Manlift Inc. in the amount of $101,385.00. Original projected estimates were $150,000.00. The 2025 Building & Grounds budget provides funding for this replacement unit (Org 01015000, Obj 524300, $101,385.00).

Company	Proposal Amount
American Hoist & Manlift Inc.	$101,385.00
Anderson Elevator Co.	$138,700.00
Modesto Management LLC.	$154,400.00

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

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

(g) Purchases of professional services.

Funds will be charged to Buildings & Grounds Repairs & Maintenance (Org 01015000, Object 524300), $101,385.00

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Elevator Modernization Project at Union Station to American Hoist & Manlift Inc. in the amount of $101,385.00.

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AMERICAN
Hoist & Manlift Inc.

15811 Annico Drive, Unit #5
Homer Glen, IL 60491
877/301-6510
www.americanbeltmanlift.com

January 27, 2025

City of Joliet
150 W Jefferson
Joliet, IL 60432

Re: 50 East Jefferson – Controller, Fixtures, Pumping Unit & Door Equipment Proposal

Dear Blaine:

Per our survey, we are submitting the following proposal for the elevator modernization on the passenger elevator.

PROPOSAL:
TO PROVIDE ALL LABOR AND MATERIAL TO MODERNIZE THE EXISITING PASSENGER ELEVATOR AND INSTALL THE FOLLOWING:

CONTROLLER: New Alpha microprocessor simplex elevator controls, floor selector, fire service feature and battery lowering
NUMBER OF STOPS: 2
CAPACITY: 1500 lbs.
SPEED: 100 fpm
PUMPING UNIT: New MEI submersible tank (including new valve, motor, shutoffs & muffler).
HYDRAULIC OIL: New
CYLINDER & JACK: Re-use existing.
WIRING: New traveling cable, hoistway and machine room wiring
DOOR OPERATOR: GAL MOVFR II door operator, LWZ zone clutch, gate hangar rollers
HATCH DOORS: GAL hangar rollers, locks, pickup rollers and keepers
HOISTWAY SWITCHES: New limit switches & pit stop switch.
FIXTURES: New Innovation car operating panel, new digital position indicators, traveling lantern and new hall stations with fire service and access key switches
CAR TOP INSPECTION STATION: New station with 110VAC light & guard
PROXIMITY EDGE: New 2019 code compliant 3D proximity edge
CAB: Retain
ELECTRICAL: Provide new heavy duty fused disconnect, new 110vac disconnect, machine room and pit lighting and GFC receptacles
BUFFERS: Re-use existing
PIT LADDER: New code compliant.
MANUALS: Electrical as builts
PERMIT: City permit included

AMERICAN
Hoist & Manlift Inc.

15811 Annico Drive, Unit #5
Homer Glen, IL 60491
877/301-6510
www.americanbeltmanlift.com

Our price for this work is **$101,385.00.**

Payment Terms:
40% down payment
40% material being shipped.
Balance due upon completion

WORK NOT INCLUDED:

- A dry pit reinforced to sustain vertical loads as shown.
- Any cutting and patching of building construction required installing signal fixtures, or other elevator apparatus, and any repairs, grouting, patching, or painting made necessary by it.
- A machine room properly lighted and ventilated per Code requirements with temperature maintained between 65 and 95 degrees. The door is self-closing and locking, but open able from inside without key.
- A heavy-duty fused disconnect switch for each elevator, of ample capacity, with wiring to the elevator motor starter control. Disconnecting means shall disconnect the normal power supply as well as emergency supply, when provided.
- Light and switch in elevator room, with switch located adjacent to access door. Convenience outlet in machine room.
- Light, switch, and convenience outlet in elevator pit, light switch accessible from lower landing opening. Install light to clear elevator car.
- Suitable 110 VAC disconnect service connected to terminals in elevator controller for car light service.
- Smoke sensors are in each elevator lobby, overhead and machine room with necessary wiring to elevator control panel, when fire service is specified.
- Telephone wiring and data feed wiring from building source to elevator control panel.

If you should have any questions or require additional information, please do not hesitate to call.

MODERNIZATION ACCEPTANCE:

NAME: _____ TITLE: _____ DATE: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 193-25

File ID: 193-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: **Final Action:**

Title:

Agenda Date: 03/18/2025

Attachments: Modernization Proposal #2.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/12/2025	Dustin Anderson	Approve	3/13/2025
1	3	3/12/2025	Kevin Sing	Approve	3/14/2025
1	4	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	5	3/13/2025	Beth Beatty	Approve	3/14/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 194-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Professional Services Agreement for Safety Consulting Services to Sheffield Safety & Loss Control LLC in the Amount of $485,675.00

BACKGROUND:
In 2019, a safety program was initiated in the Department of Public Utilities which included on-site safety consulting services, preparation of a safety manual, development of personal protective equipment programs, formation of a safety committee, and employee training. Sheffield Safety & Loss Control LLC was selected using a qualifications-based selection process to implement the annual safety program. At this time, it is recommended the program be expanded to include all City departments with the exception of the police and fire departments which already have established safety programs. The Public Service Committee will review this matter.

CONCLUSION:
Sheffield Safety & Loss Control LLC has provided a proposal to provide safety consulting services for 2025. The City has been satisfied with the services provided by Sheffield Safety & Loss Control LLC and improved safety has been achieved in the Department of Public Utilities through implementation of a PPE program and employee training. The Professional Services Agreement for the program, for an amount not to exceed $485,675.00, represents the cost of conducting workplace hazard assessments, preparing a safety manual, providing on-site safety consulting services, developing a personal protective equipment program, developing and conducting a training program, preparing confined space and lock-out tag out programs for the public utilities department, and leading department safety committee meetings.

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

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

(g) Purchases of professional services

Funds will be charged to the Water & Sewer Operating Fund / Professional Services (Org 50080010, Object 523300, $235,675.00) and the General Fund / Human Resources / Professional Services (Org 10210160, Object 523300, $250,000.00).

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RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the Professional Services Agreement for Safety Consulting Services, in the amount of $485,675.00, on behalf of Sheffield Safety & Loss Control LLC.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, MADE AS OF THIS 6 day of MARCH, 2025, by and between the City of Joliet, Illinois, an Illinois Municipal Corporation, (hereinafter called the "City") and Sheffield Safety & Loss Control LLC, (hereinafter called the "Consultant"), collectively referred to as the "Parties" herein, is an AGREEMENT for professional services.

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

SECTION 1 – SERVICES OF THE CONSULTANT

1.1 The Project scope of work is defined in the attached Letter Proposal dated March 4, 2025.

1.2 The City and the Consultant, by mutual agreement, shall determine the final schedule.

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

SECTION 2 – THE CITY'S RESPONSIBILITIES

The City will:

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

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

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

2.4 Examine all studies, reports and other documents presented by the Consultant and shall render decisions pertaining thereto within seven (7) calendar days from receipt so as not to delay the work of the Consultant.

2.5 Obtain approval of all governmental authorities having jurisdiction over the Project and such approvals and consents from such other individuals or bodies as may be necessary for completion of the Project.

SECTION 3 – PAYMENTS TO THE CONSULTANT

3.1 The City will pay the Consultant for the professional services performed under SECTION 1, in an amount not to exceed $485,675.00.

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

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

SECTION 4 – TIME OF COMPLETION

4.1 The Consultant shall complete the project within 365 days of the date of execution of this Agreement, subject to time extensions to such schedule arising from delays beyond Consultant's control. To the extent Consultant is impacted by such delays, Consultant shall be entitled to an adjustment to its schedule for performance.

4.2 Time is of the essence for this Agreement.

4.3 The Consultant shall commence work within ten (10) calendar days of the date of execution of this Agreement or such other time mutually agreed to by the Parties in writing.

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

SECTION 5 – RIGHTS TO DELIVERABLES

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

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

SECTION 6 – REMOVAL AND REPLACEMENT OF PERSONNEL

6.1 Consultant (for the duration of the term of the Agreement) will not, without obtaining the City's prior written consent not to be unreasonably withheld, replace, or alter the assignment of its

lead personnel, to the extent their respective availability is reasonably within the Consultant's control.

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

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

6.4 The City's right to request the removal of Consultant's personnel from the Services as set forth in paragraph 6.2 does not expressly or implicitly create an employer-employee relationship between the City and personnel assigned by Consultant. Such a relationship is expressly denied herein by Consultant and the City.

SECTION 7 – INSURANCE

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

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

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

Comprehensive General Liability in a broad form on an occurrence basis, to include but not be limited to, coverage for the following where exposure exists; Premises/Operations, Contractual Liability, Products/Completed Operations for 2 years following final payment, Independent Consultant's coverage to respond to claims for damages because of bodily injury, sickness or disease, or death of any person other than the successful proposers employees as well as claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Consultant, or (2) by another person and claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use there from; Broad Form Property Damage Endorsement;

General Aggregate Limit $ 2,000,000

Each Occurrence Limit $ 1,000,000

Automobile Liability Insurance shall be maintained to respond to claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance, or use of a motor vehicle. This policy shall be written to cover any auto whether owned, leased, hired, or borrowed.

Each Occurrence Limit $1,000,000

Professional Liability Insurance shall be maintained to respond to claims for damages due to the Consultant's errors and omissions.

Errors and Omissions $1,000,000

Consultant agrees that with respect to the above required insurance:

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

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

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

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

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

Failure to Comply: In the event the Consultant fails to obtain or maintain any insurance coverage required under this Agreement, the City of Joliet may purchase such insurance coverage and charge the expense thereof to the Consultant. Such insurance shall be maintained in full force and effect during the life of the Agreement and shall protect the Consultant, its employees, agents and representatives from claims for damages, for personal injury and death and for damage to property arising in any manner from the negligent or wrongful acts or failures to act by the Consultant, its employees, agents and representatives in the performance of the work covered by the Agreement. The Consultant shall also indemnify and save harmless the City from any claims against, or

liabilities incurred by the Consultant of any type or nature to any person, firm or corporation arising from the Consultant's wrongful or negligent performance of the work covered by the Agreement.

SECTION 8 – SUCCESSORS AND ASSIGNS

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

SECTION 9 – NON-DISCRIMINATION

In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, age, race, color, creed, national origin, marital status or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification, and this requirement shall apply to, but not be limited to, the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. No person shall be denied or be subjected to discrimination in receipt of the benefit of any services of activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age except minimum age and retirement provisions, marital status, or the presence of any sensory, mental, or physical handicap. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination, or suspension, in whole or in part, of the Agreement by the City.

SECTION 10 – MODIFICATION OR AMENDMENT

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

SECTION 11 – APPLICABLE LAW AND DISPUTE RESOLUTION

11.1 This Agreement shall be deemed to have been made in and shall be construed in accordance with the laws of State of Illinois.

11.2 Any controversy, claim or dispute arising out of or relating to the interpretation, construction, or performance of this Agreement, or breach thereof, shall be referred to the American Arbitration Association (the "AAA") for a voluntary, non-binding mediation in the municipality where the Services are provided and to be conducted by a mutually acceptable single mediator, in accordance with then applicable Construction Industry Mediation Rules, prior to

resorting to litigation to any State or Federal Court located nearest to where the Services are provided. Neither party shall be liable for any indirect, incidental, or consequential damages of any nature or kind resulting from or arising in connection with this Agreement. The Parties shall share the cost of the mediator's services equally.

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

SECTION 12 – TERMINATION OF THE CONTRACT

12.1 TERMINATION BY THE CONSULTANT

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

12.2 TERMINATION BY THE CITY

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

IN WITNESS WHEREOF, the undersigned have placed their hands and seals upon and executed this Agreement in triplicate as though each copy hereof were an original and that there are no other oral agreements that have not been reduced to writing in this statement.

CITY OF JOLIET

By: _____

H. Elizabeth Beatty

City Manager

Date: _____

ATTEST:

By: _____

Lauren O'Hara

City Clerk

Date: _____

SHEFFIELD SAFETY & LOSS CONTROL LLC

By: _____

Name: Paul Wojciechowski

Title: President

Date: 3-6-2025

March 4, 2025

City of Joliet
150 W Jefferson Street
Joliet, IL 60432

Attn: Allison Swisher
Director of Public Utilities

RE: 2025 City of Joliet Safety Consultant Services

Sheffield Safety & Loss Control, LLC. is pleased to submit a proposal for 2025 Safety Consultant Services to the City of Joliet. The work tasks identified below will be performed as directed by level of importance as determined by the City of Joliet.

Scope of Services

- Provide on-site safety consulting services.
- Prepare draft Safety Manual that addresses City of Joliet work tasks evaluated during 2025 for City review.
- Lead, participate, and prepare meeting minutes for all safety committee meetings. Safety committee meetings with City Department Heads shall occur monthly. Discuss and develop safety committee strategy and meeting frequency at the department and/or division level.
- Conduct Workplace Hazard Assessments (WHA) for clerical and non-clerical positions in each department as further identified in Subsections A-I of this scope of work. Prepare draft PPE program for City review upon completion of hazard assessments.
- Develop training program recommendations and budget for each department as further identified in Subsections A-I of this scope of work.
- Conduct or coordinate on-site training for OSHA and IDOL for all applicable City of Joliet staff. Safety training will be tailored to fit the requirements determined by the completed Workplace Hazard Assessments (WHA) for individual tasks.
- Recommend additional OSHA and IDOL required training, not performed by the Safety Consultant on-site, to be performed in a cost-effective manner. Recommend other training programs for those programs that the Safety Consultant cannot perform on-site.
- Provide onsite management training for any aspect of the Safety Program that of necessity needs to be performed by existing City staff to those required to administer it. For example, if Foremen would be expected to conduct periodic safety audits, training shall be provided to them by the Safety Consultant to enable them to perform this work.
- Maintain existing facility Safety Data Sheets and right to know procedures in the KHA Database.
- Review all accidents and provide recommendations for changes to mitigate or prevent recurrences, as appropriate. Recommend corrective action for safety violations, in accordance with City policy.
- Maintain accident frequency and severity records to provide a basis for evaluating the effectiveness of the safety program.

- Review City of Joliet Standard Operating Procedures and recommend updates on safety concerns. Utilize completed WHAs as a resource when incorporating safety into Standard Operating Procedures.
- Provide an evaluation of the Safety Program by October 1st of each year with budget recommendations for the following year's program.
- Interface with police and fire department safety coordinators and the Office of Emergency & Disaster Management on matters of mutual concern.
- Conduct safety audits for City of Joliet contractors when requested.

A. Department of Public Works:

- Meet with the Director of Public Works Greg Ruddy, Deputy Director Sean Mikos & Deputy Director Joe Nordman to review employee classifications (clerical vs. non-clerical), job titles, and assigned tasks. Assess each position by observing associated hazards and tasks.
- Perform assessments on non-clerical job tasks including but not limited to: general laborer, Forestry Intern, Arborist, Maintenance worker, Equipment Operator I, Equipment Operator II, Maintenance Foreman II, Fleet Technician, Fleet Foreman, Fleet Service Director, Sign Maker, Electrician I, Electrician II, Traffic Engineer, Parking Attendant, Parking Facility Serviceman II, Civil Engineer/Parking Superintendent, Engineer Aide II, Civil Engineer Supervisor, Civil Engineer I, and Engineering Aide III.
- Create training programs to address the hazards identified. Potential hazards include but are not limited to:
    - Maintenance and operation of roadways and signs, exposing workers to traffic hazards, heavy equipment, and prolonged exposure to outdoor elements such as heat, cold, and rain.
    - Fleet maintenance, including exposure to chemicals (e.g., oils, greases, and solvents), vehicle exhaust, heavy lifting, and the risk of injury from working with machinery and tools.
    - Electrical systems maintenance, involving exposure to live electrical circuits, high-voltage equipment, and work at heights or confined spaces.
    - Facility maintenance, with potential hazards from climbing ladders, using power tools, exposure to cleaning chemicals, and lifting heavy equipment or materials.
    - Streetlight and traffic signal maintenance, exposing workers to electrical hazards, work at heights, and proximity to traffic while performing installations or repairs.
    - Parks and grounds maintenance, with risks related to operating landscaping machinery, handling pesticides, prolonged sun exposure, and lifting heavy objects.
    - Winter operations and snow removal, exposing employees to cold stress, long hours, operating heavy machinery in poor visibility conditions, and traffic hazards.
    - Fire safety hazards, including potential equipment malfunctions, flammable materials used in maintenance, or inadequate fire suppression systems at worksites.
    - General first aid incidents, such as minor cuts, abrasions, or injuries sustained during tasks such as equipment repairs, lifting, or excavation work. Training may include AED/CPR, general first aid, and bloodborne pathogens.
    - Ergonomics concerns, such as repetitive motions, lifting and carrying heavy objects, and awkward postures during maintenance tasks, which can lead to musculoskeletal injuries.
    - Workplace violence/Active shooter

- Revise, update, and provide recommendations for the Workplace Hazard Assessment upon request.
- Provide Personal Protective Equipment (PPE) recommendations determined by hazards associated with task specific activities.
- Perform assessment of clerical positions.
- Conduct or coordinate onsite safety training for clerical positions including but not limited to the following topics: Workplace violence/Active shooter, AED/CPR, general first aid, ergonomics, bloodborne pathogens.
- Develop written safety procedures to be included in the Safety Manual. Address all identified hazards from job assessments.
- Conduct regular inspections of non-clerical positions. Provide recommendations to mitigate or prevent accidents at each facility and work site.
- Conduct department/division level safety meetings as needed per agreed upon strategy.

B. Finance Department:

- Meet with the Director of Finance Department, Kevin Sing, to review employee classifications (clerical vs. non-clerical), job titles, and assigned tasks. Assess each position by observing associated hazards and tasks.
- Perform assessments on non-clerical job tasks including but not limited to; Meter Reader II.
- Create training programs to address the hazards identified. Potential hazards include but are not limited to;
    - Exposure to extreme weather conditions, including heat, cold, rain, snow, or high humidity.
    - Risk of slips, trips, and falls due to uneven terrain, icy or wet surfaces, loose gravel, or debris.
    - Potential for dog bites or encounters with aggressive animals while accessing meters on private property.
    - Stings or bites from insects, such as bees and wasps, or encounters with wildlife like snakes.
    - Repetitive motion injuries from constant bending, kneeling, or twisting to read meters.
    - Risk of musculoskeletal strain from carrying handheld devices or tools over long distances.
    - Roadside hazards, including the possibility of being struck by vehicles while working near busy streets.
    - Electrical hazards from inspecting electric meters, including risks of electric shock or arcing from faulty wiring.
    - Confrontations or verbal altercations with unhappy or aggressive customers while performing duties.
    - Allergic reactions or respiratory issues due to exposure to outdoor allergens like grass, pollen, or mold.
    - Fatigue from prolonged physical activity, such as walking long distances or working in challenging conditions.
    - General first aid incidents, such as minor cuts, abrasions, or injuries sustained from handling tools or heavy meter covers during work. Training may include AED/CPR, general first aid, and bloodborne pathogens.
    - Risks in confined spaces, including poor ventilation, mold, pests, or other hazards in basements or vaults.

    - Risk of injury from manual lifting of heavy objects, such as meter covers, leading to back strain.
    - Potential exposure to hazardous substances, such as chemicals, fuels, or gases near meters.
    - Poor visibility in dimly lit areas, increasing the likelihood of accidents or errors when reading meters.
    - Workplace violence/Active shooter
- Revise, update, and provide recommendations for the Workplace Hazard Assessment upon request.
- Provide Personal Protective Equipment (PPE) recommendations determined by hazards associated with task specific activities.
- Perform assessment of clerical positions throughout the City of Joliet per the general scope of services.
- Conduct or coordinate onsite safety training for clerical positions including but not limited to the following topics: Workplace violence/Active shooter, AED/CPR, general first aid, ergonomics, bloodborne pathogens.
- Develop written safety procedures to be included in the Safety Manual. Address all identified hazards from job assessments.
- Conduct regular inspections of non-clerical positions. Provide recommendations to mitigate or prevent accidents at each facility and work site.
- Conduct department/division level safety meetings as needed per agreed upon strategy.

C. City Clerk's Office:

- Meet with the City Clerk, Lauren O'Hara, to review employee classifications (clerical vs. non-clerical), job titles, and assigned tasks. Assess each position by observing associated hazards and tasks.
- Perform assessment of clerical positions.
- Conduct or coordinate onsite safety training for clerical positions including but not limited to the following topics: Workplace violence/Active shooter, AED/CPR, general first aid, ergonomics, bloodborne pathogens.
- Develop written safety procedures to be included in the Safety Manual. Address all identified hazards from job assessments.
- Conduct department/division level safety meetings as needed per agreed upon strategy.

D. Community Development Department:

- Meet with the Director of Community Development Department, Dustin Anderson, the Building Services Director, Don Pallissard, the Facilities Management Director, Blaine Kline, and the Neighborhood Services Director, Joe Fleischauer, to review employee classifications (clerical vs. non-clerical), job titles, and assigned tasks. Assess each position by observing associated hazards and tasks.
- Perform assessments on non-clerical job tasks including but not limited to: Zoning Code Inspector, Zoning Inspector Supervisor/Planning Aide, Building Safety Inspector, Chief Building Inspector, Development Coordinator, Summer Interns, General Laborer, Part time Staff Floorman, Technical Director, Janitor, Bicentennial Park Manager, Operation Engineer, Assistant Operating Engineer, Apprentice Operating Engineer, Residential Property Inspector, Property Maintenance Coordinator, Community Development Block Grant Program Manager (CDBG), Laborer/Graffiti Technician, and Neighborhood Services Director.
- Create training programs for non-clerical staff to address the hazards identified. Potential hazards include but are not limited to:

- Exposure to hazardous materials during building inspections, such as asbestos, lead-based paint, mold, or other environmental contaminants.
- Slip, trip, and fall hazards when navigating construction sites, uneven terrain, or unfinished buildings during inspections or site visits.
- Ergonomics concerns, including repetitive motions, prolonged sitting while reviewing plans or completing administrative tasks, and carrying inspection tools or equipment.
- Vehicle-related hazards during travel to inspection sites or neighborhoods, including risks of motor vehicle accidents or exposure to traffic hazards.
- Stress, mental fatigue, and burnout, stemming from high workloads, community conflicts, deadlines, and managing complex regulatory or enforcement issues.
- Workplace violence, including risks of conflict or confrontation with contractors, property owners, or residents during code enforcement or inspections.
- Fire safety hazards when entering older buildings or construction sites with faulty wiring, open flames, or flammable materials.
- General first aid incidents, such as minor injuries or abrasions sustained during inspections or site visits, particularly in hazardous environments. Training may include AED/CPR, general first aid, and bloodborne pathogens.
- Noise exposure, especially during inspections of active construction sites with heavy machinery, power tools, or demolition work.
- Electrical hazards while inspecting buildings or construction sites with exposed wiring, incomplete installations, or non-compliant electrical systems.
- Airborne hazards, such as dust, fumes, or particulate matter from construction sites, demolition activities, or poorly ventilated structures.
- Confined space hazards, particularly in older buildings, basements, crawlspaces, or construction areas with limited ventilation or access.
- Sun exposure and heat stress during outdoor inspections or fieldwork, especially in warmer months or when working for extended periods outdoors.
- Insect or animal-related risks, including encounters with rodents, pests, or aggressive animals in vacant or neglected properties.

- Workplace violence/Active shooter. Revise, update, and provide recommendations for the Workplace Hazard Assessment upon request.
- Provide Personal Protective Equipment (PPE) recommendations determined by hazards associated with task specific activities.
- Perform assessment of clerical positions.
- Conduct or coordinate onsite safety training for clerical positions including but not limited to the following topics: Workplace violence/Active shooter, AED/CPR, general first aid, ergonomics, bloodborne pathogens.
- Develop written safety procedures to be included in the Safety Manual. Address all identified hazards from job assessments.
- Conduct regular inspections of non-clerical positions. Provide recommendations to mitigate or prevent accidents at each facility and work site.
- Conduct department/division level safety meetings as needed per agreed upon strategy.

E. City Manager's Office:

- Meet with the City Manager, Beth Beatty, to review employee classifications (clerical vs. non-clerical), job titles, and assigned tasks. Assess each position by observing associated hazards and tasks.
- Perform assessment of clerical positions.

- Conduct or coordinate onsite safety training for clerical positions including but not limited to the following topics: Workplace violence/Active shooter, AED/CPR, general first aid, ergonomics, bloodborne pathogens.
- Develop written safety procedures to be included in the Safety Manual. Address all identified hazards from job assessments.
- Conduct department/division level safety meetings as needed per agreed upon strategy.

F. Human Resources

- Meet with the Director of Human Resources, Kathy Franson, to review employee classifications (clerical vs. non-clerical), job titles, and assigned tasks. Assess each position by observing associated hazards and tasks.
- Perform assessment of clerical positions.
- Conduct or coordinate onsite safety training for clerical positions including but not limited to the following topics: Workplace violence/Active shooter, AED/CPR, general first aid, ergonomics, bloodborne pathogens.
- Develop written safety procedures to be included in the Safety Manual. Address all identified hazards from job assessments.
- Conduct department/division level safety meetings as needed per agreed upon strategy.

G. Legal

- Meet with the Interim Corporation Counsel, Todd Lenzie, to review employee classifications (clerical vs. non-clerical), job titles, and assigned tasks. Assess each position by observing associated hazards and tasks.
- Perform assessment of clerical positions.
- Conduct or coordinate onsite safety training for clerical positions including but not limited to the following topics: Workplace violence/Active shooter, AED/CPR, general first aid, ergonomics, bloodborne pathogens.
- Develop written safety procedures to be included in the Safety Manual. Address all identified hazards from job assessments.
- Conduct department/division level safety meetings as needed per agreed upon strategy.

H. Information and Technology

- Meet with the Director of Information and Technology, Chris Sternal, to review employee classifications (clerical vs. non-clerical), job titles, and assigned tasks. Assess each position by observing associated hazards and tasks.
- Perform assessment of clerical positions.
- Conduct or coordinate onsite safety training for clerical positions including but not limited to the following topics: Workplace violence/Active shooter, AED/CPR, general first aid, ergonomics, bloodborne pathogens.
- Develop written safety procedures to be included in the Safety Manual. Address all identified hazards from job assessments.
- Conduct department/division level safety meetings as needed per agreed upon strategy.

I. Public Utilities

- Maintain written safety procedures included in the Safety Manual.
- Lead, participate, and prepare meeting minutes for all Department of Public Utilities safety committee meetings. Safety committee meetings shall occur monthly for the Field Operations division and as needed for the Plant Operations division and Engineering division.

- Conduct or coordinate on-site training for OSHA and IDOL for all applicable Department of Public Utilities staff.
- Recommend additional OSHA and IDOL required training, not performed by the Safety Consultant on-site, to be performed in a cost-effective manner. Recommend other training programs for those programs that the Safety Consultant cannot perform on-site.
- Conduct on-site inspections of Department of Public Utilities wastewater treatment plants, water treatment plants, booster stations, wells and lift stations weekly. Audit at least 4 field operations maintenance crews weekly.
- Conduct ongoing assessment and implementation of the Lock-out Tag-Out program for the treatment plants.
- Conduct ongoing assessment and implementation of the Confined Space and Entry program for treatment plants.
- Implement the Emergency Action Plan program for treatment plants.
- Implement the Industrial Hygiene survey program for Employees. Includes but is not limited to: Noise, Silica, and Hydrogen Sulfide.

Personnel

The onsite safety consultants will be Madeline Lambdin, GSP, Kevin O'Brien, ASP, Amanda Meiner, CSP, Paul Ronczkowski, CSP/MPH, Dave Cherven, CSP, CHST under the direction of Paul Wojcieszak, CSP, CHST. Additional support will be provided by Administrative Staff: Diane Sak. Any modifications to personnel will only occur with approval by the City.

Schedule

The above-described services will begin upon receipt of a signed contract from the City. Services will be provided January 1, 2025 through December 31, 2025.

Compensation

The professional services fee for the work described above shall be computed based on the hourly billing rates included as Attachment A for actual work performed plus reimbursement of out-of-pocket expenses (no mark-up) such as purchase of equipment or supplies and travel outside of Joliet. Travel to, from and within Joliet, cell phone and computer costs shall be considered incidental to our hourly rates. In addition, a training allowance of $60,000 shall be included for outside industry specific trainers contracted through Sheffield Safety & Loss Control. This allowance will only be utilized with approval of the City.

The total time and material costs for this work will not exceed $485,675.00 ($250,000.00 for all departments combined except Public Utilities and $235,675.00 for Public Utilities). Refer to attachment B.

If you have any questions, please feel free to contact me directly at 773-617-4230. We look forward to working with you on developing your safety & loss control program.

Sincerely,

Paul Wojcieszak CSP, CHST
Sheffield Safety & Loss Control, LLC

Attachment A / Safety Consultant Services

Certified Safety Professional (CSP/MS)
Paul Wojcieszak
Amanda Meiner
Dave Cherven
Paul Ronczkowski

Graduate Safety Practitioner (GSP)
Madeline Lambdin

Associate Safety Professional (ASP)
Kevin O'Brien

Administrative Support
Diane Sak
Jennifer Saracco

Intern
TBD

Sheffield Safety Loss Control
Attachment B - City

City of Joliet Safety Program Management 2025	
Safety Professional (CSP) or (MS)	
$150/hr x 16 hours/week x 50 weeks	$120,000.00
Health & Safety Technician	
	$100,000.00
$125/hr x 16 hours/week x 50 weeks	
Safety Intern	
$30/hr x 4 hours/week x 12 weeks - if needed	
Administrative	
$75/hr x 1.25 hours for 52 weeks - if needed	
Training Allowance for Outside Instructors	$30,000.00
TOTAL	$250,000.00

Sheffield Safety Loss Control
Attachment B - DPU

Safety Program Management 2025 - Dept. of Public Utilities	
Safety Professional (CSP) or (MS)	
$150/hr x 16 hours/week x 52 weeks	$124,800.00
$150/hr x 4 hours/week x 40 weeks (Water Main Safety Oversight)	$24,000.00
Health & Safety Technician	
$125/hr x 8 hours/week x 52 weeks (Confined Space & LOTO program development and implamentation)	$52,000.00
Safety Intern	
$30/hr x 4 hours/week x 12 weeks - if needed	
Administrative	
$75/hr x 1.25 hours for 52 weeks	$4,875.00
Training Allowance for Outside Instructors	$30,000.00
TOTAL	$235,675.00

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 194-25

File ID: 194-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/06/2025

Department: Public Utilities **Final Action:**

Title: Professional Services Agreement for Safety Consulting Services to Sheffield Safety & Loss Control LLC in the Amount of $485,675.00

Agenda Date: 03/18/2025

Attachments: Sheffield PSA 2025 Combined.pdf

Entered by: aswisher@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/12/2025
1	2	3/11/2025	Allison Swisher	Approve	3/12/2025
1	3	3/11/2025	Kevin Sing	Approve	3/13/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/13/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 195-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Professional Services Agreement for the Meter Asset Management Program to Core & Main LP in the Amount of $469,727.00

BACKGROUND:
On January 5, 2021, the Mayor and City Council approved Resolution No. 7613, committing to water conservation through the reduction of non-revenue water in order to comply with the allocation requirements of the Level of Lake Michigan Act, 615 ILCS 50, and the corresponding State regulations. A condition of the City's Lake Michigan water allocation permit is completion of the City's Non-Revenue Water Reduction Plan. A major component of this plan is IDNR reporting and program management.

The City has implemented a number of non-revenue water reduction projects including water main replacement, water meter analysis and water meter replacement, a water billing audit, and expansion of the district metering program. Public Utilities' staff are currently in the process of coordinating with the Finance and Billing departments to draft interdepartmental standard operating procedures and processes to monitor and follow-up on meter account anomalies and other water meter workflows. A water meter asset management program to assist in these non-revenue water control projects and workflows is now needed to help manage and to provide reporting on the City's non-revenue water reduction activities.

The City's non-revenue water reduction consultant, Cavanaugh, has assisted the City in identifying viable water meter asset management program platforms. City staff and Cavanaugh reviewed submittals of water meter asset management systems and selected Xylem Vue Powered by the GoAigua platform as the best fit for the City's needs. Xylem is also the manufacturer of Sensus water meters which the City has used since 1987. Therefore, the Xylem Vue platform is fully integrable with the City's existing water meter stock. The platform brings together real-time data from advanced meter infrastructure (AMI), the City's GIS system, work orders, SCADA, and flow sensors.

Core & Main LP, the local Xylem Vue Inc. (Xylem) distributor, was requested to provide a proposal to implement the Xylem Vue water meter asset management platform.

The Public Service Committee will review this matter.

CONCLUSION:
Core & Main LP provided a proposal in the not-to-exceed amount of $469,727.00, which is comprised

of $329,552.00 to implement the platform and $140,175.00 to host the platform for 12 months and provide support. Fees for subsequent years will be only the hosting and support fees: $144,380.00 for year 2, $148,712.00 for year 3, $153,175.00 for year 4, and $157,770.00 for year 5.

The scope of work for the implementation phase includes: deployment of cloud environment of XVPGA Smart Water Engine, meter asset management, leak detection, initial review and classification of data dictionary, smart metering performance (meter communication issues, low meter performance for specified number of days), reading issues (impossible reads, exceeded time delay, stopped reading insertion), consumption-related analysis and alerting (excessive consumption, unexpected consumption, insufficient consumption), configuration of standard analytics and alerts calculated by meter asset management and meter data analytics based on historical consumption and other parameters.

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

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

(g) Purchases of professional services.

Funds will be charged to the Water & Sewer Operations Fund / Engineering Administration / Professional Services (Org 50080013, Object 523300, $469,727.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the professional services agreement for the Water Meter Asset Management Program, in the amount of $469,727.00, on behalf of Core & Main LP.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, MADE AS OF THIS 18th day of March, 2025, by and between the City of Joliet, Illinois, an Illinois Municipal Corporation, (hereinafter called the "City") and Core & Main LP (hereinafter called the "Consultant"), collectively referred to as the “Parties” herein, is an AGREEMENT for professional services.

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

SECTION 1 – SERVICES OF THE CONSULTANT

1.1 The Project scope of work is defined in the attached pricing and scope page from the Letter Proposal (Exhibit A) and End of User License Agreement (Exhibit B) dated February 18, 2025.

1.2 The City and the Consultant, by mutual agreement, shall determine the final schedule.

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

SECTION 2 – THE CITY'S RESPONSIBILITIES

The City will:

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

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

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

2.4 Examine all studies, reports and other documents presented by the Consultant and shall render decisions pertaining thereto within seven (7) calendar days from receipt so as not to delay the work of the Consultant.

2.5 Obtain approval of all governmental authorities having jurisdiction over the Project and such approvals and consents from such other individuals or bodies as may be necessary for completion of the Project.

Internal Use Only

SECTION 3 – PAYMENTS TO THE CONSULTANT

3.1 The City will pay the Consultant for the professional services performed in accordance with pricing set out in Exhibit A.

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

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

SECTION 4 – TIME OF COMPLETION

4.1 The Consultant shall complete the project implementation within an estimated 6 months of the date of execution of this Agreement and provide one year of Software as a Service (SaaS), subject to time extensions to such schedule arising from delays beyond Consultant's control. To the extent Consultant is impacted by such delays, Consultant shall be entitled to an adjustment to its schedule for performance.

4.2 Time is of the essence for this Agreement.

4.3 The Consultant shall commence work within ten (10) calendar days of the date of execution of this Agreement or such other time mutually agreed to by the Parties in writing.

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

SECTION 5 – RIGHTS TO DELIVERABLES

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

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

SECTION 6 – REMOVAL AND REPLACEMENT OF PERSONNEL

Internal Use Only

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

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

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

6.4 The City's right to request the removal of Consultant's personnel from the Services as set forth in paragraph 6.2 does not expressly or implicitly create an employer-employee relationship between the City and personnel assigned by Consultant. Such a relationship is expressly denied herein by Consultant and the City.

SECTION 7 – INSURANCE

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

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

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

Comprehensive General Liability in a broad form on an occurrence basis, to include but not be limited to, coverage for the following where exposure exists; Premises/Operations, Contractual Liability, Products/Completed Operations for 2 years following final payment, Independent Consultant's coverage to respond to claims for damages because of bodily injury, sickness or disease, or death of any person other than the successful proposers employees as well as claims for damages insured by usual personal injury liability coverage which are sustained (1) by a person as a result of an offense directly or indirectly related to employment of such person by the Consultant, or (2) by another person and claims for damages, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use there from; Broad Form Property Damage Endorsement;

Internal Use Only

General Aggregate Limit $ 2,000,000
Each Occurrence Limit $ 1,000,000
(limits may be met by combination of primary and excess policies)

Automobile Liability Insurance shall be maintained to respond to claims for damages because of bodily injury, death of a person or property damage arising out of ownership, maintenance, or use of a motor vehicle. This policy shall be written to cover any auto whether owned, leased, hired, or borrowed.

Each Occurrence Limit $1,000,000

Professional Liability Insurance shall be maintained to respond to claims for damages due to the Consultant's errors and omissions.

Errors and Omissions $1,000,000

Consultant agrees that with respect to the above required insurance:

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

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

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

4. The City of Joliet shall be provided with Certificates of Insurance and endorsements evidencing the above-required insurance, prior to commencement of an agreement and thereafter with certificates evidencing renewals or replacements of said policies of insurance per the policy provisions.

5. A Certificate of Insurance that states the City of Joliet and its officers and employees have been endorsed as an "additional insured" by the Consultant's general liability and automobile liability insurance carrier. Specifically, this Certificate must include the following language: "The City of Joliet and its officers and employees are, and have been endorsed, as an additional insured under the above reference policy number XSL G48900161 on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the contract term."

Failure to Comply: In the event the Consultant fails to obtain or maintain any insurance coverage required under this Agreement, the City of Joliet may purchase such insurance coverage and charge the expense thereof to the Consultant. Such insurance shall be maintained in full force and effect during the life of the Agreement and shall protect the Consultant, its employees, agents and representatives from claims for damages, for personal injury and death and for damage to property arising in any manner from the negligent or wrongful acts or failures to act by the Consultant, its

Internal Use Only

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

SECTION 8 – SUCCESSORS AND ASSIGNS

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

SECTION 9 – NON-DISCRIMINATION

In all hiring or employment made possible or resulting from this Agreement, there shall be no discrimination against any employee or applicant for employment because of sex, age, race, color, creed, national origin, marital status or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational qualification, and this requirement shall apply to, but not be limited to, the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship. No person shall be denied or be subjected to discrimination in receipt of the benefit of any services of activities made possible by or resulting from this Agreement on the grounds of sex, race, color, creed, national origin, age except minimum age and retirement provisions, marital status, or the presence of any sensory, mental, or physical handicap. Any violation of this provision shall be considered a violation of a material provision of this Agreement and shall be grounds for cancellation, termination, or suspension, in whole or in part, of the Agreement by the City.

SECTION 10 – MODIFICATION OR AMENDMENT

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

SECTION 11 – APPLICABLE LAW AND DISPUTE RESOLUTION

11.1 This Agreement shall be deemed to have been made in and shall be construed in accordance with the laws of State of Illinois.

11.2 Any controversy, claim or dispute arising out of or relating to the interpretation, construction, or performance of this Agreement, or breach thereof, shall be referred to the American Arbitration Association (the "AAA") for a voluntary, non-binding mediation in the

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municipality where the Services are provided and to be conducted by a mutually acceptable single mediator, in accordance with then applicable Construction Industry Mediation Rules, prior to resorting to litigation to any State or Federal Court located nearest to where the Services are provided. Neither party shall be liable for any indirect, incidental, or consequential damages of any nature or kind resulting from or arising in connection with this Agreement. The Parties shall share the cost of the mediator's services equally.

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

SECTION 12 – TERMINATION OF THE CONTRACT

12.1 TERMINATION BY THE CONSULTANT

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

12.2 TERMINATION BY THE CITY

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

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IN WITNESS WHEREOF, the undersigned have placed their hands and seals upon and executed this Agreement in triplicate as though each copy hereof were an original and that there are no other oral agreements that have not been reduced to writing in this statement.

CITY OF JOLIET

By: _____

H. Elizabeth Beatty

City Manager

Date: _____

ATTEST:

By: _____

Lauren O'Hara

City Clerk

Date: _____

Core & Main LP

By: Scott E. Jaros

Name: Scott E. Jaros

Title: Branch Manager

Date: 2/20/2025

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Exhibit A-

City of Joliet Department of Public Utilities
Budgetary Quote-Meter Asset Management

PROJECT PRICE

Scope:

Modules to be implemented	Meter Asset Management (MAM) + Meter Data Analytics (MDA)+ Leak Detection (LD)+Work Order Integration
Licensing	SaaS
Hosting	Cloud

Based on our exchange of information, a rough order of magnitude budget would be:
Number of smart meters: about 51,000 meters, with 25,000-30,000 meters to be replaced in the future

TASK	ONE-TIME
Initial deployment (MAM +MDA+ Leak Detection+Work Order Integration)	$329,552 [1]

Software as a Service

TASK	ANNUAL
Five Year SaaS for MAM+MDA+Leak Detection + Work Order Integration	
Base Year-SaaS annual subscription (MAM +MDA+ Leak Detection+ Work Order Integration)	$140,175[2]
TOTAL-Initial deployment (MAM + MDA+ Leak Detection +Work Order Integration) + annual SaaS	**$469,727**

Pricing quotes are valid until April 30, 2025. Xylem reserves the right to modify pricing beyond that time-period.

[1] A portion of the total initial deployment cost will be billed monthly as a percentage of project completion.
[2] The annual SaaS fee covers one year of service, to begin when the initial deployment phase has concluded. Billing will occur annually. SaaS includes software licensing for unlimited users, software development updates/coordination, customer support, data hosting, and bug fixes. All software fees are subject to a 3% annual increase, tied to the published Consumer Price Index (CPI). Any additional modules/services not included in this scope will have an associated SaaS price and will be included in a separate scope upon request by the client.
[3] Data Integration included, but not limited to, asset management software (e.g. Tyler), work order management software (e.g. VueWorks) using a one-way integration with VueWorks to send sensor-based alarms from Xylem Vue to VueWorks work order system via API., GIS, SCADA, Sensus Analytics, etc. as listed in the Data Integration section of the SOW. Specific list of data sources will be compiled in coordination with customer as part of the kick-off meeting.

Billing Notes:

Base Year SaaS is intended to start September 01, 2025. Coverage start date may vary based on implementation date.

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Exhibit B

End User License Agreement
(Hosted SaaS Solution)

1. Scope and Applicability.

1.1 This End User License Agreement ("**EULA**") between You and Xylem covers Your use of the Go-Aigua Software selected in Exhibit I (hereinafter "**Software**"). This document also incorporates any Product Specific Terms that may apply to the Software. Definitions of capitalized terms are in Section 12 (Definitions).

1.2 You agree to be bound by this EULA through:

- **a.** Your download, installation, or use of the Software; or
- **b.** Your express agreement to this EULA.

2. Using the Software.

2.1 Right to Access and Use.

- **a.** Subject to the terms and conditions of this EULA, and subject to the full and timely payment of all applicable fees owed to the Approved Source, Xylem grants to You and You hereby accept, a limited, a non-exclusive, non-transferable, right to access and use the Software and Documentation, both as acquired from an Approved Source, for Your direct benefit during the Usage Term, and as set out in Your Entitlement (collectively, the "**Usage Rights**").
- **b.** You will use the Software only as permitted in this EULA. Any additional or other use by You may require additional rights and the payment of additional fees.

2.2 Use by Third Parties. You may permit Authorized Third Parties to exercise the Usage Rights on Your behalf, provided that You are responsible for:

- **a.** ensuring that such Authorized Third Parties comply with this EULA; and
- **b.** any breach of this EULA by such Authorized Third Parties.

2.3 Beta and Trial Use. If Xylem grants You Usage Rights in the Software on a trial, evaluation, beta, or other free-of-charge basis ("**Evaluation Software and Services**"):

- **a.** You may only use the Evaluation Software and Services on a temporary basis for the period limited by the license key or specified by Xylem in writing. If there is no period identified, such use is limited to thirty (30) days after the Evaluation Software and Services are made available to You;
- **b.** Xylem, in its discretion, may stop providing the Evaluation Software and Services at any time, at which point You will no longer have access to any related data, information, and files and must immediately cease using the Software; and
- **c.** YOU ACCEPT THAT XYLEM DISCLAIMS ANY AND ALL LIABILITY THAT MAY ARISE FROM XYLEM'S DECISION TO STOP PROVIDING THE EVALUATION SOFTWARE AND SERVICES.

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d. The Evaluation Software and Services may not have been subject to usual testing and quality assurance processes and may contain bugs, errors, or other issues. Unless agreed in writing by Xylem, You will not put Evaluation Software and Services into production use. Xylem provides Evaluation Software and Services "AS-IS" without support or any express or implied warranty or indemnity for any problems or issues, and Xylem has no liability relating to Your use of the Evaluation Software and Services.

2.4 Upgrades or Additional Copies of Software. You may only use Upgrades or additional copies of the Software beyond Your license Entitlement if You have:

a. acquired such rights under a support agreement covering the Software; or
b. purchased the right to use Upgrades or additional copies separately.

2.5 Interoperability of Software. If required by law and upon Your request, Xylem will provide You with the information needed to achieve interoperability between the Software and another independently created program, provided You agree to provide Xylem with access to said program and agree to any additional terms reasonably required by Xylem. You will treat such information as Confidential Information.

2.6 Subscription Renewal. Usage Rights in the Software acquired on a subscription basis will automatically renew for the renewal period indicated on the order You or the Xylem Partner placed with Xylem ("**Renewal Term**") unless:

a. You or the Xylem Partner elect not to auto-renew at the time of the initial order placed with Xylem.

Your Approved Source will notify You reasonably in advance of any Renewal Term if there are fee changes. The new fees will apply for the upcoming Renewal Term unless You or the Xylem Partner promptly notify Xylem in writing, before the renewal date, that You do not accept the fee changes. In that case, Your subscription will terminate at the end of the current Usage Term.

2.7 Technical Support. Xylem will provide You with the technical support set forth in Exhibit II.

3. Additional Conditions of Use.

3.1 EULA Generally. You acknowledge and agree that this EULA does not grant You any rights with respect to the Software's source code. Further, unless expressly agreed by Xylem, You may not:

a. transfer, sell, sublicense, monetize or make the functionality of any Software available to any third party;
b. use the Software on second hand or refurbished equipment not authorized by Xylem, or use Software licensed for a specific device on a different device (except as permitted under Xylem's Software License Portability Policy);
c. remove, modify, or conceal any product identification, copyright, proprietary, intellectual property notices or other marks;
d. reverse engineer, decompile, decrypt, disassemble, modify, or make derivative works of the Software; or
e. use Xylem Content other than as part of Your permitted use of the Software,

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such as user manuals, trainings, and screenshots.

3.2 **Protecting Account Access.** You will keep all Xylem account information up to date, use reasonable means to protect Your account information, passwords and other login credentials, and promptly notify Xylem by sending written notice to security@idrica.com of any known or suspected unauthorized use of, or access to, Your account.

3.3 **Use with Third Party Products.** If You use the Software from the Approved Source with third party products not authorized by Xylem, such use is at Your risk. You are responsible for complying with any third-party provider terms, including its privacy policy. Xylem does not provide support or guarantee ongoing integration support for products that are not a native part of the Software.

4. **Fees.** To the extent permitted by law, orders for the Software are non-cancellable. The fee to be paid for Your use of the Software is set out in Your purchase terms with Your Approved Source. If You use the Software beyond Your Entitlement ("**Overage**"), the Approved Source may invoice You according to the applicable fees outlined in the Agreement, and You agree to pay, for such Overage.

5. Confidential Information and Use of Data.

5.1 Confidentiality.

a. Recipient will hold in confidence and use no less than reasonable care to avoid disclosure of any Confidential Information to any third party, except for its employees, Affiliates and contractors who have a need to know ("**Permitted Recipients**").

b. Recipient:

(1) must ensure that its Permitted Recipients are subject to written confidentiality obligations no less restrictive than the Recipient's obligations under this EULA; and

(2) is liable for any breach of this Section by its Permitted Recipients.

c. Such nondisclosure obligations will not apply to information which:

(1) is already in the possession of Recipient without confidentiality obligations, as established by documentary evidence, prior to disclosure to Recipient;

(2) is public knowledge through no fault of Recipient; or

(3) is independently developed by Recipient, as established by documentary evidence, without use of Confidential Information; or

(4) is made available to Recipient on a non-confidential basis from a third-party source, provided that such third-party is not and was not prohibited from making such a disclosure of the Confidential Information to the Recipient.

d. Recipient may disclose Discloser's Confidential Information if required under a regulation, law or court order provided that Recipient provides prior notice to Discloser (to the extent legally permissible) upon becoming aware of the need to make the disclosure and reasonably cooperates, at Discloser's expense, regarding protective actions pursued by Discloser.

e. Upon the reasonable request of Discloser, Recipient will either return, delete or destroy all Confidential Information of Discloser and certify the same.

5.2 **How We Use Data.** Xylem will access, process and use data in connection with

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Your use of the Software in accordance with applicable privacy and data protection laws.

5.3 **Notice and Consent.** To the extent Your use of the Software requires it, You are responsible for providing notice to, and obtaining consents from, individuals regarding the collection, processing, transfer and storage of their data through Your use of the Software.

6. Ownership.

6.1 Unless agreed in writing, nothing in this EULA transfers ownership in, or grants any license to, any intellectual property rights. You retain any ownership of Your content and Xylem retains ownership of Xylem Content. Xylem may use any feedback You provide in connection with Your use of the Software in its business operations.

7. Representations and Indemnity.

7.1 **Performance.** Xylem represents that:

a. for ninety (90) days from the Delivery Date, that, the Software will substantially comply with the Documentation.

7.2 **Malicious Code.** Xylem represents that it will use commercially reasonable efforts to deliver the Software free of Malicious Code.

7.3 **Indemnity.** Xylem agrees to indemnify and defend You and Your respective employees, officers, directors, agents, successors and assigns, from and against liability, loss, damage, and expenses (including without limitation reasonable attorneys' fees) arising from or in connection with third-party claims or demands, allegations, or claims that the use of the Software by You infringes, misappropriates, or otherwise violates a third party's intellectual property or proprietary rights. Xylem's indemnification obligations outlined in this provision do not apply to the extent the infringement or violation arises from Xylem's compliance with particular requirements that You provided that in fact differ from Xylem's standard specifications for the Software. Xylem shall undertake, at its expense, the defense of any such suit or proceeding using reputable counsel. If either party receives notice of an alleged infringement arising from the Software, or if Xylem reasonably believes that such a claim is likely, Xylem shall perform one of the following actions: (i) procure for You the right to continue using the Software and using any results of the Software, (ii) modify the allegedly infringing Software so that such Software is no longer infringing, or (iii) replace the Software so that the Software becomes non-infringing; provided always that the modified or replaced Software does not modify or detract from agreed functionality.

7.4 **Qualifications.**

a. Sections 7.1 and 7.2 do not apply if the Software or the equipment on which it is authorized for use:

(1) has been altered, except by Xylem or its authorized representative;

(2) has been subjected to abnormal physical conditions, accident or negligence, or installation or use inconsistent with this EULA or Xylem's instructions;

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(3) is acquired on a no charge, beta or evaluation basis;
(4) is not a Xylem-branded product or service; or
(5) has not been provided by an Approved Source.

b. Upon Your prompt written notification to the Approved Source during the warranty period of Xylem's breach of this Section 7.4, Your sole and exclusive remedy (unless otherwise required by law) is, at Xylem's option, either:
(1) repair or replacement of the applicable Software; or
(2) a refund of the fees paid for the non-conforming Software.

c. Where Xylem provides a refund of license fees for Software, You must return or destroy all copies of the applicable Software.

d. Except as set out in this Section and to the extent permitted by law, Xylem expressly disclaims all warranties and conditions of any kind, express or implied, including without limitation any warranty, condition or other implied term as to merchantability, fitness for a particular purpose or non-infringement, or that the Software will be secure, uninterrupted or error-free.

e. If You are a consumer, You may have legal rights in Your country of residence that prohibit the limitations set out in this Section from applying to You, and, to the extent prohibited, they will not apply.

8. Liability.

8.1 **NEITHER PARTY WILL BE LIABLE FOR INDIRECT, INCIDENTAL, EXEMPLARY, SPECIAL OR CONSEQUENTIAL DAMAGES; LOSS OR CORRUPTION OF DATA OR INTERRUPTION OR LOSS OF BUSINESS; OR LOSS OF REVENUES, PROFITS, GOODWILL OR ANTICIPATED SALES OR SAVINGS.**

8.2 **THE MAXIMUM AGGREGATE LIABILITY OF EACH PARTY UNDER THIS EULA IS LIMITED TO THE FEES RECEIVED BY XYLEM FOR THE APPLICABLE SOFTWARE AND ATTRIBUTABLE TO THE 12-MONTH PERIOD IMMEDIATELY PRECEDING THE FIRST EVENT GIVING RISE TO SUCH LIABILITY.**

8.3 Sections 8.1 and 8.2 do not apply to liability arising from:

a. Your failure to pay all amounts due; or

b. Your breach of Sections 2.1 (License and Right to Use), 3.1 (EULA Generally) or 11.7 (Export).

8.4 This limitation of liability applies whether the claims are in warranty, contract, tort (including negligence), infringement, or otherwise, even if either party has been advised of the possibility of such damages. Nothing in this EULA limits or excludes any liability that cannot be limited or excluded under applicable law. This limitation of liability is cumulative and not per incident.

9. Termination and Suspension.

9.1 **Suspension**. Xylem may immediately suspend Your Usage Rights if You materially breach the EULA.

9.2 **Termination.**

a. If a party materially breaches this EULA and does not cure that breach within thirty (30) days after receipt of written notice of the breach, the non-

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breaching party may terminate this EULA for cause.

b. Xylem may immediately terminate this EULA if You breach Sections 2.1 (License and Right to Use), 3.1 (EULA Generally), or 11.7 (Export).

c. Upon termination of the EULA, You must stop using the Software and destroy any copies of Software and Confidential Information within Your control.

d. Upon Xylem's termination of this EULA for Your material breach, You will pay Xylem or the Approved Source any unpaid fees through to the end of the then-current Usage Term.

10. Verification.

10.1 During the Usage Term and for a period of twelve (12) months after its expiry or termination, You will take reasonable steps to maintain complete and accurate records of Your use of the Software sufficient to verify compliance with this EULA ("**Verification Records**"). Upon reasonable advance notice, and no more than once per twelve (12) month period, You will, within thirty (30) days from Xylem's notice, allow Xylem and its auditors access to the Verification Records and any applicable books, systems (including Xylem product(s) or other equipment), and accounts during Your normal business hours.

10.2 If the verification process discloses underpayment of fees:

a. You will pay such fees; and

b. You will also pay the reasonable cost of the audit if the fees owed to Xylem as a result exceed the amounts You paid for Your Usage Rights by more than five percent (5%).

11. General Provisions.

11.1 **Survival**. Sections 3 (Additional Conditions of Use), 4 (Fees), 5 (Confidential Information and Use of Data), 6 (Ownership), 7 (Representations and Indemnity), 8 (Liability), 10 (Verification) and 11 (General Provisions) survive termination or expiration of this EULA.

11.2 **Third Party Beneficiaries.** This EULA does not grant any right or cause of action to any third party.

11.3 **Assignment and Subcontracting.** Except as set out below, neither party may assign or novate this EULA in whole or in part without the express written consent of Xylem and the applicable authorized distributor, if any.

11.4 **Xylem Partner Transactions.** If You purchase the Software from an Xylem Partner, the terms of this EULA apply to Your use of the Software and prevail over any inconsistent provisions in Your agreement with the Xylem Partner.

11.5 **Modifications to the EULA.** Xylem may change this EULA or any of its components by updating this EULA at any time. Changes to the EULA apply to any Entitlements acquired or renewed after the date of modification.

11.6 **Compliance with Laws.**

a. **General.** Each party will comply with all laws and regulations applicable to their respective obligations under this EULA. Xylem may restrict the

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availability of Software in any particular location or modify or discontinue features to comply with applicable laws and regulations.

b. **Data collection and transfer.** If You use the Software in a location with local laws requiring a designated entity to be responsible for collection of data about individual end users and transfer of data outside of that jurisdiction (e.g., Russia and China), You acknowledge that You are the entity responsible for complying with such laws.

11.7 Export. Xylem's Software, products, technology and services (collectively the "**Xylem Products**") may be subject to Spain or U.S. export control and sanctions laws. You acknowledge and agree to the applicability of and Your compliance with those laws, and You will not receive, use, transfer, export or re-export any Xylem Products in a way that would cause Xylem to violate those laws. You also agree to obtain any required licenses or authorizations.

11.8 Governing Law and Venue. This Agreement shall be governed by the laws of the State of New York without regard to its conflict of laws provisions. The United Nations Convention on Contracts for the International Sale of Goods, to the extent it may be deemed to apply, does not apply to this EULA or any Xylem Products provided hereunder. The parties agree that any dispute arising from this Agreement, in relation to its effectiveness, execution, performance, interpretation or any other matter, shall be submitted to the courts of the State of New York, waiving any other jurisdiction.

11.9 Notice. The parties designate as their respective domicile for the purpose of notifications the one stated at the head of this contract, although they may modify it by means of a written notification sent to the other party in an irrefutable manner. Notifications shall always be made in writing and in an irrefutable manner.

11.10 Force Majeure. Except for payment obligations prevented by a financial system disruption, neither party will be responsible for failure to perform its obligations due to an event or circumstances beyond its reasonable control.

11.11 No Waiver. Failure by either party to enforce any right under this EULA will not waive that right.

11.12 Severability. If any portion of this EULA is not enforceable, it will not affect any other terms.

11.13 Entire Agreement. This EULA is the complete agreement between You and Xylem regarding the subject matter of this EULA and supersedes all prior or contemporaneous communications, understandings or agreements (whether written or oral).

11.14 Translations. Xylem may provide local language translations of this EULA in some locations. You agree those translations are provided for informational purposes only and if there is any inconsistency, the English version of this EULA will prevail.

12. Definitions.

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"**Affiliate(s)**" means any corporation or company that directly or indirectly controls, or is controlled by, or is under common control with the relevant party, where "control" means to: (a) own more than 50% of the relevant party; or (b) be able to direct the affairs of the relevant party through any lawful means (e.g., a contract that allows control).

"**Approved Source**" means Xylem or an Xylem Partner.

"**Authorized Third Parties**" means Your Users, Your Affiliates, Your third party service providers, and each of their respective Users, permitted to access and use the Software on Your behalf as part of Your Entitlement.

"**Confidential Information**" means non-public proprietary information of the disclosing party ("**Discloser**") obtained by the receiving party ("**Recipient**") in connection with this EULA, which:

- **a.** is conspicuously marked as confidential or if verbally disclosed, is summarized in writing to the Recipient within 14 days and marked as confidential; or
- **b.** is information which by its nature should reasonably be considered confidential whether disclosed in writing or verbally, including but not limited to documents such as APIs, user manuals, trainings, and screenshots.

"Delivery Date" means the date agreed upon in Your Entitlement, or if no date is agreed the earlier of the date Software is made available for download or installation, or the date that Xylem ships the tangible media containing the software.

"**Documentation**" means the technical specifications and usage materials officially provided by Xylem specifying the functionalities and capabilities of the applicable Software.

"**Entitlement**" means the specific metrics, duration, and quantity of Software You commit to acquire from an Approved Source through individual acquisitions or Your participation in a Xylem buying program.

"**Go-Aigua Software**" means the Applications, including Upgrades, firmware, and applicable Documentation defined in Exhibit I.

"**Malicious Code**" means code designed or intended to disable or impede the normal operation of, or provide unauthorized access to, networks, systems, Software other than as intended by Xylem.

"**Product Specific Terms**" means additional product related terms applicable to specific Xylem Products.

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"**SaaS**" means a managed software as a service in which Xylem will be responsible for the day-to-day monitoring, maintenance, and management of certain software applications provided to You.

"**Upgrades**" means minor release and only major release when where it is expressly agreed.

"**Usage Term**" means the period commencing on the Delivery Date and continuing until expiration or termination of the Entitlement, during which period You have the right to use the applicable Software.

"**User**" means the individuals (including contractors or employees) permitted to access and use the Software on Your behalf as part of Your Entitlement.

"**Xylem**" "**we**" "**our**" or "**us**" means the applicable Affiliate(s) of Xylem Inc.

"**Xylem Content**" means any:

- **a.** content or data provided by Xylem to You as part of Your use of the Software; and
- **b.** content or data that the Xylem generates or derives in connection with Your use of the Software.
  Xylem Content also includes geographic and domain information, rules, signatures, threat intelligence and data feeds and Xylem's compilation of suspicious URLs.

"Xylem Partner" means a reseller, distributor or systems integrator authorized by Xylem to sell the Software.
"**You**" means the individual or legal entity acquiring Usage Rights in the Software.

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EXHIBIT I: GO-AIGUA SOFTWARE

1. **Description of Software as a Service.**

This exhibit contains the details of the SaaS that Xylem shall provide to You if; (i) pricing for the application of SaaS has been provided to You; (ii) the application is selected with a checkmark below, and (iii) You are current in payments to the Approved Source for such selected application of SaaS.

A. **Software as a Service Generally.**
In a Software as a Service solution, Xylem owns all components of the solution (Infrastructure, Operative Systems, storage and all third-party software) required to run and operate the application. These software applications consist of the following (each an "Application"):

1. Smart Water Engine:
   ☒Portal
   ☒Domain Master Data
   ☒ Iot Core
   ☐ Device Management
2. Operational Intelligence:
   ☐ Service Operations Center
3. Drinking Water Apps:
   ☒ Leak Detection
   ☒ Meter Data Analytics
   ☒ Meter Asset Mgm
   ☐ Unified Network Management
   ☐ Unified Plant Management
   ☐ Network Real-Time Decision Support
4. Wastewater Apps:
   ☐ Real Time & What If Scenario
   ☐ Clog Monitoring
   ☐ SewerProtect
   ☐ Unified Network Management
   ☐ Sewer Tracker
   ☐ Biological Monitoring
   ☐ Unified Plant Management
5. Agriculture Apps:
   ☐ AgroTwin
6. Cross Apps:
   ☐ WorkOrders
   ☐ Billing

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EXHIBIT II: TECHNICAL SUPPORT

1. Description of the Service

The Technical Support Service aims to ensure that any incidents that users may encounter while using the solutions provided by Xylem are resolved as quickly as possible. The support and maintenance service are structured into two levels to ensure agility in the incident resolution process. These levels correspond to the different Specialist's teams:

- **Level 1 or Customer Service**: The team that is in contact with the users will register the ticket, in case it is not submitted through the ticketing tool. Additionally, they will perform an initial diagnosis, informing the user about the possible problem and the resolution timelines. This team is responsible for responding to customer inquiries within the agreed timeframe. In the case of incidents, they are responsible for detecting them, escalating them to the team responsible for resolving them.

- **Level 2/Level 3 or Specialist Teams**: These are specialized teams responsible for resolving problems reported by users, according to their area of expertise. This level is composed of different teams or areas that are involved in the development and implementation process of Go-Aigua Software: analysts, data scientists, product development, implementation, infrastructure administrators, deployment, DevOps, etc.

End users can refer to the provided manuals and other materials to address their queries. If they require additional support or encounter abnormal behaviour in the solution, they should report it to the key users of the client, if any.

Key users will analyse the need and respond based on their knowledge of the application. If they cannot resolve the query or if there is an incident (abnormal behaviour of the solution), they should escalate the query or incident through any established channels.

The Level 1 technician will analyse and diagnose the problem.

- If more information is required in the ticket, it will be requested from the key user who reported it through the ticketing tool. If the user needs to be informed through another available communication channel, communication will take place through that channel.
- Once the client has the necessary information, the Level 1 technician will either resolve the problem or escalate it to the specialist team.
- Once the ticket has been resolved by Xylem (both by L1 and L2/L3), they will validate the solution and inform the key user who raised the ticket through the ticketing tool.

The specialist team (L2/L3 teams) will analyse the escalated tickets and provide a solution.

Internal Use Only

Once the ticket is resolved, the Level 1 team will validate the solution and send the resolution to the user who reported the ticket.

2. Technical Support Organization

The organization chart is a service-oriented chart in which a multidisciplinary team of Level 1 technicians will be responsible for addressing user needs. The team has extensive training in both technical competencies and skills to manage customer relationships in any situation and to communicate information clearly and effectively to all users. The Level 1 technicians available in the Customer Service team have extensive training in technical and functional competencies, both in the ITIL methodology and in the implemented solutions. This team works under the supervision of the Support Area Manager, who will always maintain direct contact with the client to provide the required information.

3. Technical Support Process

The Maintenance and Support service includes all the necessary software and maintenance operations for the proper functioning of the IT infrastructure covered by the service to be provided. These tasks are grouped into:

- Operational Support
- Corrective Maintenance
- Evolutionary Maintenance
- Preventive Maintenance

The maintenance and operational support service does not include the following:

- Support for any element unrelated to the IT infrastructure covered by the service.
- Acquisition and purchase of hardware infrastructure elements.
- Acquisition and purchase of software licenses.
- Training services.
- Support services for operating system installations, installations, and configurations of third-party applications, operating system configurations, hardware configurations, network installations and configurations, equipment optimization, etc.

Operational Support

The support for the daily operation includes the resolution of queries or doubts made by the client regarding the operation of the software object of the service. The consultations should be specific, such as phone, Teams channel, email, or chat box – depends on the need of the client. The client will use the communication mechanisms established in the service to inform Xylem of the query.

Corrective Maintenance

Corrective maintenance includes the necessary activities to resolve incidents or anomalies and ensure the proper functioning of the GoAigua software.

Internal Use Only

Innovative Maintenance

Evolutionary maintenance includes the activities necessary to incorporate new functionalities or improvements in the GoAigua software. These activities involve the release of Updates or Upgrades of the System by Xylem to the client.

4. **Communication Channels.**

The end user will have access to the Customer Service Portal so that they can register and manage their support requests. Additionally, there are other communication channels with the client, such as phone, Teams channel, email, or chat box, depends on the need of the client. The client should preferably submit their request through the Customer Service Portal, providing as much information as possible to enable a quick diagnosis of their query or incident.

5. **Service Location.**

The Technical Support Services may be provided at the client's premises, or at the premises of any of its respective collaborating companies or suppliers, as necessary. However, this service will retain full autonomy and organization, without implying the existence of any dependency or inclusion within the scope of the client's organization and management.

Internal Use Only

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 195-25

File ID: 195-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 02/20/2025

Department: Public Utilities **Final Action:**

Title: Professional Services Agreement for the Meter Asset Management Program to Core & Main LP in the Amount of $469,727.00

Agenda Date: 03/18/2025

Attachments: Agreement for Professional Services -Xylem Vue.pdf

Entered by: aanczer@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/10/2025	Allison Swisher	Approve	3/13/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 196-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Purchase of ISCO Flow Metering Equipment from Gasvoda & Associates, Inc. in the Amount of $46,384.00

BACKGROUND:
The Department of Public Utilities will be conducting extensive flow monitoring in the upcoming year for various projects including the sanitary sewer inspection and rehabilitation program and the Eastside WWTP Basin Sewer model. The City owns 27 ISCO 2150 flow meters that are used for these projects. These flow meters were purchased in 2015 or earlier and are now beyond their useful life span which is typically seven (7) years and are in need of replacement. Upon review of current flow meter technology, it was determined the ISCO 2150 flow module technology is outdated. Therefore, it is recommended to replace these meters with the ISCO DuraTracker Flow Meters that have built in communications. A proposal was requested from Gasvoda & Associates, Inc. who is the local representative for ISCO.

The Public Service Committee will review this matter.

CONCLUSION:
Gasvoda & Associates, Inc. has provided a proposal to provide five (5) ISCO DuraTracker flow meters and six (6) area/velocity sensors.

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

(a) Purchases which may only be practicably made from a single source;

(c) Purchases of equipment which, by reason of training of city personnel or an inventory of replacement parts maintained by the city, are compatible with the existing equipment owned by the city.

Funds will be charged to the Water & Sewer Improvement Fund / Sewer Collection / Equipment (Org 50180020, Object 557500, $46,384.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the purchase of five

(5) ISCO DuraTracker flow monitors and six (6) area/velocity sensors, in the amount of $46,384.00, on behalf of Gasvoda & Associates, Inc.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 196-25

File ID: 196-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Public Utilities **Final Action:**

Title: Purchase of ISCO Flow Metering Equipment from Gasvoda & Associates, Inc. in the Amount of $46,384.00

Agenda Date: 03/18/2025

Entered by: odean@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/10/2025	Allison Swisher	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 197-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: William Evans, Chief of Police

SUBJECT:
Purchase of a Tactical Combat Casualty Care Simulator (TCCCMan) from North American Rescue in the Amount of $28,781.04

BACKGROUND:
Joliet Police Officers often find themselves in traumatic situations where immediate medical intervention can mean the difference between life and death. Training officers to effectively control active bleeding and treat critical wounds is invaluable, as police are frequently the first on the scene before emergency medical personnel arrive.

To ensure preparedness, the Police Department conducts multiple “Stop the Bleed” training sessions each year for new officers. This is also a key component of active shooter response training which involves all members of the Police Department. Once there is no longer a threat, officers must be equipped to provide life-saving care alongside the Fire Department in mass casualty/critical incidents.

The Tactical Combat Casualty Care Training Simulator (TCCCMan) will significantly enhance the medical training and response capabilities of officers. TCCCMan is a state-of-the-art, hyper realistic trauma simulation system that allows instructors to create a variety of realistic casualty scenarios. Its responsive patient features make it an ideal tool for classroom instruction, trauma lane exercises, and field training simulations.

This item was reviewed at the Public Safety Committee Meeting held on March 4, 2025, and recommended to the full Council for approval.

CONCLUSION:
This product is developed and manufactured by North American Rescue and is a sole-source purchase.

Vendor	**Total Price**
North America Rescue	$ 28,781.04

Section 2-438 of the City of Joliet Code of Ordinances states that purchases over $25,000.00 may be awarded without written specifications or bidding under certain circumstances. Two of these circumstances apply:

(a) Purchases which may only be practicably made from a single source;

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

Funds are available from Federal Asset Forfeiture (Org Code: 22160020, Object Code: 536102, Project Code: FDFOR, $28,781.04).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council authorize the purchase of a Tactical Combat Casualty Care Simulator (TCCCMan) from North American Rescue in the amount of $28,781.04.

NORTH AMERICAN RESCUE"

www.NARescue.com • 888.689.6277

QUOTE

Q01825

Quote Date: 02/20/2025

35 Tedwall Court Greer SC 29650 Phone: (864) 675-9800 Fax: (864) 675-9880

QUOTE

pl **BILL TO:** PROSPECT- |----------

PROSPECT - NAR SIMULATION
SGT CHRISTOPHER D'ARCY
CITY OF JOLIET POLICE DEPARTMENT
150 W. JEFFERSON STREET JOLIET, IL 60432

r|SHIPTO;|------|PO #: JPD TCCC 20FEB25 "U

PROSPECT - NAR SIMULATION
SGT CHRISTOPHER D'ARCY
CITY OF JOLIET POLICE DEPARTMENT
150 W. JEFFERSON STREET JOLIET, IL 60432

Entered By: Adam Reading areading@narescue.com

Date/Time Printed: 02/20/2516:51

Contact Name	. Contact Phone	Contact Email
SGT Christopher D'Arcy		cdarcy@joliet.gov

Shipping Method	.FOBType	Payment Terms	Master#	<Exp. Date
970-BESTWAY	ORIGIN	PREPAID	909211	*03f22i2025*

Quantity	OOM	item Number	Item Description	Item Weight	Ext. *Weight*	Unit Price	Extended Price
1	EA	93-0958	SIMULATOR - TCCCMAN Includes 3-year warranty	240.00	*240.00*	$28,105.08	$28,105.08
2	EA	93-0106	SIMULATOR, BLOOD (1 GALLON)	8.00	16.00	$212.98	$425.96
1	EA	93-0076-S	SIMULATOR, NEW EQUIP TNG Complimentary, per A. Reading	0.00	0.00	$0.00	$0.00
1	EA	SHIPPING CHARGES	SHIPPING CHARGES Requires 1 pallet shipping from LaGrange, KY 40031	0.00	0.00	$250.00	$250.00

Payment Remittance:

North American Rescue, LLC North American Rescue, LLC PO Box 360320 Pittsburgh, PA 15251-6320
Routing#: 043000261
Account#: 9089953
SWIFT #: IRVTUS3N

NAR TAX ID: 27-1024029 NAR DUNS: 832426782
CAGE CODE: 06ST7

Please visit us at www.narescue.com

Subtotal	$28,781.04
Discount	$0.00
Freight	$0.00
Tax	$0.00
Total	**$28,781.04**

Subject to NAR's Terms & Conditions. For details, please visit: https://www.narescue.com/legal/terms-and-conditions.

The ARMOR product is controlled by the Export Administration Regulations (EAR). It may not be exported, sold, transferred, transported, or shipped outside of the U.S., either in its original form or after being incorporated into other items, without first obtaining approval from the U.S. government or as authorized by U.S. law and regulations.

The sale or export, whether directly or indirectly, to the Russian Federation or Belarus, or for use by either, is strictly prohibited.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 197-25

File ID: 197-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: **Final Action:**

Title: Purchase of a Tactical Combat Casualty Care Simulator (TCCCMan) from North American Rescue in the Amount of $28,781.04

Agenda Date: 03/18/2025

Attachments: TCCMan Training Simulator Quote-

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/10/2025	William Evans	Approve	3/13/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 198-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Amendment No. 2 for the Phase I Engineering Services for the Theodore Street over Rock Run Creek Improvement Project - MFT Section No. 19-00522-00-BR to Ciorba Group, a Deduction in the Amount of ($13,309.56), and Payment Request No. 20 and Final in the Amount of $2,939.09

BACKGROUND:
At the November 2, 2020 Council Meeting, the Mayor and City Council awarded an Engineering Services Agreement for Phase I Engineering for the Theodore Street over Rock Run Creek Improvement Project to Ciorba Group in an amount not to exceed $184,724.87. Subsequently, the Mayor and City Council approved Amendment No. 1 in the amount of $34,594.66 for the project.

The Public Service Committee will review this matter.

CONCLUSION:
Amendment No. 2, a net decrease in the amount of ($13,309.56), is due to a reduction in the estimated amount of engineering man hours needed to complete Phase I engineering.

This agreement represents a reduction in contributions from the Motor Fuel Tax Fund / Theodore Street over Rock Run Creek (Org 20090270, Object 557200, ($13,309.56)).

Also, Payment Request No. 20 and Final, in the amount of $2,939.09, is presented for approval on behalf of Ciorba Group.

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

1. Approve Amendment No. 2, a net deduction in the amount of ($13,309.56), on behalf of Ciorba Group.

2. Approve Payment Request No. 20 and Final, in the amount of $2,939.09 on behalf of Ciorba Group.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 198-25

File ID: 198-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Works **Final Action:**

Title: Amendment No. 2 for the Phase I Engineering Services for the Theodore Street over Rock Run Creek Improvement Project - MFT Section No. 19-00522-00-BR to Ciorba Group, a Deduction in the Amount of ($13,309.56), and Payment Request No. 20 and Final in the Amount of $2,939.09

Agenda Date: 03/18/2025

Entered by: gtierney@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/9/2025	Greg Ruddy	Approve	3/13/2025
1	3	3/10/2025	Kevin Sing	Approve	3/13/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 199-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Change Order No. 1 for the Spring Creek Phase 1 Water Main Improvements Project to Austin Tyler Construction, Inc. in the Amount of $153,675.21

BACKGROUND:
On January 16, 2024, the Mayor and City Council awarded a Contract for the Spring Creek Phase 1 Water Main Improvements Project, in the amount of $7,994,694.14, on behalf of Austin Tyler Construction, Inc., based on the Unit Prices provided in their bid. The Public Service Committee will review this matter.

CONCLUSION:
This project has incurred a design change for the connection to the exiting 24” transmission main. The change allows for constructability for future projects in the adjacent water main system. The quantities and unit prices have been reviewed and are in accordance with provisions within the contract documents.

Change Order No. 1, a net increase in the amount of $153,675.21 is for the following: Time extension to contract milestones due to IDOT permit delays, bore & jack procurement, winter conditions, and design change; additional quantities due to design change for connection to 24" transmission main; Granular Trench Backfill; Water Main (Open Cut), 8-Inch DI; Water Main (Open Cut), 16-Inch DI; Miscellaneous Fittings; Connect To Water Main (Non-Pressure), 8-Inch; Butterfly Valve, 16-Inch; Valve Vault, 5-Foot Diameter; Exploratory Excavation; HMA Remove and Replace, 2.5-Inch Binder 1.5-Inch Surface; HMA Remove and Replace, 4-Inch Binder 2-Inch Surface; Concrete Curb and Gutter Remove and Replace; Remove 8" Water Main; Additional Traffic Control; Connect To Water Main, Non-Pressure 24" X 16"; and Valve Vault, 6-Foot Diameter.

Funds will be charged to the Water Main Replacement Fund (Org 53880000, Object 557200, $153,675.21).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve Change Order No. 1 to the contract for the Spring Creek Phase 1 Water Main Improvements Project, in the amount of $153,675.21, on behalf of Austin Tyler Construction, Inc.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 199-25

File ID: 199-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Public Utilities **Final Action:**

Title: Change Order No. 1 for the Spring Creek Phase 1 Water Main Improvements Project to Austin Tyler Construction, Inc. in the Amount of $153,675.21

Agenda Date: 03/18/2025

Entered by: wbaltz@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/9/2025	Allison Swisher	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 200-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Change Order No. 2 for the Collins Street Water Main Improvements Project to Austin Tyler Construction, Inc. for a Decreased Amount of ($523,574.56) and Pay Estimate No. 8 and Final in the Amount of $1,024,211.90

BACKGROUND:
On January 17, 2023, the Mayor and City Council awarded a Contract for the Collins Street Water Main Improvements Project, in the amount of $5,989,498.45, on behalf of Austin Tyler Construction, Inc., based on the Unit Prices provided in their bid. Change Order No. 1 was approved for a zero-sum value to provide a project time extension. The Public Service Committee will review this matter.

CONCLUSION:
This project has been completed, inspected, and accepted by the Department of Public Utilities. Change Order No. 2, a net decrease in the amount of ($523,574.56) is for the following work:

- Additional Time Extension to Contract Milestones Due to Delays
  - IDOT Permit delay
  - Delay due to Rock Excavation
  - Railroad Permit Delay
  - Hills Ave access and coordination delays
- Additional Water Main Installation, 6-Inch and 16-Inch
- Additional Water Service Line Installation, 1-Inch
- Additional Connections to Water Main (Non-Pressure), 6-Inch and 10-Inch
- Additional Gate Valve, 6-Inch
- Additional Temporary Hot-Mix Asphalt Pavement
- Additional Hot Mix Asphalt Pavement Removal and Replacement
- Additional Brick Sidewalk Removal and Replacement
- Additional Restoration of Lawns and Parkways
- Additional Rock Excavation
- Additional Detector Loop, Type I
- Additional Inlet (Storm Sewer Improvements), Type A, 2' Diameter
- Additional Flagging Costs at CN Railroad
- Additional time due to unknown water main conflict at 36" Casing Bore at the Railroad Crossing
- Additional locating of existing utilities and adjusting of water services / connections at various

locations
- Addition of Raised Reflective Pavement Markers Per IDOT
- Deduct For Unused Pay Items
- Balancing Of Contract Value

Funds will be credited for this project to the Water Main Replacement Fund (Org 53880000, Object 557200, ($226,357.46)), the Phase IV Lead Service Line Fund (Org 53680000, Object 557200, ($194,128.00)), and the Sewer Improvement Fund (Org 50180020, Object 557200, ($103,089.10)).

Also, Pay Estimate No. 8 and Final, in the amount of $1,024,211.90, is presented for approval on behalf of Austin Tyler Construction, Inc.

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

1. Approve Change Order No. 2, a net decrease in the amount of ($523,574.56);

2. Approve Pay Estimate No. 8 and Final, in the amount of $1,024,211.90, on behalf of Austin Tyler Construction, Inc.

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 200-25

File ID: 200-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Public Utilities **Final Action:**

Title: Change Order No. 2 for the Collins Street Water Main Improvements Project to Austin Tyler Construction, Inc. for a Decreased Amount of ($523,574.56) and Pay Estimate No. 8 and Final in the Amount of $1,024,211.90

Agenda Date: 03/18/2025

Entered by: wbaltz@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/9/2025	Allison Swisher	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 201-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:
Electric Supply Auction and Authorization to Select Low Bidder

BACKGROUND:
In an effort to obtain the lowest prices on electricity, the City uses the services of Apollo Edison to conduct reverse auctions for its approximately 115 sewer and water electric accounts. The reverse auction firm conducts the bid over the internet giving City personnel the opportunity to monitor the proceedings. The City had previously selected Apollo Edison through a formal request for proposal. The cost for Apollo Edison's services is embedded in the cost of electric at $0.0010/kWh.

The City's current contracts for electricity expire on April 30, 2025, with a fixed price of $0.05301/kWh. It is staff's intention to conduct the auction as early as March 19, 2025. Bids will be solicited for periods of 12 months, 24 months, and 36 months for both regular electricity and 10% green energy supply. At the conclusion of the auction, staff and the consultant will review pricing and select the option that is expected to provide the City with the lowest cost of electric over the long term. This process will look at indicators that impact electric pricing over the long term. Since the procurement of electricity is an open market and bids are only valid for 24 hours, staff is requesting that the City Manager have the authority execute the agreements to lock in the best pricing.

The City has the right to refuse, at no cost, any and all pricing if it does not feel that the pricing is favorable.

The Finance Committee will be reviewing this item at their March 18th meeting.

CONCLUSION:
This action will ensure that that the City receives the best pricing available for its electric supply costs.

RECOMMENDATION:
It is recommended that the City Council authorize the City Manager to conduct an electric auction and award an electric supply agreement to the winning bidder.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 201-25

File ID: 201-25 **Type:** Consent Agenda **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 02/28/2025

Department: Finance **Final Action:**

Title: Electric Supply Auction and Authorization to Select Low Bidder

Agenda Date: 03/18/2025

Entered by: rgatson@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
2	2	3/10/2025	Kevin Sing	Approve	3/12/2025
2	3	3/10/2025	Todd Lenzie	Approve	3/12/2025
2	4	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 203-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Award of Contract for Heggie Park Phase 1 Water Main Improvements Project to PT Ferro Construction Co. in the Amount of $7,895,977.38

BACKGROUND:
On January 5, 2021, the Mayor and City Council approved Resolution No. 7613, committing to water conservation through the reduction of non-revenue water in order to comply with the allocation requirements of the Level of Lake Michigan Act, 615 ILCS 50, and the corresponding State regulations. A condition of the City's Lake Michigan water allocation permit is completion of the City's Non-Revenue Water Reduction Plan. A major component of this Plan is water main replacement. The water main replacement, estimated at approximately 3% per year, must be sufficient to achieve the reduction of non-revenue water from the City's water system to not more than 10 percent by the year 2030.

The 2025 Water Main Replacement Program consists of 16 contracts to replace a total of approximately 29 miles of water main. As part of this water main replacement plan, the Heggie Park Phase 1 Water Main Improvements Project was identified to be completed in 2025. This project consists of replacing approximately 8,800 linear feet of water main in various sizes on Woodruff Road (Crime Lab - Edge Hill Ave), Edge Hill Ave (Woodruff Rd - Fairmont/Garvin Treatment Plant), Valley Ave (Woodruff Rd - Williamson Ave), Williamson Ave (Henderson Ave - Charlesworth Ave), and Henderson Ave (Williamson Ave - Ward Ave). Also included in the scope of work for this project is replacement of any lead water service lines encountered. Attached to this memo is an exhibit showing the project location.

Design drawings and bidding documents were prepared and the invitation to bid for the project was advertised in the Joliet Herald-News on Friday, January 31, 2025.

The Public Service Committee will review this matter.

CONCLUSION:
On Tuesday, March 4, 2025, at 10:00 a.m., two (2) sealed bids were received for the Heggie Park Phase 1 Water Main Improvements Project. The bid summary is as follows:

CONTRACTOR	BID AMOUNT
PT Ferro Construction Co., Joliet, IL	$7,895,977.38*

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Austin Tyler Construction Inc., Elwood, IL	$9,179,868.50
Engineer’s Estimate	$7,383,000.00

* denotes corrected amount after mathematical errors were corrected

The low bid from PT Ferro Construction Co., in the amount of $7,895,977.38, is 6.95% above the engineer’s estimate. PT Ferro Construction Co. has previously completed similar work for the City.

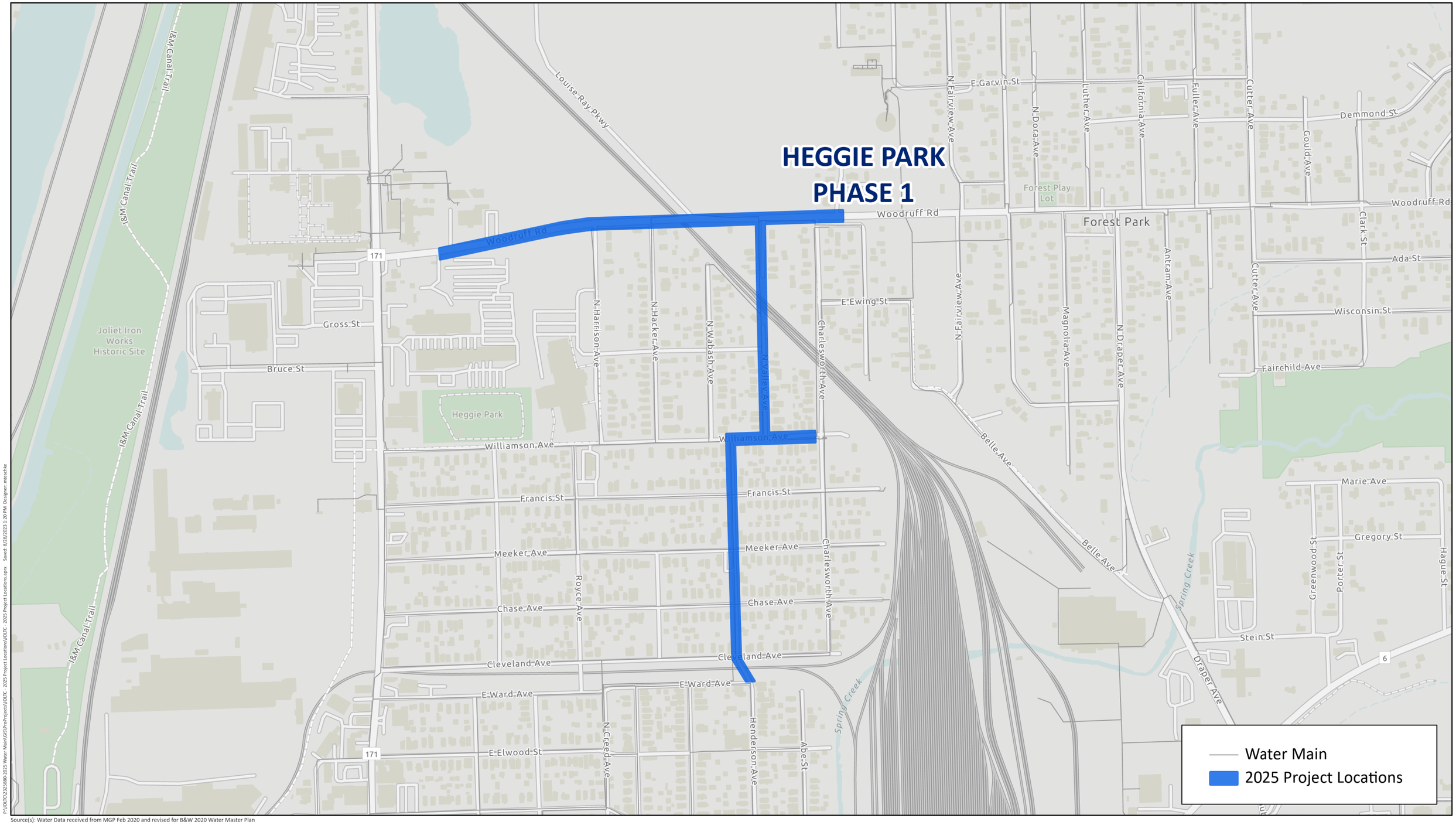
Funds will be charged to the Water Main Replacement Fund (Org 53880000, Object 557200, $7,895,977.38).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council award the Contract for the Heggie Park Phase 1 Water Main Improvements Project, in the amount of $7,895,977.38, on behalf of PT Ferro Construction Co.

2025 WATER MAIN IMPROVEMENT AREAS

HEGGIE PARK PHASE 1

City of Joliet, Illinois



P:\JOLTC\23258\80-2025 Water Main\GIS\ProProject\JOLTC - 2025 Project Locations\JOLTC - 2025 Project Locations.aprx Saved: 8/28/2023 1:20 PM Designer: mleschke

Source(s): Water Data received from MGP Feb 2020 and revised for B&W 2020 Water Master Plan

N

Not to Scale

BAXTER & WOODMAN Consulting Engineers

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 203-25

File ID: 203-25 **Type:** Agenda Item **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Utilities **Final Action:**

Title: Award of Contract for Heggie Park Phase 1 Water Main Improvements Project to PT Ferro Construction Co. in the Amount of $7,895,977.38

Agenda Date: 03/18/2025

Attachments: 2025 WM Project Locations Heggie Park Phase 1.pdf

Entered by: wbaltz@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/10/2025	Allison Swisher	Approve	3/13/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 204-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Amendment No. 1 to the Professional Services Agreement for the 2026 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $1,292,000.00

BACKGROUND:
On January 5, 2021, the Mayor and City Council approved Resolution No. 7613, committing to water conservation through the reduction of non-revenue water in order to comply with the allocation requirements of the Level of Lake Michigan Act, 615 ILCS 50, and the corresponding State regulations. A condition of the City's Lake Michigan water allocation permit is completion of the City's Non-Revenue Water Reduction Plan. A major component of this Plan is water main replacement. The water main replacement, estimated at approximately 3% per year, must be sufficient to achieve the reduction of non-revenue water from the City's water system to not more than 10 percent by the year 2030.

A qualifications-based selection (QBS) is required to insure reimbursement for engineering fees from potential State Revolving Fund loan financing. In Fall 2021 the City published a Request for Qualifications for engineering services for the 2023 - 2030 water main replacement program. Ten (10) qualifications were received, four (4) firms were interviewed, and the selection committee consisting of staff from both the public utilities and public works departments identified Baxter & Woodman Inc. as the most qualified firm to complete the design engineering services for the program. Baxter & Woodman Inc. was also previously selected to be the City's water system rehabilitation consultant in 2015 based on a qualifications-based selection process. Baxter & Woodman Inc. has successfully completed design engineering for the City's 2017 - 2025 water main replacement projects.

On November 19, 2024, the Mayor and City Council approved a Professional Services Agreement with Baxter & Woodman Inc., in the amount of $866,400.00, for preliminary design of the 2026 Water Main Rehabilitation Program. The 2026 water main replacement program consists of 11 contracts and will replace approximately 19 miles of water main. The scope of preliminary design included surveying, survey breakdown, preparation of CAD base sheets, and utility coordination. The preliminary design work will be completed soon, and the projects are ready to move to detailed design. The scope of work for detailed design includes preparing plan/profile drawings, specifications, cost estimates and permit applications and completing project bidding.

Baxter & Woodman Inc. was requested to provide a proposal for detailed design of the 2026 projects. The locations of the 11 projects that make up the 2026 Water Main Rehabilitation program are listed

below, and an Exhibit showing the project locations is included with this memo. The Public Service Committee will review this matter.

Project Name	Project Limits	Feet	Miles
Cunningham Phase 1	Raynor, Kelly, Wilcox, Oakland, Clement, and Vine (Moran to Ruby); Highland (Moran to Ross); Nicholson (Moran to Will Co building); Ross (Wilcox to Oakland, Clement to Highland, and Nicholson to Vine)	10,850	2.05
Emerald Lawns Phase 2	Lemorr (Roosevelt to Midland); Dellmar (Midland to Schriber); Loral (Midland to Kenilworth); Kenilworth (Dellmar to Black); Junie Ct; Catherine (Clara to Schriber); Dawes (Plainfield to Black); Roosevelt (Midland to Dawes); Agnes; Schriber (Lemorr to Catherine); Bryan (west end to Dawes); Loral (Midland to Kenilworth, west end to Dawes)	14,100	2.67
Forest Park Phase 4	Charlesworth (Woodruff to 1032 Charlesworth); Woodward (Charlesworth to dead end); Belle (Ewing to Draper); Fairview (Woodruff to Belle); Draper (Woodruff to north of creek); Woodruff (Fairview to Arthur); Ewing; Williamson (Magnolia to Draper)	10,350	1.96
Fourth and Eastern	York (Washington to Osgood); Eastern (Osgood to 5th); Sherman (Osgood to 4th); Marion (York to Eastern); Lincoln (Eastern to Richards); Mound (Sherman to Richards); 3rd (Eastern to Richards); Bartleson (Sherman to Richards); 4th (Chicago to Richards)	10,600	2.01
Glenwood and West Acres	Border (West Acres to Glenwood); West Acres (Border to Larkin); Glenwood (St Joe's Hospital to Larkin); 16" main on Joliet West HS property; Oneida (Fire Station to Larkin). Abandon rear yard mains between Madison-Border, Palladium-West Acres, and West Acres-Glenwood	7,000	1.33
Heggie Park Phase 2	Lloyds (Meeker to Chase); Royce (Francis to Cleveland); Francis, Meeker, Chase, and Cleveland (Collins to Henderson). Abandon railroad crossing (Cleveland to Ward)	10,000	1.89
Larkin (Theodore to Glenwood)	Lois (Vernon to Black); Larkin (Theodore to Glenwood); Vernon (Lois to Larkin); Asbury Circle Dr; Glenwood (Larkin to Woodlawn). Abandon side yard main between Lois and Larkin. Includes survey of Lois Pl apartments east of Braemer.	14,500	2.75
Oneida	Oneida (Prairie to Center); Wilcox (Oneida to midblock); Clement (midblock to Oneida); Nicholson (Oneida to Jefferson).	4,500	0.85
Twin Oaks Phase 2	Meadow Wood (south of Rosemont); Westport Dr; Rosemont Dr; Pamela Ct; Jeffrey Dr; Coventry Ct; Randy Rd; Twin Oaks (Randy to Rebecca); Twin Oaks Apt	6,700	1.27
Virginia Phase 2	Garnsey (Cass to Jerome); Henderson (Jackson to Washington); Virginia (Garnsey to Henderson); Dover (Garnsey to Henderson); Cass (east of creek to Henderson); Delaware Pl; Jerome; Norton (dead end to Henderson)	7,300	1.38
Washington Street	Washington (Henderson to Logan)	2,850	0.54

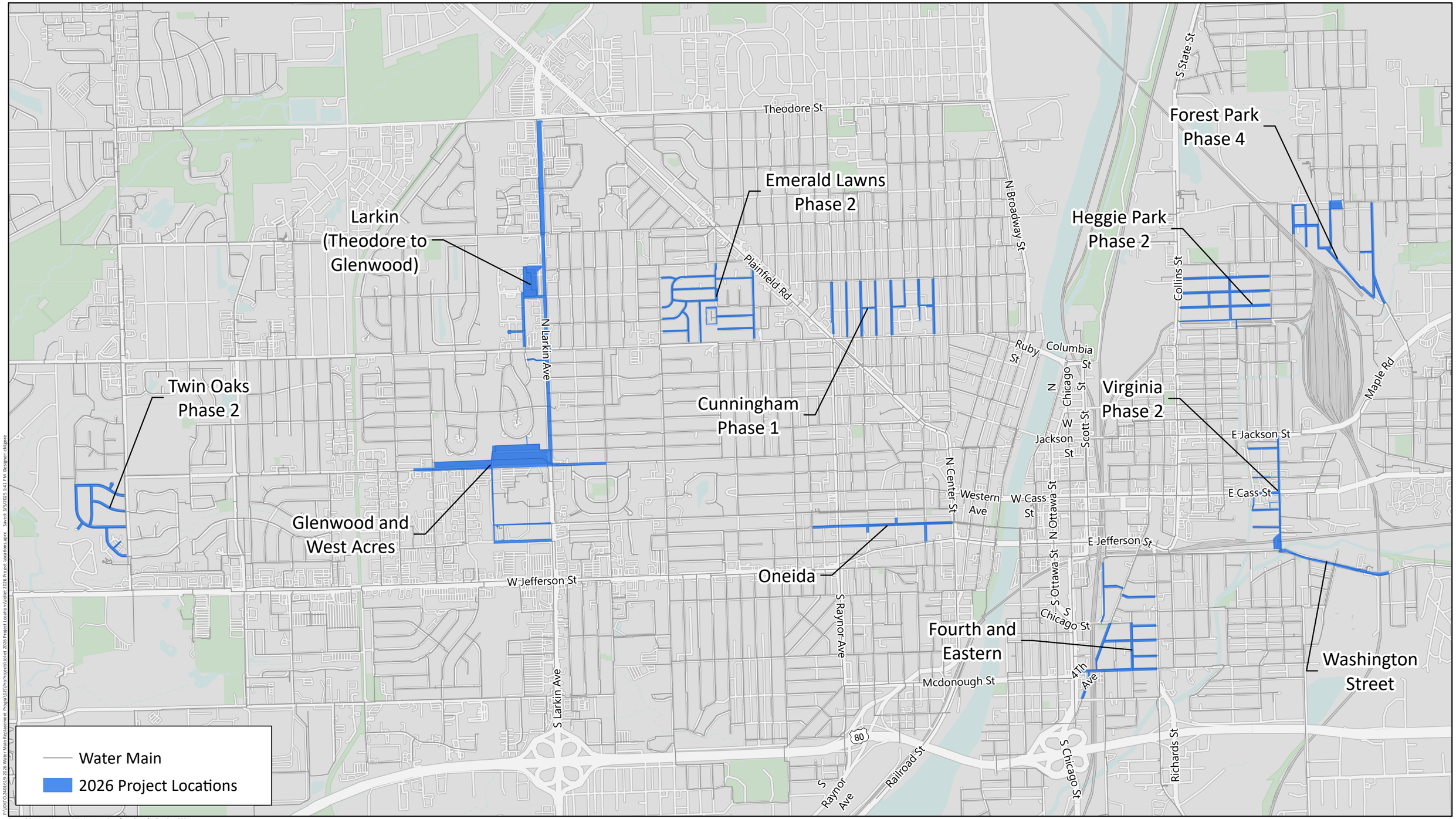
CONCLUSION:
Baxter & Woodman Inc. has submitted an amendment to the original engineering services agreement to perform detailed design services in the amount of $1,292,000.00, bringing the total contract value (for preliminary design and detailed design) to $2,158,400.00. The estimated cost of construction for the 2026 water main rehabilitation program is $62,500,000.00. The total design fee is approximately 3.45% of the construction costs, which is below the industry standard of 6-8%.

Funds will be charged to the Water Main Replacement Fund / Professional Services (Org 53880000, Object 557200, $1,292,000.00).

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve Amendment No. 1 to the Professional Services Agreement for detailed design services for the 2026 Water Main Rehabilitation Program, in the amount of $1,292,000.00, on behalf of Baxter & Woodman Inc.

2026 WATER MAIN IMPROVEMENT AREAS

City of Joliet, Illinois



P:\JOLIT\J401619-2026 Water Main Replacement Program\GIS\Projects\Joliet 2026 Project Locations\Joliet 2026 Project Locations.aprx Saved: 3/3/2025 1:41 PM Designer: clafgore

Source(s): Water Data and Project Locations from City of Joliet, Dec 2024.

County of Will, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

N

Not to Scale

BAXTER & WOODMAN Consulting Engineers

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 204-25

File ID: 204-25 **Type:** Agenda Item **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Utilities **Final Action:**

Title: Amendment No. 1 to the Professional Services Agreement for the 2026 Water Main Rehabilitation Program for Detailed Design Services to Baxter & Woodman Inc. in the Amount of $1,292,000.00

Agenda Date: 03/18/2025

Attachments: 2026 WM Project Locations.pdf

Entered by: rliang@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/10/2025	Allison Swisher	Approve	3/13/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 205-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Authorization to Fund Predevelopment Loan Draw 11 to Riverwalk Homes LLC in the amount of $598,665.91

BACKGROUND:
The City of Joliet as required by a court approved settlement is required to redevelop Riverwalk Homes and has created Riverwalk Homes LLC. As part of the project, the City has approved a $2,000,000 predevelopment loan to Riverwalk Homes LLC. To date there have been 10 draws totaling $775,221.16 against the loan. This item is for draw 11 in the amount of $598,665.91. Draw 11 is for architect fees for the project. The detailed draw is attached, and City Staff has reviewed the invoices and supporting documentation for this draw and found it to be in order.

CONCLUSION:
This draw is in conformance with the loan agreement with Riverwalk Homes LLC and court mandated redevelopment of Riverwalk Homes.

RECOMMENDATION:
It is recommended that City Council adopt Draw 11 in the amount of $598,665.91.

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OWNER'S SWORN STATEMENT
Riverwalk Homes
Predevelopment Draw 11

The affiant, Riverwalk Homes, LLC, being duly sworn on oath and says that it is the owner/beneficiary of the following described premises in Will County, Illinois, to wit:
1. That it is thoroughly familiar with all the facts and circumstances concerning the premises described above;
2. That during the six months last past the only work done or materials furnished in connection with the mentioned are listed below:
3. That the only contracts let for the furnishing of future work or materials relative to the contemplated improvements are listed below;
4. That this statement is a true and complete statement of all such contracts, previous payments and balances due if any.

Number	Vendor	Line Item	Total Budget	Line Item Budget	Adjustments	New Budget Amount	Previously Paid	Amount Now Due (Draw 11)	Balance	Notes (Works billed in Draw 11)
1	HED	Architect - Design, Engineer	$ 1,000,000.00	$ 1,000,000.00	$ 13,538.57	$ 1,013,538.57	$ 426,574.51	$ 572,975.96	$ -	Architect Design December and January
2	Riverwalk Homes LLC						$ 13,988.10			
3	HED	Architect - Misc.	$ 10,000.00	$ 10,000.00		$ 10,000.00	$ 109.37	$ 239.95	$ 9,650.68	
4	TBD	Relocation Expenses	$ 500,000.00	$ 500,000.00	$ (204,514.45)	$ 295,485.55	$ -		$ 295,485.55	
5	Riverwalk Homes LLC	Legal Fees - Partnership	$ 52,500.00	$ 52,500.00	$ (6,950.00)	$ 45,550.00	$ 6,466.00		$ 39,084.00	
6	Applegate & Thorne-Thomsen						$ -			
7	Applegate & Thorne-Thomsen	Legal Fees - Zoning	$ 35,000.00	$ 35,000.00	$ (3,000.00)	$ 32,000.00	$ 16,533.00		$ 15,467.00	
8	ComEd	ComEd Fee	$ 25,000.00	$ 25,000.00	$ (25,000.00)	$ -	$ -		$ -	
9	American Marketing Services	Appraisal and Market Study	$ 25,000.00	$ 25,000.00	$ 20,850.00	$ 45,850.00	$ 8,500.00			
10	Integra Realty Resources						$ 6,750.00	$ 2,000.00	$ 1,750.00	
11	Riverwalk Homes LLC						$ 23,100.00	$ 3,750.00		Rent Comparability Study Retainer
12	Edward J. Molloy and Associates	PNA & Survey	$ 12,500.00	$ 12,500.00	$ 35,450.00	$ 47,950.00	$ 12,900.00			
13	Gremley & Biedermann						$ 9,250.00		$ -	
14	Riverwalk Homes LLC						$ 19,750.00	$ 6,050.00		PCNA Retainer Invoice
15	Gill Group, INC		$ -	$ -	$ 6,050.00	$ 6,050.00	$ -		$ 6,050.00	
16	Professional Service Industries, Inc.	Environmental Phase I Reports, Soil Borings, Geotechnical Reports, CCDD Soil Analysis	$ 30,000.00	$ 30,000.00	$ 20,700.00	$ 50,700.00	$ 6,000.00		$ 21,000.00	
17	Architectural Testing, Inc						$ -			
18	Flood Testing Laboratories, Inc.						$ -			
19	Flood Testing Laboratories, Inc.						$ -			
20	Riverwalk Homes LLC						$ 23,700.00			
21	Riverwalk Homes LLC	Planned Unit Development	$ -	$ -	$ 14,475.88	$ 14,475.88	$ 2,975.88		$ -	
22	TERRA Engineering, LTD						$ 11,500.00			
23	Illinois Housing Development Authority	Tax Credit Reservation Fee	$ 175,000.00	$ 175,000.00		$ 175,000.00	$ 155,000.00		$ 20,000.00	
24	Riverwalk Homes LLC	Application Fees	$ 15,000.00	$ 15,000.00	$ (250.00)	$ 14,750.00	$ 12,500.00		$ 2,250.00	
25	Hanks Consulting LLC	HUD Consultant	$ -	$ -	$ 115,000.00	$ 115,000.00	$ -	$ -	$ 115,000.00	
26	Riverwalk Homes LLC				$ 5,000.00	$ 5,000.00	$ -	$ 5,000.00	$ -	Retainer at contract execution
27	City of Joliet	Predevelopment Loan Interest/Fees	$ 120,000.00	$ 120,000.00		$ 120,000.00	$ 19,624.30		$ 100,375.70	
28	Jackson & Green LLC	Selective Demo	$ -	$ -	$ 8,650.00	$ 8,650.00	$ -	$ 8,650.00	$ -	Exploratory Demo for Elevator in BLDG D
	TOTALS		**$ 2,000,000.00**	**$ 2,000,000.00**	**$ -**	**$ 2,000,000.00**	**$ 775,221.16**	**$ 598,665.91**	**$ 626,112.93**	

Signed: [redacted]

Name: Peter M. Holsten
Title: President of Holsten Real Estate Development Corporation,
Managing Member of Riverwalk Homes LLC,
an Illinois limited liability company

OWNER S SWORN STATEMENT
Riverwalk Homes
Predevelopment Draw 11

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6	Applegate & Thorne-Thomsen						$ -			
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23	Illinois Housing Development Authority	Tax Credit Reservation Fee	$ 175,000.00	$ 175,000.00		$ 175,000.00	$ 155,000.00		$ 20,000.00	
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25	Hanks Consulting LLC	HUD Consultant	$ -	$ -	$ 115,000.00	$ 115,000.00	$ -	$ -	$ 115,000.00	
26	Riverwalk Homes LLC				$ 5,000.00	$ 5,000.00	$ -	$ 5,000.00	$ -	Retainer at contract execution
27	City of Joliet	Predevelopment Loan Interest/Fees	$ 120,000.00	$ 120,000.00		$ 120,000.00	$ 19,624.30		$ 100,375.70	
28	Jackson & Green LLC	Selective Demo	$ -	$ -	$ 8,650.00	$ 8,650.00	$ -	$ 8,650.00	$ -	Exploratory Demo for Elevator in BLDG D
	TOTALS		**$ 2,000,000.00**	**$ 2,000,000.00**	$ -	**$ 2,000,000.00**	**$ 775,221.16**	**$ 598,665.91**	**$ 626,112.93**	

Signed:

Name Peter M. Holsten
Title President of Holsten Real Estate Development Corporation,
Managing Member of Riverwalk Homes LLC,
an Illinois limited liability company

CHECK REQUEST

Riverwalk Homes LLC
Predevelopment Draw 11

TOTAL PAYOUT	**Holsten To Disburse**		
Vendor Name	**Line Item Description**	**Line Item Number**	**Total Payout Amount**
HED	**Architect - Design, Engineer**	**1**	**$ 572,975.96**
Bank Name: Comerica Bank Swift Code: MNBDUS33 ABA: 072000096 Account No.: [redacted] Benefit of: Harley Ellis Devereaux Corporation **Wire**			
HED **P.O Box: 674273 Detroit, MI 48267-4273** **Mail**	**Architect - Misc.**	**3**	**$ 239.95**
Integra Realty Resources Make Check Payable To: North American Valuation and Consulting LLC 7800 E Union Ave, Ste 400 Denver CO 80237 **Mail** Bank Name: Village Bank & Trust, N A. Account Nbr [redacted] Routing Nbr: [redacted] **Wire**	**Appraisal and Market Study**	**10**	**$ 2,000.00**
Riverwalk Homes LLC **Mail**	**Appraisal and Market Study**	**11**	**$ 3,750.00**
Riverwalk Homes LLC **Mail**	**PNA & Survey**	**14**	**$ 6,050.00**
Riverwalk Homes LLC **Mail**	**HUD Consultant**	**26**	**$ 5,000.00**
Jackson & Green LLC 3636 S Iron St Suite C343 Chicago IL 60609 Invoice Number: J363-01 **Mail**	**Selective Demo**	**28**	**$ 8,650.00**
GRAND TOTAL:			**$ 598,665.91**

SOURCE WITH USE
Rivewalk Homes
Predevelopment Draw 11

CONSTRUCTION SOURCES	PROJECT TOTAL AMOUNT	AMOUNT FUNDED TO DATE	AMOUNT NOW DUE FOR CURRENT DRAW	BALANCE OF LOAN TO BE FUNDED
City of Joliet - Pre -Development Loan Funds	$ 2,000,000.00	$ 775,221.16	$ 598,665.91	$ 626,112.93
TOTAL	**$ 2,000,000.00**	**$ 775,221.16**	**$ 598,665.91**	**$ 626,112.93**

Invoice

Harley Ellis Devereaux
Remit To: PO Box 674273
Detroit, MI 48267-4273

Holsten Development Corporation
1020 West Montrose Avenue
Chicago, IL 60613

January 13, 2025
Project No: 2023-HD009-001
Invoice No: 992086

Re: Riverwalk Homes Modernization

Fee: Lump Sum of $1,702,000.00

Expenses - $10,000.00

ASR#1 - Sustainability - $65,700.00

ASR#2 - Envelope - $47,725.00

ASR#2B - Elevator Scope Bldgs A+C - $27,600.00

ASR#3 - Ext Bldg Upgrade (Hourly) - $25,000.00

Invoice for Architectural/Engineering Services from December 1, 2024 to December 31, 2024

Task Name	Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Billing
Schematic Design	179,819.00	100.00	179,819.00	179,819.00	0.00
Design Development	323,169.80	85.00	274,694.33	96,950.94	177,743.39
Construction Documents	531,903.60	0.00	0.00	0.00	0.00
Bldg Agency Approval	84,677.80	0.00	0.00	0.00	0.00
Bidding and Neogtiation	55,708.20	0.00	0.00	0.00	0.00
Construction Administration	526,721.60	0.00	0.00	0.00	0.00
ASR1: Sustainablity	65,700.00	0.00	0.00	0.00	0.00
ASR2A: Envelope	47,725.00	36.1446	17,250.00	11,500.00	5,750.00
ASR 2B: Elevator Scope Bldgs A+C	27,600.00	0.00	0.00	0.00	0.00
ASR3: Ext Bldg Upgrade (Hourly)	25,000.00	39.9498	9,987.46	9,987.46	0.00
Total Fee	1,868,025.00		481,750.79	298,257.40	183,493.39
	Total Fee				**183,493.39**
			Sub-Total This Prefix		**$183,493.39**

Billing Limits	Current	Prior	To-Date
Expenses	0.00	109.37	109.37
Limit			10,000.00
Remaining			9,890.63

TOTAL THIS INVOICE **$183,493.39**

Project	2023-HD009-001	Riverwalk Homes - Modernization	Invoice	992086

Outstanding Invoices

Number	Date	Balance
991334	11/7/2024	156,358.95
991826	12/16/2024	142,007.82
Total		**298,366.77**

Total Now Due **$481,860.16**

Billings to Date

	Current	Prior	Total
Fee	183,493.39	298,257.40	481,750.79
Expense	0.00	109.37	109.37
Totals	**183,493.39**	**298,366.77**	**481,860.16**

email to [redacted]n@holstenchicago.com and [redacted]@holstenchicago.com

CC Catherine and Susan

Invoice

Harley Ellis Devereaux
Remit To: PO Box 674273
Detroit, MI 48267-4273

Holsten Development Corporation
1020 West Montrose Avenue
Chicago, IL 60613

February 3, 2025
Project No: 2023-HD009-001
Invoice No: 992409

Re: Riverwalk Homes Modernization

Fee: Lump Sum of $1,702,000.00

Expenses - $10,000.00

ASR#1 - Sustainability - $65,700.00

ASR#2 - Envelope - $47,725.00

ASR#2B - Elevator Scope Bldgs A+C - $27,600.00

ASR#3 - Ext Bldg Upgrade (Hourly) - $25,000.00

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Bidding and Neogtiation	55,708.20	0.00	0.00	0.00	0.00
Construction Administration	526,721.60	0.00	0.00	0.00	0.00
ASR1: Sustainablity	65,700.00	56.621	37,200.00	0.00	37,200.00
ASR2A: Envelope	47,725.00	36.1446	17,250.00	17,250.00	0.00
ASR 2B: Elevator Scope Bldgs A+C	27,600.00	0.00	0.00	0.00	0.00
ASR3: Ext Bldg Upgrade (Hourly)	25,000.00	49.6076	12,401.91	9,987.46	2,414.45
Total Fee	1,868,025.00		702,816.61	481,750.79	221,065.82
	Total Fee				**221,065.82**
			Sub-Total This Prefix		**$221,065.82**

Billing Limits	Current	Prior	To-Date
Expenses	0.00	109.37	109.37
Limit			10,000.00
Remaining			9,890.63

TOTAL THIS INVOICE **$221,065.82**

Project	2023-HD009-001	Riverwalk Homes - Modernization	Invoice	992409

Outstanding Invoices

Number	Date	Balance
992086	1/13/2025	183,493.39
Total		**183,493.39**

Billings to Date

	Current	Prior	Total
Fee	221,065.82	481,750.79	702,816.61
Expense	0.00	109.37	109.37
Totals	**221,065.82**	**481,860.16**	**702,925.98**

email to [redacted]@holstenchicago.com and [redacted]@holstenchicago.com

CC Catherine and Susan

Invoice

Harley Ellis Devereaux
Remit To: PO Box 674273
Detroit, MI 48267-4273

Holsten Development Corporation
1020 West Montrose Avenue
Chicago, IL 60613

March 3, 2025
Project No: 2023-HD009-001
Invoice No: 992726

Re: Riverwalk Homes Modernization

Fee: Lump Sum of $1,702,000.00

Expenses - $10,000.00

ASR#1 - Sustainability - $65,700.00

ASR#2 - Envelope - $47,725.00

ASR#2B - Elevator Scope Bldgs A+C - $27,600.00

ASR#3 - Ext Bldg Upgrade (Hourly) - $25,000.00

Invoice for Architectural/Engineering Services from February 1, 2025 to February 21, 2025

Task Name	Fee	Percent Complete	Fee Earned	Previous Fee Billing	Current Billing
Schematic Design	179,819.00	100.00	179,819.00	179,819.00	0.00
Design Development	323,169.80	100.00	323,169.80	323,169.80	0.00
Construction Documents	531,903.60	50.00	265,951.80	132,975.90	132,975.90
Bldg Agency Approval	84,677.80	0.00	0.00	0.00	0.00
Bidding and Neogtiation	55,708.20	0.00	0.00	0.00	0.00
Construction Administration	526,721.60	0.00	0.00	0.00	0.00
ASR1: Sustainablity	65,700.00	56.621	37,200.00	37,200.00	0.00
ASR2A: Envelope	47,725.00	50.00	23,862.50	17,250.00	6,612.50
ASR 2B: Elevator Scope Bldgs A+C	27,600.00	100.00	27,600.00	0.00	27,600.00
ASR3: Ext Bldg Upgrade (Hourly)	25,000.00	53.5612	13,390.31	12,401.91	988.40
Total Fee	1,868,025.00		870,993.41	702,816.61	168,176.80
	Total Fee				**168,176.80**
			Sub-Total This Prefix		**$168,176.80**

Reimbursable Expenses

Mileage - Reimbursable			135.80	
Meals - Reimbursable			72.85	
Total Reimbursables		**1.15 times**	**208.65**	**239.95**
		Sub-Total This Prefix		**$239.95**

Project	2023-HD009-001	Riverwalk Homes - Modernization	Invoice	992726

Billing Limits	**Current**	**Prior**	**To-Date**
Expenses	239.95	109.37	349.32
Limit			10,000.00
Remaining			9,650.68

TOTAL THIS INVOICE **$168,416.75**

Outstanding Invoices

Number	**Date**	**Balance**
992086	1/13/2025	183,493.39
992409	2/3/2025	221,065.82
Total		**404,559.21**

Billings to Date

	Current	**Prior**	**Total**
Fee	168,176.80	702,816.61	870,993.41
Expense	239.95	109.37	349.32
Totals	**168,416.75**	**702,925.98**	**871,342.73**

email to [redacted]@holstenchicago.com and [redacted]@holstenchicago.com

CC Catherine and Susan

Project	2023-HD009-001	Riverwalk Homes - Modernization	Invoice	992726

Billing Backup

Monday, March 3, 2025

Harley Ellis Devereaux — Invoice 992726 Dated 3/3/2025 — 1:15:04 PM

Reimbursable Expenses

Mileage - Reimbursable						
EX	0046064	1/29/2025	Henderson, Evan / Site Visit		67.90	
EX	0046064	2/20/2025	Henderson, Evan / Finish Review Meeting		67.90	
Meals - Reimbursable						
EX	0046064	1/29/2025	Henderson, Evan / Site Visit		72.85	
		Total Reimbursables		**1.15 times**	**208.65**	**239.95**
				Sub-Total This Prefix		**$239.95**
				Total this Project		**$239.95**

Integra Realty Resources
www.irr.com

NAVC | Chicago

1 N. Franklin St.
Suite 3340
Chicago, IL 60606

T (312) 565-0977

Invoice

Invoice Number: 194-2025-0097
Invoice Date: 2/26/2025

BILL TO:

Holsten Development Corporation
1020 W Montrose Ave
Chicago IL 60613
Attn: Irene Burke

Project No. 194-2025-0097 **Project Name:** Riverwa k Homes - Phase I

Appraisal Services	5,750.00

350 N. Broadway
Joliet Illinois, 60435

Time charges for canceled job

Please make check payable to: ***North American Valuation and Consulting LLC***
**Note Invoice number on check.* *194-2025-0097*

Terms: Net 30 Days

Total (USD)	**$5,750.00**
Retainers on Account	**$3,750.00**
Retainers Applied	**$3,750.00**
Payments Applied	**$3,75.000**
TOTAL DUE THIS INVOICE	**$2,000.00**

Mail payments to:

Integra Realty Resources
7800 E Union Ave, Ste 400
Denver CO 80237

Electronic Payment Instructions:

Bank Name: Village Bank & Trust, N.A.

[redacted]

Note: Please send your W-9 requests and all e-mail confirmations of payment to navcacctg@irr.com
FEIN: 99-3930062

Integra Realty Resources
Chicago

1 N Franklin Street, Suite 3340
Chicago, IL 60606

T 312 565 0977
www.irr.com

January 15, 2025

Ms. Irene Burke
Holsten Management Corporation
1020 W Montrose Ave
Chicago, IL 60613

SUBJECT: Riverwalk Homes, 350 N Broadway, Joliet, IL

Dear Ms. Burke:

Upon your acceptance of this letter agreement, Integra Realty Resources – Chicago will prepare a Rent Comparability Study (RCS) in compliance with Chapter 9 of HUD's Section 8 Renewal Guideline for the above referenced property. Following is a summary of the proposed scope of work:

Client:	Holsten Management Corporation
Intended Use(s):	Lease Negotiation/HUD HAP renewal
Intended User(s):	Client & HUD – no others
Deliverable/Report format:	Appraisal/Rent Comparability Study (RCS)
Interest(s) Appraised:	Fee Simple
Date(s) of Value/Premise:	Current, As Is value (rent) Prospective, As Complete (rent)
Valuation Scenario(s):	Market Value (rent) - FIRREA
Prior Services Provided – 3 Years:	Yes
Applicable Standard(s):	Uniform Standards of Professional Appraisal Practice (USPAP) and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute

All work will be performed under the direct supervision of the undersigned, together with other staff members. The market study and this letter agreement will be subject to our standard assumptions and limiting conditions a copy of which is attached as Attachment I.

The total fee for this assignment will be $7,500 [including expenses]. Please forward a retainer in the amount of $3,750. The balance of the fee is due within 30 days of delivery of the report. If the assignment is cancelled by either party prior to completion, you agree to pay us for all our expenses and our time to date based upon the percentage of work completed.

In the event that we receive a subpoena or are called to testify in any litigation, arbitration or administrative hearing of any nature whatsoever or as a result of this engagement or the related report, to which we are not a party, you agree to pay our then current hourly rates for such preparation and presentation of testimony.

If you are in agreement with the terms set forth in this letter and wish us to proceed with the engagement, please sign below and return one copy to us. Thank you for this opportunity to be of service and we look forward to working with you.

Sincerely,

INTEGRA REALTY RESOURCES – CHICAGO

[redacted]

Ron DeVries, MAI
Senior Managing Director

Attachments

AGREED & ACCEPTED THIS 25 **DAY OF** JANUARY, **2025**

BY: **HOLSTEN MANAGEMENT CORPORATION**

[redacted]

AUTHORIZED SIGNATURE

[redacted]

NAME (PRINT) [illegible]

ATTACHMENT I

STANDARD ASSUMPTIONS & LIMITING CONDITIONS

The appraisal report and any work product related to the engagement will be limited by the following standard assumptions:

1. The title is marketable and free and clear of all liens, encumbrances, encroachments, easements and restrictions. The Subject Property is under responsible ownership and competent management and is available for its highest and best use.
2. There are no existing judgments or pending or threatened litigation that could affect the value of the Subject Property.
3. There are no hidden or undisclosed conditions of the land or of the improvements that would render the Subject Property more or less valuable. Furthermore, there is no asbestos in the Subject Property.
4. The revenue stamps placed on any deed referenced herein to indicate the sale price are in correct relation to the actual dollar amount of the transaction.
5. The Subject Property is in compliance with all applicable building, environmental, zoning, and other federal, state and local laws, regulations and codes.
6. The information furnished by others is believed to be reliable, but no warranty is given for its accuracy.

The appraisal report and any work product related to the engagement will be subject to the following limiting conditions, except as otherwise noted in the report:

1. An appraisal is inherently subjective and represents our opinion as to the value of the Subject Property appraised.
2. The conclusions stated in our appraisal apply only as of the effective date of the appraisal, and no representation is made as to the effect of subsequent events.
3. No changes in any federal, state or local laws, regulations or codes (including, without limitation, the Internal Revenue Code) are anticipated.
4. No environmental impact studies were either requested or made in conjunction with this appraisal, and we reserve the right to revise or rescind any of the value opinions based upon any subsequent environmental impact studies. If any environmental impact statement is required by law, the appraisal assumes that such statement will be favorable and will be approved by the appropriate regulatory bodies.
5. Unless otherwise agreed to in writing, we are not required to give testimony, respond to any subpoena or attend any court, governmental or other hearing with reference to the Subject Property without compensation relative to such additional employment.
6. We have made no survey of the Subject Property and assume no responsibility in connection with such matters. Any sketch or survey of the Subject Property included in this report is for illustrative

purposes only and should not be considered to be scaled accurately for size. The appraisal covers the Subject Property as described in this report, and the areas and dimensions set forth are assumed to be correct.

7. No opinion is expressed as to the value of subsurface oil, gas or mineral rights, if any, and we have assumed that the Subject Property is not subject to surface entry for the exploration or removal of such materials, unless otherwise noted in our appraisal.
8. We accept no responsibility for considerations requiring expertise in other fields. Such considerations include, but are not limited to, legal descriptions and other legal matters such as legal title, geologic considerations, such as soils and seismic stability, and civil, mechanical, electrical, structural and other engineering and environmental matters. Such considerations may also include determinations of compliance with zoning and other federal, state, and local laws, regulations and codes.
9. The distribution of the total valuation in the report between land and improvements applies only under the reported highest and best use of the Subject Property. The allocations of value for land and improvements must not be used in conjunction with any other appraisal and are invalid if so used. The appraisal report shall be considered only in its entirety. No part of the appraisal report shall be utilized separately or out of context.
10. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraisers, or any reference to the Appraisal Institute) shall be disseminated through advertising media, public relations media, news media or any other means of communication (including without limitation prospectuses, private offering memoranda and other offering material provided to prospective investors) without the prior written consent of the persons signing the report.
11. Information, estimates and opinions contained in the report and obtained from third-party sources are assumed to be reliable and have not been independently verified.
12. Any income and expense estimates contained in the appraisal report are used only for the purpose of estimating value and do not constitute predictions of future operating results.
13. If the Subject Property is subject to one or more leases, any estimate of residual value contained in the appraisal may be particularly affected by significant changes in the condition of the economy, of the real estate industry, or of the Subject Property at the time these leases expire or otherwise terminate.
14. Unless otherwise stated in the report, no consideration has been given to personal property located on the Subject Property or to the cost of moving or relocating such personal property; only the real property has been considered.
15. The current purchasing power of the dollar is the basis for the value stated in the appraisal; we have assumed that no extreme fluctuations in economic cycles will occur.
16. The values found herein are subject to these and to any other assumptions or conditions set forth in the body of this report but which may have been omitted from this list of Assumptions and Limiting Conditions.

17. The analyses contained in the report necessarily incorporate numerous estimates and assumptions regarding property performance, general and local business and economic conditions, the absence of material changes in the competitive environment and other matters. Some estimates or assumptions, however, inevitably will not materialize, and unanticipated events and circumstances may occur; therefore, actual results achieved during the period covered by our analysis will vary from our estimates, and the variations may be material.

18. The *Americans with Disabilities Act (ADA)* became effective January 26, 1992. We have not made a specific survey or analysis of the Subject Property to determine whether the physical aspects of the improvements meet the ADA accessibility guidelines. We claim no expertise in ADA issues, and render no opinion regarding compliance of the Subject Property with ADA regulations. Inasmuch as compliance matches each owner's financial ability with the cost to cure the non-conforming physical characteristics of a property, a specific study of both the owner's financial ability and the cost to cure any deficiencies would be needed for the Department of Justice to determine compliance.

19. The appraisal report is prepared for the exclusive benefit of you, your subsidiaries and/or affiliates. It may not be used or relied upon by any other party. All parties who use or rely upon any information in the report without our written consent do so at their own risk.

20. No studies have been provided to us indicating the presence or absence of hazardous materials on the Subject Property or in the improvements, and our valuation is predicated upon the assumption that the Subject Property is free and clear of any environment hazards including, without limitation, hazardous wastes, toxic substances and mold. No representations or warranties are made regarding the environmental condition of the Subject Property. IRR – Chicago and/or any of its officers, owners, managers, directors, agents, subcontractors or employees (the "Integra Parties") shall not be responsible for any such environmental conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because we are not experts in the field of environmental conditions, the appraisal report cannot be considered as an environmental assessment of the Subject Property.

21. The persons signing the report may have reviewed available flood maps and may have noted in the appraisal report whether the Subject Property is located in an identified Special Flood Hazard Area. However, we are not qualified to detect such areas and therefore do not guarantee such determinations. The presence of flood plain areas and/or wetlands may affect the value of the Subject Property, and the value conclusion is predicated on the assumption that wetlands are non-existent or minimal.

22. We are not a building or environmental inspector. The Integra Parties do not guarantee that the Subject Property is free of defects or environmental problems. Mold may be present in the Subject Property and a professional inspection is recommended.

23. The appraisal report and value conclusions for an appraisal assumes the satisfactory completion of construction, repairs or alterations in a workmanlike manner.

24. IRR – Chicago is an independently owned and operated company. The parties hereto agree that Integra Realty Resources, Inc. ("Integra") shall not be liable for any claim arising out of or relating to any appraisal report or any information or opinions contained therein as such appraisal report is the sole

and exclusive responsibility of IRR – Chicago. In addition, it is expressly agreed that in any action which may be brought against the Integra Parties arising out of, relating to, or in any way pertaining to the engagement letter, the appraisal reports or any related work product, the Integra Parties shall not be responsible or liable for any incidental or consequential damages or losses, unless the appraisal was fraudulent or prepared with intentional misconduct. It is further expressly agreed that the collective liability of the Integra Parties in any such action shall not exceed the fees paid for the preparation of the assignment (unless the appraisal was fraudulent or prepared with intentional misconduct). It is expressly agreed that the fees charged herein are in reliance upon the foregoing limitations of liability.

25. IRR – Chicago is an independently owned and operated company, which has prepared the appraisal for the specific intended use stated elsewhere in the report. The use of the appraisal report by anyone other than the Client is prohibited except as otherwise provided. Accordingly, the appraisal report is addressed to and shall be solely for the Client's use and benefit unless we provide our prior written consent. We expressly reserve the unrestricted right to withhold our consent to your disclosure of the appraisal report or any other work product related to the engagement (or any part thereof including, without limitation, conclusions of value and our identity), to any third parties. Stated again for clarification, unless our prior written consent is obtained, no third party may rely on the appraisal report (even if their reliance was foreseeable).
26. The conclusions of this report are estimates based on known current trends and reasonably foreseeable future occurrences. These estimates are based partly on property information, data obtained in public records, interviews, existing trends, buyer-seller decision criteria in the current market, and research conducted by third parties, and such data are not always completely reliable. The Integra Parties are not responsible for these and other future occurrences that could not have reasonably been foreseen on the effective date of this assignment. Furthermore, it is inevitable that some assumptions will not materialize and that unanticipated events may occur that will likely affect actual performance. While we are of the opinion that our findings are reasonable based on current market conditions, we do not represent that these estimates will actually be achieved, as they are subject to considerable risk and uncertainty. Moreover, we assume competent and effective management and marketing for the duration of the projected holding period of the Subject Property.
27. All prospective value opinions presented in this report are estimates and forecasts which are prospective in nature and are subject to considerable risk and uncertainty. In addition to the contingencies noted in the preceding paragraph, several events may occur that could substantially alter the outcome of our estimates such as, but not limited to changes in the economy, interest rates, capitalization rates, behavior of consumers, investors and lenders, fire and other physical destruction, changes in title or conveyances of easements and deed restrictions, etc. It is assumed that conditions reasonably foreseeable at the present time are consistent or similar with the future.

As will be determined during the course of the assignment, additional extraordinary or hypothetical conditions may be required in order to complete the assignment. The report shall also be subject to those assumptions.

Integra Realty Resources
NAVC | Chicago

1 N. Franklin St.
Suite 3340
Chicago IL, 60606

T (312) 565-0977

Retainer Invoice

Invoice Number: 194-2025-0097
Invoice Date: 1/16/2025

Bill To:

Holsten Development Corporation
1020 W Montrose Ave
Chicago IL 60613
Attn: Irene Burke

Project No. 194-2025-0097 **Project Name** RETAINER Riverwalk Homes - Phase I

Retainer	3,750.00
350 N. Broadway Joliet Illinois, 60435	

Please make check payable to: ***North American Valuation and Consulting LLC***

Total Due: **$3,750.00**

**Note Invoice number on check.*

Terms: Due on Receipt

Mail payments to:

Integra Realty Resources
7800 E Union Ave, Ste 400
Denver CO 80237

Electronic Payment Instructions:

Bank Name: Village Bank & Trust, N.A.
[redacted]

1RWH¸ 3OHDVH VHQG \RXU :˝ UHTXHVWV DQG DOO H PDLO FRQILUPDWLRQV RI SD\PHQW WR Q

FEIN: 99-3930062

Acct # [redacted] Check # 25041 Amount 3,750.00

Seq# 2470302951

THIS MULTI-TONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY FROM DARK TO LIGHT WITH THE DARKER AREAS AT THE TOP AND BOTTOM

River Walk Homes LLC
1020 W Montrose Ave
Chicago, IL 60613-1323

JP Morgan Chase
JP Morgan Chase
Chicago, IL 60670
2-1/710

25041
Date: 01/24/25

Memo: INV 194-2025-0097 RETAINER

Pay To
The Order Of INTEGRA REALTY RESOURCES

Three Thousand Seven Hundred Fifty Dollars $**3,750.00**

INTEGRA REALTY RESOURCES
1 N FRANKLIN ST
SUITE 3010
CHICAGO, IL 60606

[redacted]

Void after 90 days

[redacted]

SECURITY FEATURES

Microline Printed Border

High Security "VOID" Paragraph

Original Document Security Screen

Multi-Color Background on White Stock

211L68

[redacted]

[redacted]

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS
P.O. Box 784 Dexter, MO 63841

Invoice

Date	Invoice #
2-11-2025	HN347H3775-R

Bill To

Holsten Management Corporation
1020 West Montrose Avenue
Chicago, IL 60613

Terms
Due Upon Receipt

Description	Amount
Retainer Fee: Capital Needs Assessment - Riverwalk Homes 350, 358, 363, & 366 North Broadway Avenue Joliet, IL	$2,900.00

Payments/Credits	$0.00
Retainer Due	$2,900.00

For your convenience, we offer an e-check payment portal at:
GillGroup.com/paynow

We also accept all major credit and debit cards. Please go to ***gillgroup.com/contact-us/*** and follow the link for credit card payments.

All credit and debit card transactions are subject to a 4% processing fee.

Thank you for using Gill Group services. All invoices are due on receipt.
If you have any questions regarding this statement or an invoice, please call 1-800-428-3320

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS
P.O. Box 784 Dexter, MO 63841

Invoice

Date	Invoice #
2-11-2025	TCN5224H3775-R

Bill To
Holsten Management Corporation 1020 West Montrose Avenue Chicago, IL 60613

Terms
Due Upon Receipt

Description	Amount
Retainer Fee: Capital Needs Assessment - Riverwalk Homes 350, 358, 363, & 366 North Broadway Avenue Joliet, IL	$750.00

Payments/Credits	$0.00
Retainer Due	$750.00

For your convenience, we offer an e-check payment portal at:
GillGroup.com/paynow

We also accept all major credit and debit cards. Please go to ***gillgroup.com/contact-us/*** and follow the link for credit card payments.

All credit and debit card transactions are subject to a 4% processing fee.

Thank you for using Gill Group services. All invoices are due on receipt.
If you have any questions regarding this statement or an invoice, please call 1-800-428-3320

GILL GROUP
NATIONWIDE VALUATION AND MARKET FEASIBILITY EXPERTS
P.O. Box 784 Dexter, MO 63841

Invoice

Date	Invoice #
2-11-2025	TCN5225H3775-R

Bill To

Holsten Management Corporation
1020 West Montrose Avenue
Chicago, IL 60613

Terms
Due Upon Receipt

Description	Amount
Retainer Fee: Energy Audit - Riverwalk Homes 350, 358, 363, & 366 North Broadway Avenue Joliet, IL	$2,400.00

Payments/Credits	$0.00
Retainer Due	$2,400.00

For your convenience, we offer an e-check payment portal at:
GillGroup.com/paynow

We also accept all major credit and debit cards. Please go to ***gillgroup.com/contact-us/*** and follow the link for credit card payments.

All credit and debit card transactions are subject to a 4% processing fee.

Thank you for using Gill Group services. All invoices are due on receipt.
If you have any questions regarding this statement or an invoice, please call 1-800-428-3320

River Walk Homes LLC
1020 W Montrose Ave
Chicago, IL 60613-1323

JP Morgan Chase
JP Morgan Chase
Chicago, IL 60670
2-1/710

25339
Date: 02/19/25

Memo: HN347TH3775-R

Pay To
The Order Of GILL GROUP INC

Two Thousand Nine Hundred Dollars $**2,900.00**

GILL GROUP INC
2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

Non-negotiable

Void after 90 days

[redacted] [redacted] [redacted]

River Walk Homes LLC
GILL GROUP INC--GILL GROUP INC
Print As: GILL GROUP INC

2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

25339
JP Morgan Chase
River Walk Homes LLC 9211
Date: 02/19/25

Date	Invoice #	Reference Number	Amount Paid/Applied
02/11/25	HN347TH3775-R	INV HN347TH3775-R	$2,900.00
Net Amount:			$2,900.00

River Walk Homes LLC
GILL GROUP INC--GILL GROUP INC
Print As: GILL GROUP INC

2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

25339
JP Morgan Chase
River Walk Homes LLC 9211
Date: 02/19/25

Date	Invoice #	Reference Number			
Acct	*Memo*	*Department ID*	*Location*	*Amount Entered*	*Amount Paid*
02/11/25	HN347TH3775-R	INV HN347TH3775-R			
1610-000--CONSTRUCTION C	*CAPITAL NEEDS ASSESSMENT*		*Evergreen II*	*$936.70*	*$936.70*
1610-000--CONSTRUCTION C	*CAPITAL NEEDS ASSESSMENT*		*Evergreen I*	*$1,963.30*	*$1,963.30*
Net Amount:					$2,900.00

River Walk Homes LLC
1020 W Montrose Ave
Chicago, IL 60613-1323

JP Morgan Chase
JP Morgan Chase
Chicago, IL 60670
2-1/710

25340
Date: 02/19/25

Memo: TCN5224H3775-R

Pay To
The Order Of GILL GROUP INC

Seven Hundred Fifty Dollars

$**750.00**

GILL GROUP INC
2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

Non-negotiable

Void after 90 days

[redacted] [redacted] [redacted]

River Walk Homes LLC
GILL GROUP INC--GILL GROUP INC
Print As: GILL GROUP INC

2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

25340
JP Morgan Chase
River Walk Homes LLC 9211
Date: 02/19/25

Date	Invoice #	Reference Number	Amount Paid/Applied
02/11/25	TCN5224H3775-R	TCN5224H3775-R	$750.00
Net Amount:			$750.00

River Walk Homes LLC
GILL GROUP INC--GILL GROUP INC
Print As: GILL GROUP INC

2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

25340
JP Morgan Chase
River Walk Homes LLC 9211
Date: 02/19/25

Date	Invoice #	Reference Number			
Acct	*Memo*	*Department ID*	*Location*	*Amount Entered*	*Amount Paid*
02/11/25	TCN5224H3775-R	TCN5224H3775-R			
1610-000--CONSTRUCTION C	*CAPITAL NEEDS ASSESSMENT*		*Evergreen II*	*$242.25*	*$242.25*
1610-000--CONSTRUCTION C	*CAPITAL NEEDS ASSESSMENT*		*Evergreen I*	*$507.75*	*$507.75*
Net Amount:					$750.00

River Walk Homes LLC
1020 W Montrose Ave
Chicago, IL 60613-1323

JP Morgan Chase
JP Morgan Chase
Chicago, IL 60670
2-1/710

25341
Date: 02/19/25

Memo: TCN5225H3775-R

Pay To
The Order Of GILL GROUP INC

Two Thousand Four Hundred Dollars $**2,400.00**

GILL GROUP INC
2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

Non-negotiable

Void after 90 days

[redacted]

River Walk Homes LLC
GILL GROUP INC--GILL GROUP INC
Print As: GILL GROUP INC

2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

25341
JP Morgan Chase
River Walk Homes LLC 9211
Date: 02/19/25

Date	Invoice #	Reference Number	Amount Paid/Applied
02/11/25	TCN5225H3775-R	TCN5225H3775-R	$2,400.00
Net Amount:			$2,400.00

River Walk Homes LLC
GILL GROUP INC--GILL GROUP INC
Print As: GILL GROUP INC

2100 GILL PLAZA DRIVE
SUITE B
DEXTER, MO 63841

25341
JP Morgan Chase
River Walk Homes LLC 9211
Date: 02/19/25

Date	Invoice #	Reference Number			
Acct	*Memo*	*Department ID*	*Location*	*Amount Entered*	*Amount Paid*
02/11/25	TCN5225H3775-R	TCN5225H3775-R			
1610-000--CONSTRUCTION C	*ENERGY AUDIT*		*Evergreen II*	*$775.20*	*$775.20*
1610-000--CONSTRUCTION C	*ENERGY AUDIT*		*Evergreen I*	*$1,624.80*	*$1,624.80*
Net Amount:					$2,400.00

HANKS CONSULTING, LLC

4500 N. Leavitt
Chicago, Illinois 60625
Phone: 773-480-8540
Facsimile: 773-506-2012

October 29, 2024

Peter Holsten
Holsten Management Corporation
1020 W. Montrose
Chicago, IL 60613

Re: Riverwalk Homes I--4% transaction
Consulting Services
Section 8 Contract Renewal-Chapter 15/HAP Contract Split/HAP Assignment

Dear Mr. Holsten:

Below is a proposal for consulting services with regard to the following:

- HUD approval of a split of the existing contract into 3 separate contracts, two of which will continue as Phase I and Phase II, and the 3rd which will be held for a future potential 8(bb) transaction (also submit Use Agreement bifurcation request at same time)
- Proposed Amendment of Use Agreement will be submitted with HAP Contract Split.
- Assignment of the HAP Contract to new mortgagor entity for Phase I.
- Termination of the existing contract and 20-year renewal pursuant to Chapter 15, Option 1.
- HUD approval of new utility allowance due to change in utility from tenant paid to owner paid.

My services will include:

- Assistance with preparation of request to HUD to split the existing HAP contract into three separate Section 8 Contracts. (Two for HAP Contracts that will continue under separate mortgagor entities and transactions, and the 3rd to cover the units to be demolished and budget authority held for potential 8(bb) transfer.)
- Submission of request to split Use Agreement.
- Preparation of Chapter 15 Contract Renewal Cover Letters.
- Completion of all Renewal Paperwork and assistance with Chapter 15 required submission items for the renewal of the Section 8 Contract.
- Request to adjust utility allowances for heating/cooling from tenant paid to project paid
- Follow up with NHC and HUD to ensure that a determination of approved rents is made by HUD in a timely manner to allow the underwriting of the new financing to move forward.
- Assistance with preparation and submission of HAP Assignment request to HUD.
- Assistance in responding to any requests from NHC or HUD for additional information.
- All follow up with NHC and HUD necessary to meet the timeframes of the proposed financing.

Submission of HUD-2530 through HUD APPS system is not included in the above.

The above includes getting units covered by opt-out into a separate HAP Contract, but does not include an 8(bb) transfer of budget authority submission.

My fee for these services is $60,000. Fees will be earned and payable as the following milestones are achieved:

- $ 2,500 due upon engagement
- $ 5,000 due upon submission of request to split HAP contract
- $15,000 due upon submission of Contract Renewal package to HUD, including utility allowance adjustment
- $ 5,500 due upon submission of HAP Assignments
- $ 6,500 due upon HUD issuance of letters with approved rents
- $ 5,500 due upon HUD approval of HAP Assignment
- $20,000 due upon HUD execution of HAP Assignment/Renewal Contract/Closing on new financing

Please indicate your consent by signing below.

Sincerely,

[redacted]

Janet Hanks

Accept [redacted]

Peter Holsten

PRESIDENT OF MANAGING MEMBER

HANKS CONSULTING, LLC

4500 N. Leavitt
Chicago, Illinois 60625
Phone: 773-480-8540
Facsimile: 773-506-2012

October 29, 2024

Peter Holsten
Holsten Management Corporation
1020 W. Montrose
Chicago, IL 60613

Re: Riverwalk Homes I--9% transaction
Consulting Services
Section 8 Contract Renewal-Chapter 15/HAP Contract Split/HAP Assignment

Dear Mr. Holsten:

Below is a proposal for consulting services with regard to the following:

- HUD approval of a split of the existing contract into 3 separate contracts, two of which will continue as Phase I and Phase II, and the 3rd which will be held for a future potential 8(bb) transaction (also submit Use Agreement bifurcation request at same time)
- Proposed Amendment of Use Agreement will be submitted with HAP Contract Split.
- Assignment of the HAP Contract to new mortgagor entity for Phase I.
- Termination of the existing contract and 20-year renewal pursuant to Chapter 15, Option 1.
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- $ 6,500 due upon HUD issuance of letters with approved rents
- $ 5,500 due upon HUD approval of HAP Assignment
- $20,000 due upon HUD execution of HAP Assignment/Renewal Contract/Closing on new financing

Please indicate your consent by signing below.

Sincerely,

[redacted]

Janet Hanks

Accepted: [redacted]

Peter Holsten

PRESIDENT OF MANAGING MEMBER

Acct # [redacted] Check # 25293 Amount 5,000.00

Seq# 9180322727

THIS MULTI-TONE AREA OF THE DOCUMENT CHANGES COLOR GRADUALLY AND EVENLY FROM DARK TO LIGHT WITH THE DARKER AREAS AT THE TOP AND BOTTOM.

River Walk Homes LLC
1020 W Montrose Ave
Chicago, IL 60613-1323

JP Morgan Chase
JP Morgan Chase
Chicago, IL 60670
2-1/710

25293
Date: 02/10/25

Pay To
The Order Of HANKS CONSULTING LLC
Five Thousand Dollars

$**5,000.00**

HANKS CONSULTING LLC
4500 N LEAVITT
CHICAGO, IL 60625

[redacted]

Void after 90 days

[redacted]

SECURITY FEATURES include -
Original Document Security Screen
Multi-Tone Background on White Stock

CHECK HERE IF MOBILE DEPOSIT
DO NOT SIGN / WRITE / STAMP BELOW THIS LINE
FOR FINANCIAL INSTITUTION USAGE ONLY

ENDORSE CHE
X
[redacted]

INVOICE

Jackson & Green
2939 S Halsted St
Chicago, IL 60608

[redacted]@jacksonandgreen.com
+1 (312) 285-9458
www.jacksonandgreen.com

JACKSON & GREEN

Bill to
Holsten Management Corp.
1020 W. Montrose Ave
Chicago, IL 60613

Invoice details
Invoice no.: J363-01
Terms: Net 30
Invoice date: 02/18/2025
Due date: 03/20/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		**02.10 Demo**	Riverwalk - exploratory demo	1	$8,650.00	$8,650.00

Total **$8,650.00**

View and pay

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 205-25

File ID: 205-25 **Type:** Agenda Item **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/12/2025

Department: **Final Action:**

Title: Authorization to Fund Predevelopment Loan Draw 11 to Riverwalk Homes LLC in the amount of $598,665.91

Agenda Date: 03/18/2025

Attachments: 20250312 Riverwalk Homes OSS Pre Dev-Draw 11 R1 Package.pdf

Entered by: duanderson@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/12/2025	Gina Logalbo	Approve	3/14/2025
1	2	3/12/2025	Dustin Anderson	Approve	3/14/2025
1	3	3/12/2025	Kevin Sing	Approve	3/14/2025
1	4	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	5	3/13/2025	Beth Beatty	Approve	3/14/2025

Memo

File #: 207-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:
Resolution to Deny Transfer of Class “B” Liquor License at 926 Gardner Street - Tony Bar & Grill

BACKGROUND:
A Liquor Hearing was held with Deputy Liquor Commissioner on February 4th, 2025, for Tony Bar & Grill

RECOMMENDATION:
Attached are the Findings & Recommendations of the Liquor Commissioner

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RESOLUTION NO. _____

RESOLUTION ADOPTING THE FINDINGS AND CONCURRING IN THE RECOMMENDATION OF THE LIQUOR COMMISSIONER AND DIRECTING THE DENIAL OF AN APPLICATION FOR THE TRANSFER OF A LIQUOR LICENSE

WHEREAS, the City of JOLIET, Illinois (City) is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois; and

WHEREAS, the City is authorized to act on applications for retail liquor licenses within the City of Joliet; and

WHEREAS, the Liquor Commissioner of the City of Joliet has received an application for the transfer of a Class B Liquor License for the premises located at 926 Gardner Street, Joliet, Illinois; and

WHEREAS, the Liquor Commissioner has convened a hearing thereon in the manner provided by law and ordinance and has made certain findings of fact and has submitted to the Council his recommendations thereon; and

WHEREAS, the City of Joliet is a home rule unit of local government.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS STATUTORY AND HOME RULE AUTHORITY, AS FOLLOWS:

SECTION 1: The findings of the Liquor Commissioner attached thereto and incorporated herein are hereby adopted in total as the findings of the Mayor and City Council.

SECTION 2: The recommendation of the Liquor Commissioner to deny said application for the issuance of a Class B Liquor License is hereby concurred in.

SECTION 3: The Liquor Commissioner is hereby authorized and directed to deny said application by written order. A copy of this Resolution and the Denial Order shall be served upon the applicant within ten (10) days of the effective date of this Resolution.

SECTION 4: This Resolution shall take effect upon its passage and approval.

SECTION 5: All resolutions or parts of Resolutions conflicting with any of the provisions of this Resolution are hereby repealed.

SECTION 6: Be it further resolved that the passage of this Resolution be inscribed permanently in the records of the proceedings of the Joliet City Council.

PASSED this _____ day of _____, 2025.

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

IN THE OFFICE OF THE LOCAL LIQUOR CONTROL COMMISSIONER OF THE CITY OF JOLIET

IN RE: APPLICATION OF IMAD MOSBAH)
FOR THE TRANSFER)
OF A CLASS B LIQUOR LICENSE) Case No. L25-3.1
926 GARDNER STREET,)
JOLIET, ILLINOIS)

ORDER

This matter comes on pursuant to the application of IMAD MOSBAH, for the transfer of a Class B liquor license at TONY BAR AND GRILL (CURRENTLY OPERATING AS EDEN BAR & GRILL), located at 926 Gardner Street, Joliet, Illinois. Public hearing on the application has been held pursuant to lawful notice and the application has been considered by the Mayor and City Council in accordance with the Joliet Liquor Code. Based on the foregoing, the Commissioner hereby makes the following findings of fact:

1. Imad Mosbah applied for the transfer of a Class B liquor license for the premises of Tony Bar and Grill (currently operating as Eden Bar & Grill)., located at 926 Gardner Street, Joliet, Illinois; a public hearing was held on February 4th, 2025.

2. The applicant has applied for the transfer of a Class B liquor license. A Class B liquor license authorizes the sale of alcoholic beverages for on-site consumption.

3. The proposed premise is located at 926 Gardner Street, Joliet, Illinois. This property consists of a brick structure which is used as bar with entertainment.

4. The proposed premise is zoned for business.

5. The criteria used in determining whether the issuance of a new liquor license is in the best interest of the City is within the Liquor Commissioner's discretion under Joliet Municipal Code Chapter 4, Section 13(c).

6. Joliet Municipal Code Chapter 4, Section 13(c) states in part, "in deciding whether the issuance is in the best interest of the city, the council shall consider at least the following criteria...(11) the law enforcement problems, if any, which would be created by the opening of the premises."

7. A review of recent calls for police service at 926 Gardner Street has revealed twenty-two

calls for service to the Joliet Police Department in the previous twelve months; of which numerous calls for services were the result of series criminal conduct. The Joliet Police Department indicates the liquor license at 926 Gardner Street, Joliet, Illinois would exacerbate existing law enforcement problems in the area and have requested the Liquor Commissioner recommend a denial of the transfer of the license.

8. The issuance of a Class B License at 926 Gardner Street, Joliet, Illinois will have a negative impact on the city as a whole.

9. Based on the foregoing Findings of Fact, the Commissioner hereby concludes that there exists just cause to recommend a denial for the application of the transfer of a Class B Liquor License at the location of 926 Gardner Street, Joliet, Illinois.

WHEREFORE, IT IS HEREBY ORDERED:

That the application of Imad Mosbah for the premises located at 926 Gardner Street, Joliet, Illinois for the transfer of a Class B Liquor License be denied.

DATE: March____, 2025

ENTER:_____
TERRY D'ARCY
Local Liquor Control Commissioner
City of Joliet

PROOF OF SERVICE

I have duly served the foregoing Order on_____by leaving a copy thereof with the said_____personally on the_ day of March 2025.

_____
SERVING OFFICER

Received one (1) copy of the above Order and I hereby acknowledge receipt of same.

BY:_____

CITY OF JOLIET LIQUOR COMMISSIONER'S OFFICE
TERRY D'ARCY
150 WEST JEFFERSON STREET
JOLIET, ILLINOIS 60432

CITY OF JOLIET

FINDINGS OF THE LIQUOR COMMISSION
TRANSFER OF A LIQUOR LICENSE

Based on a public hearing that took place on Tuesday, February 4, 2025, the Liquor Commission of the City of Joliet hereby reports its findings based on Chapter 4, Section 5C of the Code of Ordinances of the City of Joliet to the City Council. The findings are as follows:

1. (a) **Applicant:** Imad Mosbah
   d/b/a Tony Bar & Grill

   (b) **Address of premises:** 926 Gardner Street, Joliet

2. **Class of liquor license applied:** Class B – Premises Only

3. **Past Performance**: Applicant has 15 yrs of experience in sales and/or service of alcoholic liquor

4. **Character and reputation of the applicant:** The applicant is not a convicted felon.

5. **General design and layout of the premises:** On file in the Mayor's Office.

6. **Amount of anticipated gross revenue from sale of alcoholic beverages:** 80%

7. **Nature of entertainment:** Music

8. **Premise compliance with all ordinances of the City:**

   Building Inspections Department states there are no building code violations.

   Joliet Fire Department states there are no fire code violations.

9. **Any outstanding monies owed to the City of Joliet:** There are no monies owed to this address.

10. The following are the class, type and number of licensed premises within a one (1) mile radius of the proposed premises:

Class Type of Liquor License	Total
Class "A" Premises & Package:	
Class "A1" Brew Pub:	
Class "A2" Craft Brewery:	
Class "A3" Craft Distillery:	
Class "B" Premises Only:	
Class "C" Package Goods Only:	1
Class "C-D" Package Goods Only/ Beer & Wine Only:	
Class "D" Premises/Beer & Wine Only:	
Class "E" Restaurant or Hotel:	
Class "F" Club:	1
Class "J" Governmental & Non-for-profit:	
Class "K" Stadium:	
Class "L" Riverboat-Related Facility:	
Class "P" Bicentennial Park:	
Class "TH" Theater or Cinema:	
Class "BG" Gas Station/On-Site/Gaming:	
Class "CG" Gas Station/Package:	
The total amount of liquor licenses within a one-mile radius of the proposed location:	2

11. Zoning, general character of the neighborhood and the impact of the premises of the surrounding neighborhood and the city as a whole:

The subject business is located in a standalone building at the northeast corner of Gardner Street and Doris Avenue. It was most recently occupied by Eden Bar & Grill and has contained a restaurant use for many years. The property is zoned B-3 (general business) which permits the sale of liquor and on-premises consumption.

The surrounding zoning and land uses include:

North: R-2A (single-family residential), detached garage (under same ownership as subject site)
East: R-2A (single-family residential), parking lot for subject business
South: B-3 (general business), commercial (convenience store); and R-2A (single-family residential), residence
West: I-1 (light industrial), commercial (tire shop)

12. Any law enforcement problems created by the issuance of the liquor license:

Joliet Police Department states that in the past 12 months, there have been 22 calls for service to this location, including several serious crimes. Based on this information, the transfer of a liquor license at this location would exacerbate existing law enforcement problems in this area. Joliet Police Department asks that this application be denied.

13. Comments at the hearing:

The liquor hearing was conducted by Deputy Liquor Commissioners James O'Connell, Assistant Corporation Counsel Stephanie Silkey, and Detective Patrick Schumacher.

No one appeared in opposition to the transfer of this liquor license.

14. Recommendation:

Based on the liquor hearing, the Liquor Commission feels that the issuance of the liquor license would not be in the best interest of the city, and therefore, recommends denial of the license.

Terry D'Arcy
Mayor and Liquor Commissioner

James O'Connell
Deputy Liquor Commissioner

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 207-25

File ID: 207-25 **Type:** License and Permit **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 02/19/2025

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

Title: Resolution to Deny Transfer of Class “B” Liquor License at 926 Gardner Street - Tony Bar & Grill

Agenda Date: 03/18/2025

Attachments: TONY BAR & GRILL - 926 GARDNER STREET- RESOLUTION TO DENY.pdf, TONY BAR & GRILL - 926 GARDNER STREET - ORDER TO DENY.pdf, TONY BAR & GRILL - 926 GARDNER STREET - LIQUOR FINDINGS.pdf

Entered by: dbonner@joliet.gov

Memo

File #: 209-25 **Agenda Date:**3/18/2025

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 209-25

File ID: 209-25 **Type:** Public Hearing **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Neighborhood Services **Final Action:**

Title:

Agenda Date: 03/18/2025

Entered by: jlozada@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/7/2025	Dustin Anderson	Approve	3/7/2025
1	2	3/7/2025	Todd Lenzie	Approve	3/11/2025
1	3	3/13/2025	Beth Beatty	Approve	3/11/2025

Memo

File #: 211-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with Prairie Landing Subdivision:

Ordinance Approving the Preliminary Planned Unit Development of Prairie Landing Subdivision (PUD -12-24)

Ordinance Approving the Reclassification of 17.9 Acres Located at 2200 Essington Road from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning (Z-3 -24)

BACKGROUND:
The petitioner and developer, D.R. Horton, seeks approval of a preliminary Planned Unit Development of Prairie Landing Subdivision and an associated zoning reclassification. The proposed development would create 120 single-family residential lots on a 44-acre parcel at 2200 Essington Road. The proposed reclassification would establish R-2 (single-family residential) zoning throughout the entire parcel, which is currently a mix of B-3 (general business), R-4 (multi-family residential), and R-2 (single-family residential) zoning. The proposed lots would be built to R-2 zoning requirements, which include a minimum lot area of 7,500 square feet. The only access point to the subdivision would be off Essington Road across from the existing Old Castle Road right-of-way.

The development includes a 0.6-acre park site to be dedicated to the Plainfield Park District. The developer will also provide the park district with a cash contribution in lieu of land dedication in the amount of $260,443.75 per their agreement. The local school district, Plainfield Community Consolidated School District 202, has indicated that their schools are presently capable of accommodating potential enrollment from the proposed development.

The proposed house plans include three models with ten total elevations. The houses will be two-stories and approximately 2,000 to 2,600 square feet with four to five bedrooms, two-and-a-half bathrooms, and two-car attached garages. The petitioner is requesting a variation from the residential design standards which require 50 percent of the front elevations of at least 50 percent of the single-family houses to be comprised of brick or stone. The proposed elevations will have at least 25 percent brick or stone on 100 percent of the dwelling units. Staff supports this request given the design of the proposed elevations, which are comparable to existing houses in nearby subdivisions.

The subdivision will have a main access road (Road A) off Essington Road along with interior streets that feed back into the main street. Road A is designed to connect to the undeveloped site to the east if that were ever developed. Road A will intersect Essington Road in alignment with Old Castle Road

on the west side. The intersection will be designed to accommodate a traffic signal if that were ever needed in the future. All streets within the subdivision will be public streets to be dedicated to the City. The petitioner is requesting a variance from the Public Works construction ordinance to allow local streets with a 60-foot right-of-way instead of a 66-foot right-of-way. The developer has proposed a 15-foot public utility easement in the front yard of all lots so that the main utilities, such as gas, electric, and communications, can locate in this area instead of within the right-of-way. The developer will be responsible for working with those utility companies to formalize that arrangement prior to final and recording plat approval. Road A, which runs east-west across the site and would be the future connection for the undeveloped property to the east, will have the required right-of-way width of 66 feet.

The petitioner has submitted a landscape plan and tree survey and preservation plan for the site. The landscaping plan includes plant materials around the storm detention ponds, parkway trees along the streets, and additional landscaping near the entrance sign. The tree survey shows that some of the existing trees on site will remain but most will be removed. The developer will need to replace or pay into the tree bank for any trees of acceptable species that are removed, as required in the Unified Tree Ordinance.

The developer plans to complete the project in one phase with full buildout completed within approximately three years. Public improvements, water and sewer connection fees, school donation fees, and development impact fees will be required for this subdivision. The developer presented this subdivision proposal to the City's Land Use and Economic Development Committee on November 25, 2024. The developer held a neighborhood meeting on December 16, 2024 to discuss their proposal with property owners within the adjacent residential subdivisions.

Future review of the final Planned Unit Development and recording plat of Prairie Landing Subdivision are still required for this development.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on this matter at their meeting on December 19, 2024. Steve Bauer, petitioner with D.R. Horton, represented the petition. One person spoke in support of the petitions. Nine people spoke in opposition to or with concerns about the petitions. Most concerns were regarding prior existing storm water issues in the adjacent Picardy subdivision. Other concerns included school capacity, tree removal, and street connections to adjacent subdivisions. Eight public comments were received prior to the December 19, 2024 meeting with questions or concerns about the petitions. An additional public comment was received on February 18, 2025. Meeting minutes are attached.

RECOMMENDATION OF THE PLAN COMMISSION:
Jeff Crompton moved that the Plan Commission recommend approval of the Preliminary Planned Unit Development of Prairie Landing Subdivision and the reclassification of 17.9 acres located at 2200 Essington Road from R-4 (multi-family residential) and B-3 (general business) to R-2 (single-family residential) zoning.

Michael Turk seconded the motion, which passed with seven (7) aye votes and no nay votes. Voting aye were: Cox, Crompton, Roehr, Orlando, Radakovich, Turk, and Martin. Voting nay were: none. Absent were: Kella and Perez.

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 Preliminary Planned Unit Development of Prairie Landing Subdivision

2. Ordinance approving the Reclassification of 17.9 acres located at 2200 Essington Road from R-4 (multi-family residential) and B-3 (general business) to R-2 (single-family residential) zoning

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE PRELIMINARY PLANNED UNIT DEVELOPMENT
(Prairie Landing Subdivision)

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

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

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

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

PASSED this ___ day of _____, 2025

_____ _____
MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Prairie Landing Subdivision
PIN: 06-03-36-100-033-0000
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: Yes
CED DOC. NO.: PUD-12-24

EXHIBIT A

ARCHITECTURAL STANDARDS:

The architectural elevations and floor plans are approved by the City and attached hereto. Developer shall construct the buildings on the subject property in conformance with the approved architectural elevations and floor plans.

OWNER:
WESTSIDE JOLIET RE LLC
3501 REGENT DRIVE
PALATINE, IL 60067

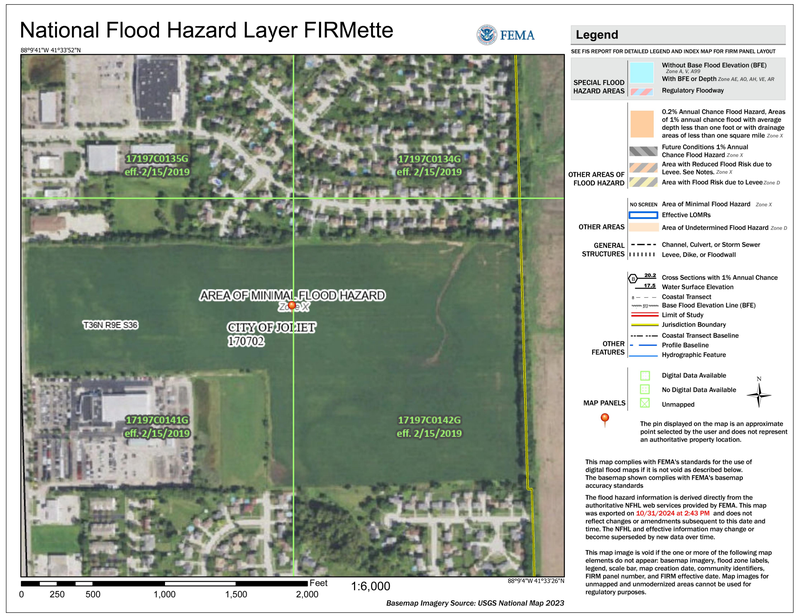
DEVELOPER:
DR HORTON
1750 E GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

THIS PLAT IS NOT FOR RECORD

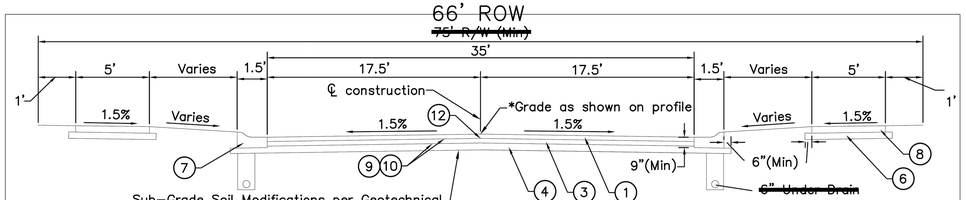
PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17197C0141G WITH AN EFFECTIVE DATE OF2/15/2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREA OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS.

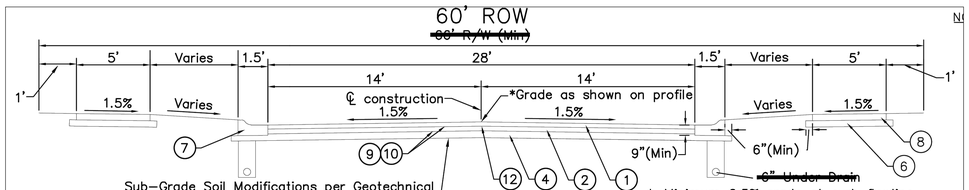


66' ROW
~~75' R/W (MIN.)~~

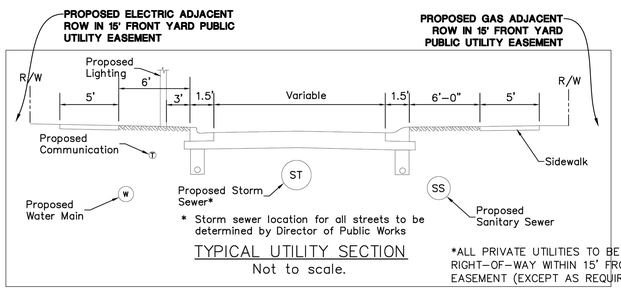


COLLECTOR STREETS — Not to scale.

60' ROW
~~60' R/W (MIN.)~~



LOCAL RESIDENTIAL STREETS — Not to scale.



TYPICAL UTILITY SECTION
Not to scale.

ELECTRIC NOTE:
LOCATE ELECTRIC DUCT A MINIMUM 6' FROM PUBLIC WATER MAIN

*ALL PRIVATE UTILITIES TO BE LOCATED OUTSIDE PUBLIC RIGHT-OF-WAY WITHIN 15' FRONT YARD PUBLIC UTILITY EASEMENT (EXCEPT AS REQUIRED TO CROSS R.O.W.)

STANDARD SYMBOLS

06-01-16

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/C
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8 G	SPOT ELEVATION	792.8 G
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25"	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25"
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

06-01-16

ADJ	ADJUST	F/L	FLOW LINE	R.O.W.	RIGHT-OF-WAY
AGG.	AGGREGATE	FM	FORCE MAIN	RCP	REINFORCED CONCRETE PIPE
ARCH	ARCHITECT	G	GROUND	REM	REMOVAL
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	G/F	GRADE AT FOUNDATION	REV	REVERSE
B-B	BACK TO BACK	GW	GUY WIRE	RR	RAILROAD
B/C	BACK OF CURB	HDWL	HEADWALL	RT	RIGHT
B/P	BOTTOM OF PIPE	HH	HANDHOLE	SAN	SANITARY
B/W	BACK OF WALK	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
B-BOX	BUFFALO BOX	HYD	HYDRANT	SHLD.	SHOULDER
BIT.	BITUMINOUS	INL	INLET	SL	STREET LIGHT
BM	BENCHMARK	INV	INVERT	SMH	SANITARY MANHOLE
B.O.	BY OTHERS	IP	IRON PIPE	ST	STORM
C.E.	COMMERCIAL ENTRANCE	LT	LEFT	STA.	STATION
CB	CATCH BASIN	MAX.	MAXIMUM	STD	STANDARD
℄	CENTERLINE	MB	MAILBOX	SW	SIDEWALK
CMP	CORRUGATED METAL PIPE	M/E	MEET EXISTING	SY	SQUARE YARDS
CNTRL	CONTROL	MH	MANHOLE	TBR	TO BE REMOVED
CO	CLEANOUT	MIN.	MINIMUM	T	TELEPHONE
CONC.	CONCRETE	NWL	NORMAL WATER LEVEL	T-A	TYPE A
CY	CUBIC YARD	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
D	DITCH	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIA.	DIAMETER	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DIP	DUCTILE IRON PIPE	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	℄	PROPERTY LINE	TEMP	TEMPORARY
DT	DRAIN TILE	PP	POWER POLE	TRANS	TRANSFORMER
E	ELECTRIC	PROP.	PROPOSED	V.B.	VALVE BOX
E-E	EDGE TO EDGE	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
ELEV.	ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
E/P	EDGE OF PAVEMENT	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
EX.	EXISTING	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.O.	FIELD ENTRANCE	PVT	POINT OF VERTICAL TANGENCY		
F-F	FACE TO FACE	P	PAVEMENT		
F.F.	FINISHED FLOOR	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT		
FES	FLARED END SECTION	R	RADIUS		

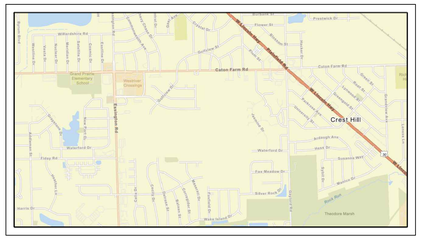
BENCHMARKS:

REFERENCE BENCHMARK: (NGS PID:DP5470)
STAINLESS STEEL ROD IN SLEEVE LOCATED 7 FT NORTH OF THE EDGE OF PAVEMENT OF COUNTY ROAD 36 (RENWICK RD), 28 FT WEST OF THE EDGE OF PAVEMENT OF A FRONTAGE ROAD EAST OF INTERSTATE 55 AND 57 FT EAST OF A RIGHT-OF-WAY FENCE.
ELEVATION=624.31 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK BM#1:
ARROW BOLT ON FIRE HYDRANT ON THE EAST SIDE OF DELROSE STREET AT THE DEAD END; LOCATED APPROXIMATELY 13 FEET SOUTH AND 318 FEET WEST OF A SOUTHWEST CORNER OF SURVEYED PROPERTY.
ELEVATION=595.50 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK BM#2:
ARROW BOLT ON FIRE HYDRANT ON THE EAST SIDE OF ESSINGTON ROAD; LOCATED APPROXIMATELY 222 FEET SOUTH OF THE CENTERLINE OF OLD CASTLE ROAD AND 38 FEET EAST OF THE CENTERLINE OF ESSINGTON ROAD.
ELEVATION=602.48 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK BM#3:
ARROW BOLT ON FIRE HYDRANT ON THE EAST SIDE OF ESSINGTON ROAD; LOCATED APPROXIMATELY 125 FEET NORTH OF THE CENTERLINE OF OLD CASTLE ROAD AND 38 FEET EAST OF THE CENTERLINE OF ESSINGTON ROAD.
ELEVATION=599.60 DATUM=NAVD88-GEOID 12B



LOCATION MAP
NOT TO SCALE

SITE DATA

LAND USE	UNITS	AREA
SINGLE FAMILY (60'x125')	120	33.3 AC
OPEN SPACE / DETENTION		10.7 AC
TOTAL	120	44.0 AC

PROPERTY ADDRESS

2200 ESSINGTON ROAD
JOLIET, IL 60435

PIN'S

06-03-36-100-033-0000

PROPERTY AREA

1,915,097 SQUARE FEET (43.964 ACRES)

ZONING SUMMARY

CURRENT ZONING – (B3) GENERAL BUSINESS DISTRICT
CURRENT ZONING – (R2) SINGLE FAMILY RESIDENTIAL DISTRICT
CURRENT ZONING – (R4) LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

PROPOSED ZONING – (R2) SINGLE FAMILY RESIDENTIAL DISTRICT

EXISTING ZONING EAST – (A1) AGRICULTURE
EXISTING ZONING SOUTH – (R2) SINGLE FAMILY
EXISTING ZONING WEST – (B3) GENERAL BUSINESS DISTRICT
EXISTING ZONING NORTH – (R2) SINGLE FAMILY

REQUESTED VARIANCES

1. VARIANCE FROM RESIDENTIAL DESIGN STANDARDS TO ALLOW 25% OF THE FRONT ELEVATIONS OF 100% OF THE SINGLE-FAMILY DWELLING UNITS TO BE COMPRISED OF BRICK OR STONE.
2. VARIANCE FROM PUBLIC WORKS CONSTRUCTION ORDINANCE TO ALLOW 60' ROW WITH 15' FRONT UTILITY EASEMENTS ON LOCAL ROADS.

LEGAL DESCRIPTION (PER MEMORANDUM OF LAND CONTRACT RECORDED AS DOCUMENT R2023051136)

THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 AND ALSO EXCEPTING THAT PART FALLING IN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021089147 AND ALSO EXCEPTING THAT PART FALLING IN D'ARCY ESTATES UNIT TWO ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021100615) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

OUTLOT OWNERSHIP & MAINTENANCE

1. HOA WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF OUTLOTS AND COMMON AREAS
2. DETENTION PONDS WILL BE PRIVATELY OWNED WITH AN AGREEMENT FOR MAINTENANCE

SIGN LEGEND	
①	R1-1 STOP SIGN
②	CITY OF JOLIET STREET NAME SIGN

062-050030
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
David M Riendeau
SEAL

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DATE	REVISIONS	DRAWN BY
01/24/25	REVISED PER CITY REVIEW	LB
12/11/24	REVISED PER CITY REVIEW	

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph (630) 691-8200 fax (630) 691-8686 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT
2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435
PRELIMINARY PUD PLAT

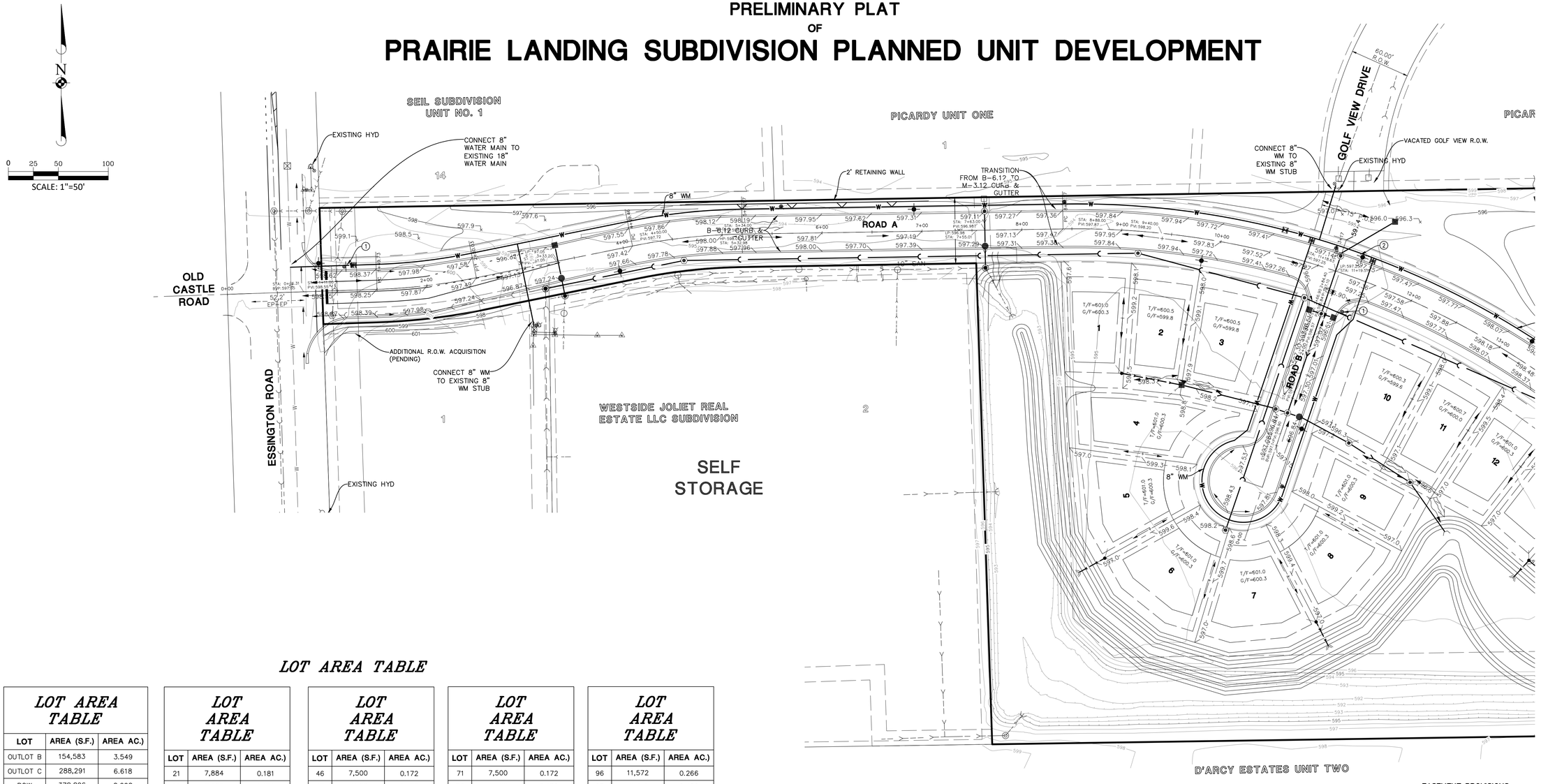
PROJ. MGR.:	CJS
PROJ. ASSOC.:	DMR
DRAWN BY:	DMR
DATE:	11/01/24
SCALE:	1" = 60'

SHEET 1 OF 7
DRHJOIL04

January 28, 2025 - 11:50 Dwg Name: \\mcl-to-nas\Projects-CIVD\hjo\04\dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\DRHJOIL04-ENG FOR PRE & FINAL PUD PLAT.dwg, Updated By: DRiendeau

THIS PLAT IS NOT FOR RECORD

PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT



LOT AREA TABLE

LOT	AREA (S.F.)	AREA AC.)
OUTLOT B	154,583	3.549
OUTLOT C	288,291	6.618
ROW	378,896	8.698
OUTLOT D	11,461	0.263
OUTLOT A	58,145	1.335
1	8,012	0.184
2	7,938	0.182
3	11,161	0.256
4	10,365	0.238
5	9,806	0.225
6	10,207	0.234
7	10,207	0.234
8	9,647	0.221
9	7,769	0.178
10	11,632	0.267
11	8,415	0.193
12	8,156	0.187
13	7,824	0.180
14	7,541	0.173
15	7,514	0.172
16	10,250	0.235
17	7,712	0.177
18	8,685	0.199
19	10,701	0.246
20	9,049	0.208

LOT AREA TABLE

LOT	AREA (S.F.)	AREA AC.)
21	7,884	0.181
22	7,500	0.172
23	7,500	0.172
24	7,500	0.172
25	7,500	0.172
26	7,500	0.172
27	7,500	0.172
28	7,500	0.172
29	7,500	0.172
30	7,500	0.172
31	7,500	0.172
32	8,254	0.189
33	8,811	0.202
34	13,624	0.313
35	14,266	0.328
36	8,313	0.191
37	7,741	0.178
38	7,682	0.176
39	10,588	0.243
40	10,250	0.235
41	12,219	0.281
42	11,264	0.259
43	7,500	0.172
44	7,500	0.172
45	7,500	0.172

LOT AREA TABLE

LOT	AREA (S.F.)	AREA AC.)
46	7,500	0.172
47	7,500	0.172
48	7,500	0.172
49	7,500	0.172
50	7,500	0.172
51	7,500	0.172
52	8,518	0.196
53	10,006	0.230
54	11,034	0.253
55	7,796	0.179
56	8,036	0.184
57	7,500	0.172
58	7,500	0.172
59	7,500	0.172
60	7,500	0.172
61	8,125	0.187
62	8,125	0.187
63	7,500	0.172
64	7,500	0.172
65	7,500	0.172
66	7,500	0.172
67	10,250	0.235
68	7,500	0.172
69	7,500	0.172
70	7,500	0.172

LOT AREA TABLE

LOT	AREA (S.F.)	AREA AC.)
71	7,500	0.172
72	7,500	0.172
73	7,500	0.172
74	7,500	0.172
75	11,883	0.273
76	8,174	0.188
77	11,898	0.273
78	7,500	0.172
79	7,500	0.172
80	7,500	0.172
81	7,500	0.172
82	7,500	0.172
83	7,500	0.172
84	7,500	0.172
85	10,250	0.235
86	10,774	0.247
87	7,948	0.182
88	8,003	0.184
89	8,058	0.185
90	8,113	0.186
91	8,168	0.188
92	8,223	0.189
93	8,278	0.190
94	8,333	0.191
95	8,585	0.197

LOT AREA TABLE

LOT	AREA (S.F.)	AREA AC.)
96	11,572	0.266
97	18,310	0.420
98	9,211	0.211
99	7,681	0.176
100	7,500	0.172
101	7,508	0.172
102	7,751	0.178
103	12,130	0.278
104	11,347	0.260
105	7,741	0.178
106	7,830	0.180
107	7,812	0.179
108	7,500	0.172
109	7,500	0.172
110	7,500	0.172
111	7,500	0.172
112	7,500	0.172
113	7,500	0.172
114	7,500	0.172
115	7,500	0.172
116	7,500	0.172
117	7,500	0.172
118	7,500	0.172
119	7,507	0.172
120	7,756	0.178

ADJACENT OWNERS TABLE

OWNER	ADDRESS 1	ADDRESS 2	ZIP
2202 ESSINGTON LLC	2202 ESSINGTON RD STE 1	JOLIET IL	60435
ATWATER JOLIET ESSINGTON RTL	162 W GRAND AVE STE 300	CHICAGO IL	60654
ATWATER SAVE IT ALL	162 W GRAND AVE STE 300	CHICAGO IL	60654
BROMLEY ANTHONY M	2802 VIMY RIDGE DR	JOLIET IL	60435
BURGIE DAVID A SHARON C	2815 VALLEY FORGE DR	JOLIET IL	60435
CLEMENTS JEFFREY K	2904 VIMY RIDGE DR	JOLIET IL	60435
GLOSON RONALD KIMERLY	2902 VIMY RIDGE DR	JOLIET IL	60435
DEMUMBRUM DREW	2808 VIMY RIDGE DR	JOLIET IL	60435
ESSINGTON ROAD PARTNERS INC	2000 ESSINGTON RD	JOLIET IL	60435
GARCIA JUAN	1822 N CENTER ST	CREST HILL IL	60403
GARDNER JUDITH H	2303 GOLFVIEW DR	JOLIET IL	60435
GREEN ZACHARY A	2817 VALLEY FORGE DR	JOLIET IL	60435
HARTY HAROLD W	2806 VIMY RIDGE DR	JOLIET IL	60435
HERRON ALICE G	2965 S PLATEAU DR	SALT LAKE CITY UT	84109
IVERSON JAMES L MARY C	2813 VALLEY FORGE DR	JOLIET IL	60435
JACOBUS ROBERT J LISA M	2807 VALLEY FORGE DR	JOLIET IL	60435
KRUZICH LESLIE M	2800 VIMY RIDGE DR	JOLIET IL	60435
LAZARO JAVIER	2803 VALLEY FORGE DR	JOLIET IL	60435
LECH MIROSLAW MARIA	2302 GOLF VIEW DR	JOLIET IL	60435
LINDSAY WARREN J TRUST	2816 VIMY RIDGE DR	JOLIET IL	60435
LOT 6 DETENTION LLC	701 ESSINGTON RD STE 100	JOLIET IL	60435
MADISON RICHARD LOUANN	2812 VINY RIDGE DR	JOLIET IL	60435
MAHER SHARON MARIE DEC TR	2804 VIMY RIDGE DR	JOLIET IL	60435
MCDANIEL KEVIN R DELYN L	2819 VALLEY FORGE DR	JOLIET IL	60435
MONTALVO JOSE	2908 VIMY RIDGE DR	JOLIET IL	60435
PECORA MIKE P KRISTIN L	2910 VIMY RIDGE DR	JOLIET IL	60435
PLAINFIELD TWP PRK DIST	23729 W OTTAWA ST	PLAINFIELD IL	60544
RAMOS JONGA MERLITA O	2814 VIMY RIDGE DR	JOLIET IL	60435
ROJAS EDGAR SARAH	2912 VIMY RIDGE DR	JOLIET IL	60435
SITZES ERIC W	2810 VIMY RIDGE DR	JOLIET IL	60435
SKALA JAMES D BARBARA A	2805 VALLEY FORGE DR	JOLIET IL	60435
SLABOSZEWSKI JAMES DEBRA L	2809 VALLEY FORGE DR	JOLIET IL	60435
ZAVALA JOSE CRUZ	2801 VALLEY FORGE DR	JOLIET IL	60435

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", AND THE PARCEL 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 TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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 PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY AND SBC – AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PARCEL OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING PROVIDED HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEES IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO RESTORATION OTHER THAN TO BACKFILL AND MOUND, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF THE GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

FOR CONTINUATION - SEE SHEET 3

DATE	REVISIONS	DRAWN BY
01/24/25	REVISED PER CITY REVIEW	LB
12/11/24	REVISED PER CITY REVIEW	

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PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT
2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435
PRELIMINARY PUD PLAT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	DMR
DRAWN BY:	DMR
DATE:	11/01/24
SCALE:	1" = 60'

SHEET 2 OF 7

DRHJOIL04

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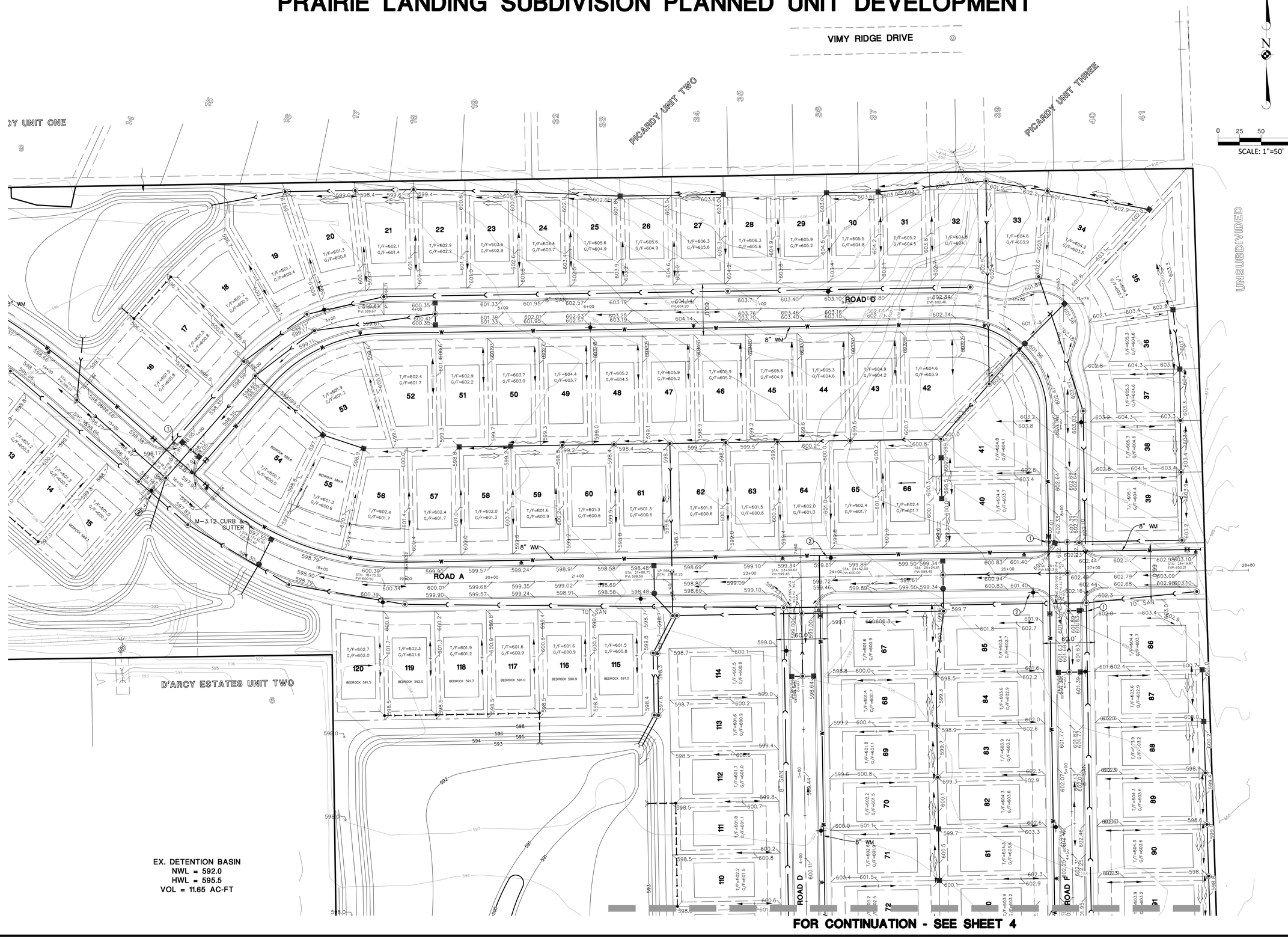
January 27, 2025 - 15:08 Dwg Name: \\mc1-ds-nas\Projects (JOI)\hjoil04\dwg\Survi\Final Drawings\Plat of Subdivision\Preliminary Plat\DRHJOIL04 PRE PUD PLAT.dwg, Updated by: DBerdeau

THIS PLAT IS NOT FOR RECORD

PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

FOR CONTINUATION - SEE SHEET 2



FOR CONTINUATION - SEE SHEET 4

DATE	REVISIONS	DRAWN BY
01/24/25	REVISED PER CITY REVIEW	LB
12/11/24	REVISED PER CITY REVIEW	

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8300 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT
2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435
PRELIMINARY PUD PLAT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	DMR
DRAWN BY:	DMR
DATE:	11/01/24
SCALE:	1" = 60'

SHEET 3 OF 7
DRHJOIL04

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January 27, 2025 - 15:08 Dwg Name: \\mc-lib-oss\Projects-Oil\DrhjoI04\dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\DRHJOI04-PRE PUD PLAT.dwg Updated By: DBlendtetso

THIS PLAT IS NOT FOR RECORD

PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

FOR CONTINUATION - SEE SHEET 3

D'ARCY ESTATES UNIT TWO

D'ARCY ESTATES UNIT TWO

N

0 25 50 100

SCALE: 1"=50'

EX. DETENTION BASIN
NWL = 592.0
HWL = 595.5
VOL = 11.65 AC-FT

ROAD D

ROAD E

DELROSE STREET

VALLEY FORGE DRIVE

WARWICK FIVE SUBDIVISION, UNIT D

OBTAIN ADDITIONAL 10' EASEMENT FOR WM (BEYOND EXISTING 5' EASEMENT)

CONNECT 8" WM TO EXISTING 8" WM

EXISTING HYD

| DRAWN BY | | |

PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

OLD CASTLE ROAD

ESSINGTON ROAD
95' RIGHT-OF-WAY HERETOFORE DEDICATED PER DOC. R77-14495 & PER DOC. R2021089147
EAST LINE OF THE WEST SOUTHWEST QUARTER OF SEC. 36-36-9
WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36-36-9
EAST RIGHT-OF-WAY LINE OF ESSINGTON ROAD
SETBACK LINE

SEIL SUBDIVISION UNIT NO. 1
RECORDED MAY 18, 1988 PER DOC. R88-20859
14

15' PUBLIC UTILITY & DRAINAGE EASEMENT NO. PER DOCUMENT NO. R2022008046

10' P.U. & D.E. PER DOC. R88-20859

10' P.U. & D.E. PER DOC. R88-20859

10' P.U. & D.E. PER DOC. R88-23367

SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SEC. 36-36-9 AS MONUMENTED AND OCCUPIED ALSO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SEC. 36-36-9 AS MONUMENTED AND OCCUPIED

PICARDY UNIT ONE
RECORDED JUNE 2, 1988 PER DOC. R88-23367
1
STORM WATER DETENTION EASEMENT PER DOC. R88-23367

10' P.U.E. PER DOC. R88-23367

GOLF VIEW DRIVE
60.00' R.O.W.
HERETOFORE DEDICATED PER DOC. R88-23367

5' S.T.E. PER DOC. R88-23367

10' P.U.E. & D.E. PER DOC. R88-23367

GOLFVIEW DRIVE VACATED PER DOCUMENT NUMBER 2001-69841

PICARDY UNIT ONE
RECORDED JUNE 2, 1988 PER DOC. R88-23367
9

15' P.U.E. & D.E. PER DOC. R88-23367

16

S89°04'28"W 422.43'
S89°04'28"W 321.20'
S89°04'28"W 728.69'
S89°04'28"W 2598.52'

FOUND 1/2" IRON PIPE IN CONCRETE ON LINE
FOUND 5/8" IRON ROD 0.32' S OF LINE

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED OVER ALL OF OUTLOT D

OUTLOT D
11,461 S.F.
0.263 AC

ROAD A
HEREBY GRANTED FOR PUBLIC RIGHT-OF-WAY

N78°31'17"E 159.42'
R=633.00' L=116.59' CH=N83°47'53"E 116.42'
R=600.00' L=110.51' CH=N83°47'53"E 110.35'
N89°04'28"E 321.20'
N88°05'58"E 54.73'
R=567.00' L=94.78' CH=N83°18'38"E 94.67'
R=600.00' L=100.30' CH=N83°18'38"E 100.18'
S78°31'17"W 159.42'
N89°04'28"E 233.78'
R=567.00' L=104.43' CH=S83°47'53"W 104.28'
S01°54'02"E 116.35'
66.00'
50.35'
91.88'
67.55'
N88°05'58"E 54.73'
R=633.00' L=105.82' CH=N83°18'38"E 105.69'
FOUND 5/8" IRON ROD 0.11' N. & 0.13' E
FOUND 5/8" IRON ROD 0.22' N. & 0.15' E
FOUND 5/8" IRON ROD AT CORNER
FOUND 5/8" IRON ROD AT CORNER

5' L.E. EASEMENT PER DOCUMENT NUMBER R2021089147
10' L.E. EASEMENT PER DOCUMENT NUMBER R2021089147
15' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOCUMENT NO. R2022008046
10' L.E. EASEMENT PER DOCUMENT NUMBER R2021089147
20' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOCUMENT NUMBER R2021089147

WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION
RECORDED AUGUST 11, 2021 PER DOC. R2021089147
2
1

15' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOCUMENT NUMBER R2021089147
10' L.E. EASEMENT PER DOCUMENT NUMBER R2021089147

PUBLIC UTILITY & DRAINAGE EASEMENT PER DOCUMENT NUMBER 2021099790

10' L.E. EASEMENT PER DOCUMENT NUMBER R2021089147

EAST LINE OF THE WEST 700.00 FEET

10' L.E. EASEMENT PER DOCUMENT NUMBER R2021089147

15' PUBLIC UTILITY & DRAINAGE EASEMENT PER DOCUMENT NUMBER R2021089147

S01°54'02"E 461.78'

OUTLOT B
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED OVER ALL OF OUTLOT B

FOUND 5/8" IRON ROD 0.40' N. & ON LINE

D'ARCY ESTATES UNIT TWO
RECORDED SEPTEMBER 13, 2021 PER DOCUMENT NUMBER R202100615
5

N89°09'49"E 924.40'

NORTH LINE OF THE SOUTH 774.00 FEET OF THE NORTHWEST QUARTER OF SECTION 36-36-9

STORMWATER MANAGEMENT EASEMENT RECORDED SEPTEMBER 9, 2021 PER DOCUMENT NUMBER 2021099790

STORMWATER MANAGEMENT EASEMENT RECORDED SEPTEMBER 9, 2021 PER DOCUMENT NUMBER 2021099790

PUBLIC UTILITY & DRAINAGE EASEMENT PER DOCUMENT NUMBER 2021099790

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED OVER ALL OF OUTLOT B

OUTLOT B
154,583 S.F.
3.549 AC

STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED OVER ALL OF OUTLOT A

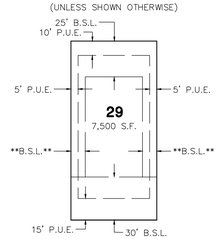
OUTLOT A
58,145 S.F.
1.335 AC

ROAD A
HEREBY GRANTED FOR PUBLIC RIGHT-OF-WAY

ROAD B
HEREBY GRANTED FOR PUBLIC RIGHT-OF-WAY

1	8,012 S.F.	0.184 AC
2	7,938 S.F.	0.182 AC
3	11,161 S.F.	0.256 AC
4	10,365 S.F.	0.238 AC
5	9,806 S.F.	0.225 AC
6	10,207 S.F.	0.234 AC
7	10,207 S.F.	0.234 AC
8	9,647 S.F.	0.221 AC
9	7,769 S.F.	0.178 AC
10	11,632 S.F.	0.267 AC
11	8,415 S.F.	0.193 AC
12	8,156 S.F.	0.187 AC
13	7,824 S.F.	0.180 AC
14	7,541 S.F.	0.173 AC
15	7,514 S.F.	0.172 AC
16	10,250 S.F.	0.235 AC

TYPICAL SETBACK AND EASEMENT DETAIL
(UNLESS SHOWN OTHERWISE)



RIGHT OF WAY

** MINIMUM SIDE YARD SETBACK 8 FEET; SUM OF SIDE YARD SETBACKS 20 FEET **

FOR CONTINUATION - SEE SHEET 6

FOR CONTINUATION - SEE SHEET 6

DATE	REVISIONS	DRAWN BY
01/24/25	REVISED PER CITY REVIEW	LB

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Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT
2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435
PRELIMINARY PUD PLAT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	CJS
DRAWN BY:	LB
DATE:	10/18/24
SCALE:	1" = 50'

SHEET 5 OF 7
DRHJOIL04

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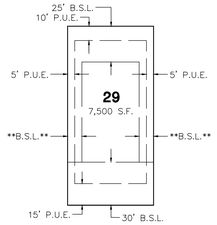
January 27, 2025 - 12:00 Dwg Name: \\nc1-to-nas1\Projects-1\07drhjoil04\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\02-04-DRHJOIL04-PS.dwg Updated By: LBotello

PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TYPICAL SETBACK AND EASEMENT DETAIL

(UNLESS SHOWN OTHERWISE)



RIGHT OF WAY

** MINIMUM SIDE YARD SETBACK 8 FEET; SUM OF SIDE YARD SETBACKS 20 FEET **

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SEC. 36-36-9 AS MONUMENTED AND OCCUPIED ALSO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SEC. 36-36-9 AS MONUMENTED AND OCCUPIED

PICARDY UNIT TWO
RECORDED JANUARY 8, 1990
PER DOC R90-01517

PICARDY UNIT THREE
RECORDED JULY 19, 1990
PER DOC. R90-039429

STORM WATER DETENTION EASEMENT PER DOC. R90-039429

FOUND 5/8" IRON ROD 0.11' S OF LINE
FOUND 5/8" IRON ROD ON LINE
FOUND 5/8" IRON ROD 0.13' S OF LINE
FOUND 1" IRON PIPE ON LINE
FOUND 5/8" REBAR ON LINE
FOUND 5/8" IRON ROD 0.60' S OF LINE
FOUND 5/8" IRON ROD 0.18' S OF LINE
FOUND 5/8" IRON ROD 0.21' S OF LINE
FOUND 5/8" IRON ROD AT CORNER

10' P.U. & D.E. PER DOC. R88-23367
7.5' P.U. & D.E. PER DOC. R88-23367
7.5' P.U. & D.E. PER DOC. R90-01537
10' P.U. & D.E. PER DOC. R90-01537
10' P.U. & D.E. PER DOC. R90-039429

ROAD C — HEREBY GRANTED FOR PUBLIC RIGHT-OF-WAY
ROAD A — HEREBY GRANTED FOR PUBLIC RIGHT-OF-WAY
ROAD D — HEREBY GRANTED FOR PUBLIC RIGHT-OF-WAY
ROAD F — HEREBY GRANTED FOR PUBLIC RIGHT-OF-WAY

OUTLOT A
S.F.
AC
ANAGEMENT
BY GRANTED
OUTLOT A

OUTLOT B
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED OVER ALL OF OUTLOT B

STORMWATER MANAGEMENT EASEMENT RECORDED SEPTEMBER 9, 2021 PER DOCUMENT NUMBER 2021099790

PUBLIC UTILITY & DRAINAGE EASEMENT PER DOCUMENT NUMBER 2021099790

STORMWATER DETENTION EASEMENT OVER ALL OF LOT 6

D'ARCY ESTATES UNIT TWO
RECORDED SEPTEMBER 13, 2021
PER DOCUMENT NUMBER R202100615

EAST LINE OF THE NORTHWEST QUARTER OF SEC. 36-36-9 ALSO THE WEST LINE OF THE NORTHEAST QUARTER OF SEC. 36-36-9

UNSUBDIVIDED

FOR CONTINUATION - SEE SHEET 5

FOR CONTINUATION - SEE SHEET 7

DRAWN BY	DATE	REVISIONS
LB	01/24/25	REVISED PER CITY REVIEW

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148
ph 630.691.8200 fx 630.691.8585
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PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT
2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435
PRELIMINARY PUD PLAT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	CJS
DRAWN BY:	LB
DATE:	10/18/24
SCALE:	1" = 50'

SHEET 6 OF 7
DRHJOIL04

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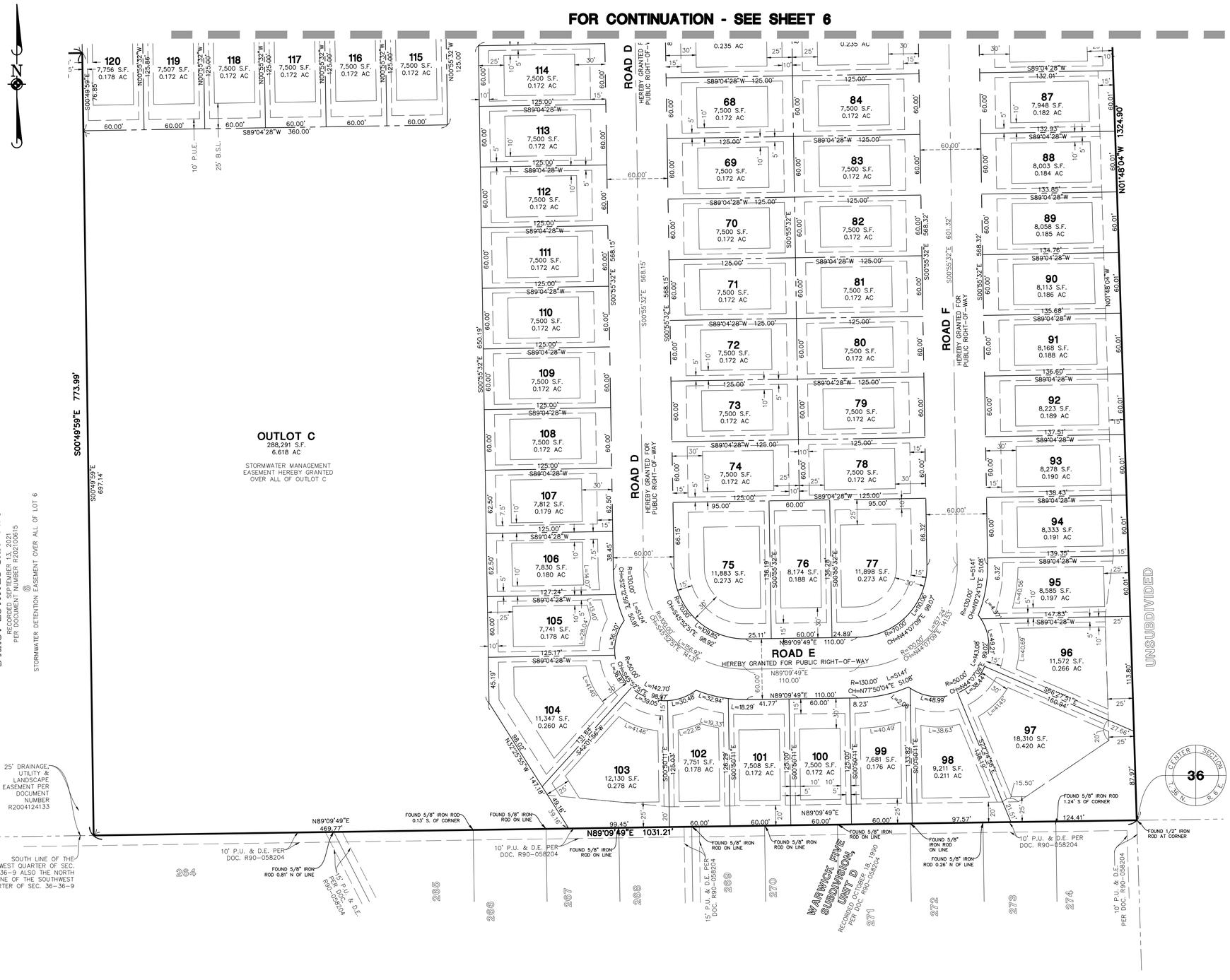
January 29, 2025 - 10:47 Dwg Name: \\ncd-ho-nas\Projects-LOD\drhjoil04\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\02-04-DRHJOIL04-PS.dwg Updated By: CSalazar

PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

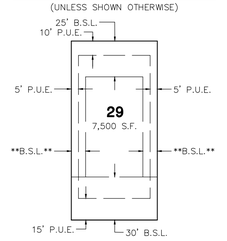
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

FOR CONTINUATION - SEE SHEET 6



TYPICAL SETBACK AND EASEMENT DETAIL

(UNLESS SHOWN OTHERWISE)



** MINIMUM SIDE YARD SETBACK 8 FEET; SUM OF SIDE YARD SETBACKS 20 FEET **

CITY PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

APPROVED BY THE _____ PLAN COMMISSION, THIS ___ DAY OF _____ A.D., 20__.

_____
CHAIRPERSON

_____
SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF WILL)

AS AUTHORIZED BY THE FINAL PLAT APPROVED BY ORDINANCE NO. _____ OF THE CITY COUNCIL OF THE CITY OF JOLIET.

THIS _____ DAY OF _____ , 20__.

_____
MAYOR

_____
CITY CLERK

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 AND ALSO EXCEPTING THAT PART FALLING IN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021089147 AND ALSO EXCEPTING THAT PART FALLING IN D'ARCY ESTATES UNIT TWO ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021100615) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20__.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
LICENSE EXPIRES NOVEMBER 30, 2026
DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350–EXPIRES APRIL 30, 2025

CHRISTOPHER J. SALAZAR
035-004017
LOMBARD
IL
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS

DATE	REVISIONS	DRAWN BY
01/24/25	REVISED PER CITY REVIEW	LB

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.691.8300 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT
2200 ESSINGTON ROAD, JOLIET, ILLINOIS 60435
PRELIMINARY PUD PLAT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	CJS
DRAWN BY:	LB
DATE:	10/18/24
SCALE:	1" = 50'

SHEET 7 OF 7
DRHJOIL04

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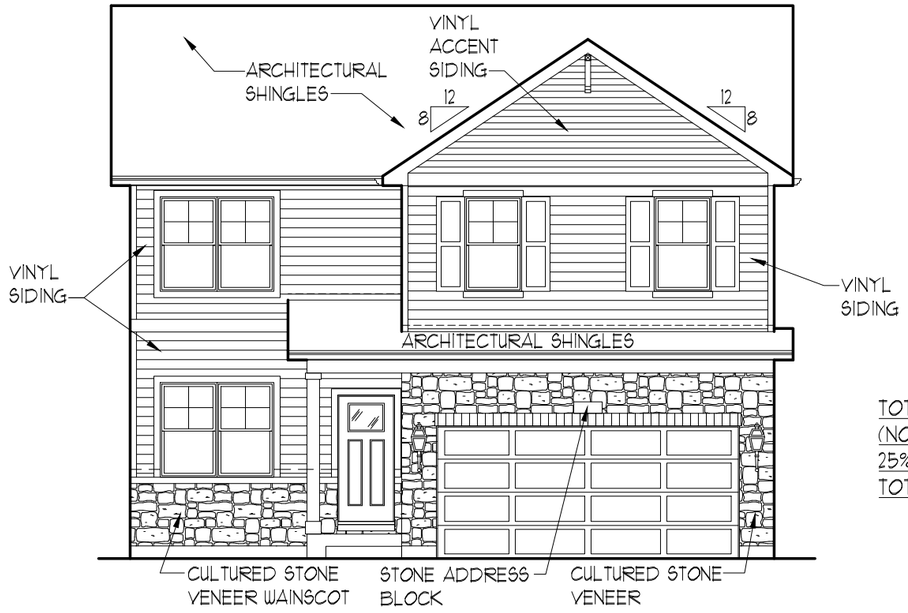
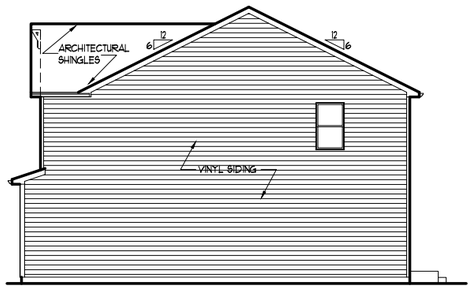
January 27, 2025 - 10:47 Dwg Name: \\mc1ds-cas\Projects-CI\DrhjoI04\dwg\Surv\Final Drawings\Plat of Subdivision\Final Plat\02-04 DRHJOI104-PS.dwg Updated By: CSalazar

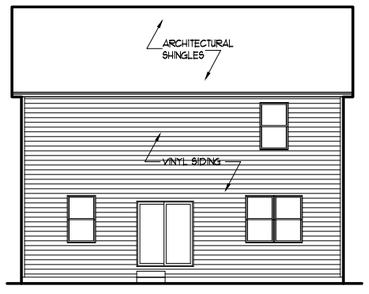


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
25% OF SIDEABLE AREA= 114.79 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

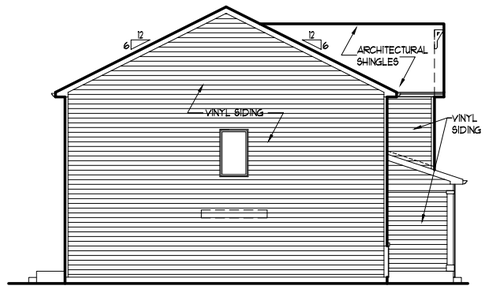
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

PRAIRIE LANDING

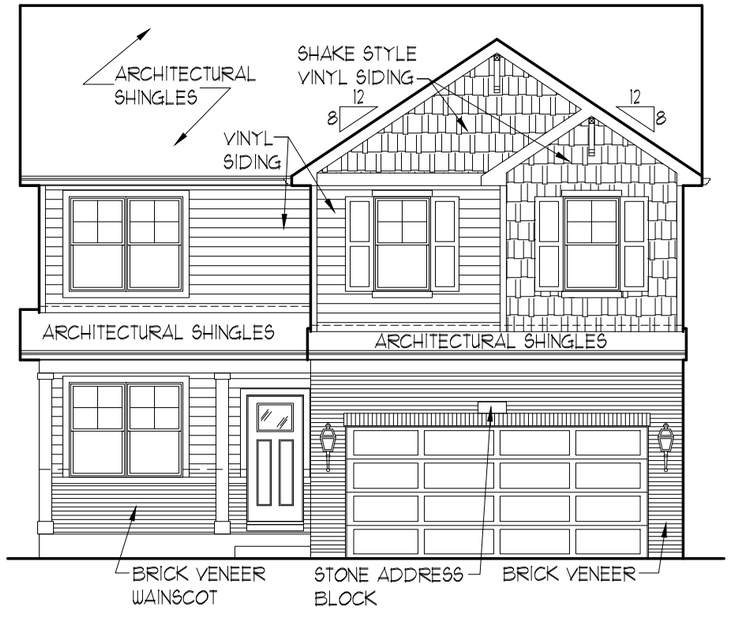
JOLIET, IL.

X-SERIES

D·R·HORTON® DHI Listed NYSE America's Builder

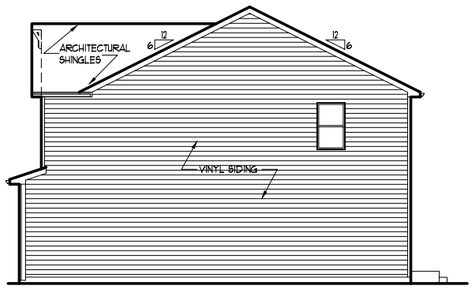
11-13-24

Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

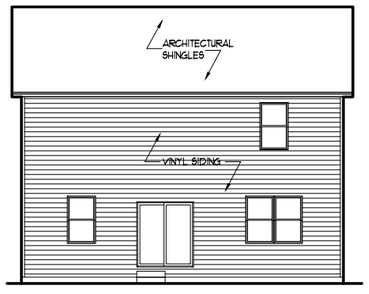


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.
25% OF SIDEABLE AREA= 107.25 SQ. FT.
TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

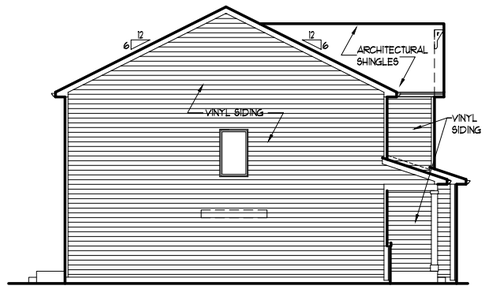
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

PRAIRIE LANDING

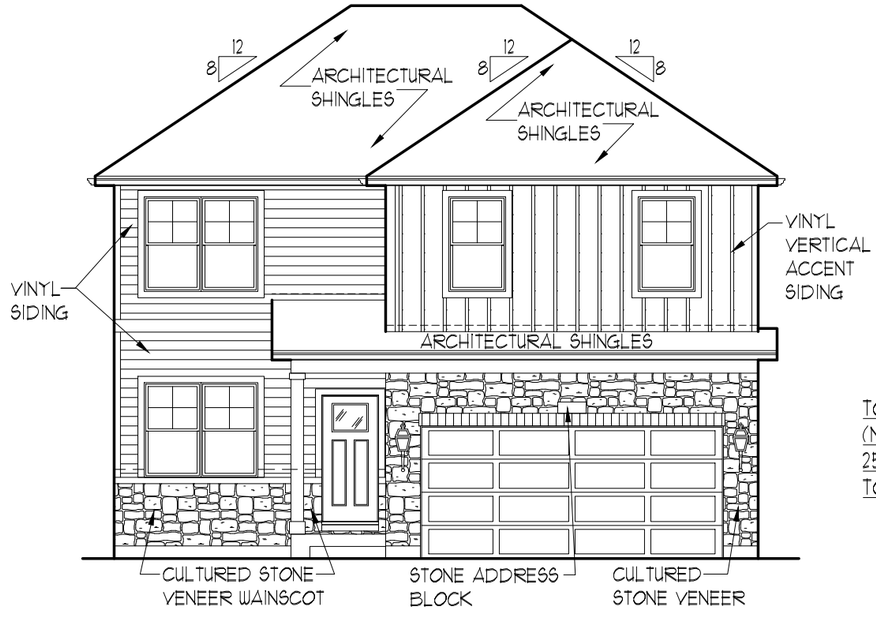
JOLIET, IL.

X-SERIES

D·R·HORTON® DHI Listed NYSE America's Builder

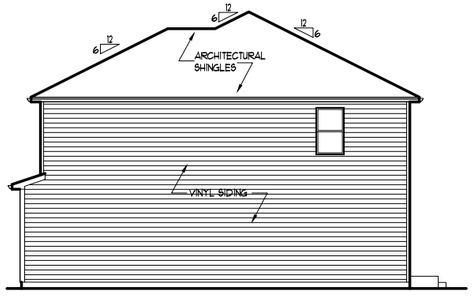
11-13-24

Premier Architecture, Inc.
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

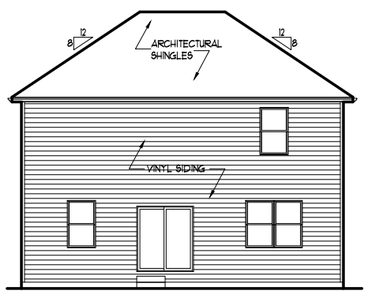


ELEVATION "C5"

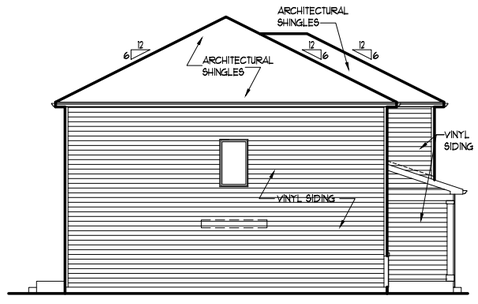
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
25% OF SIDEABLE AREA= 96.60 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X424

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

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11-13-24

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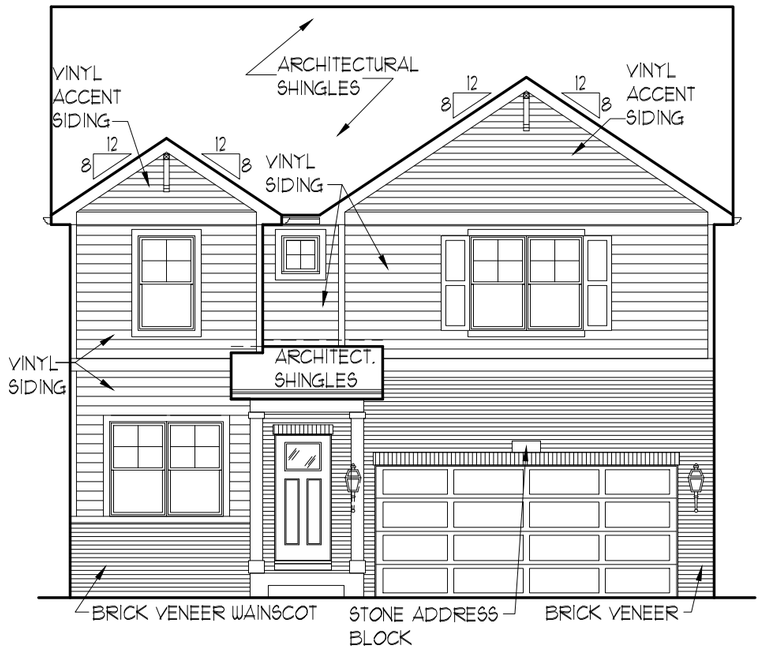
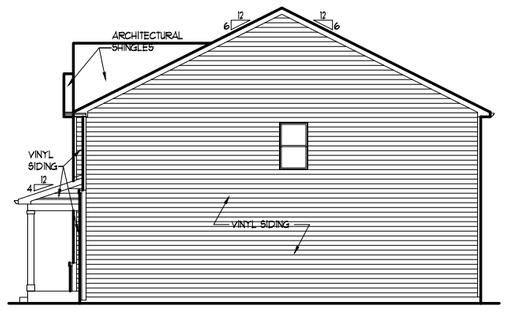
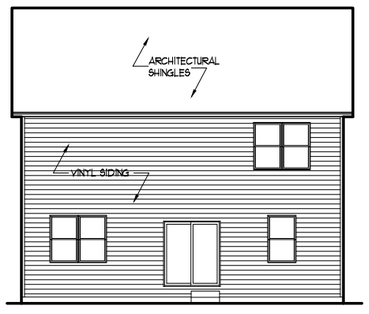


ELEVATION "A4"

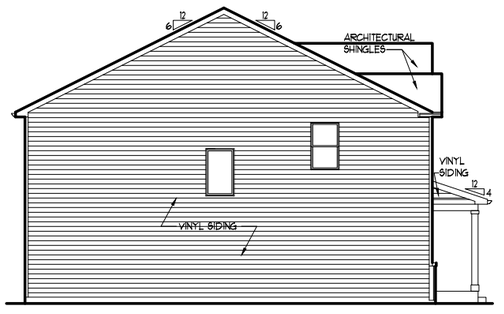
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA= 130.26 SQ. FT.
TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

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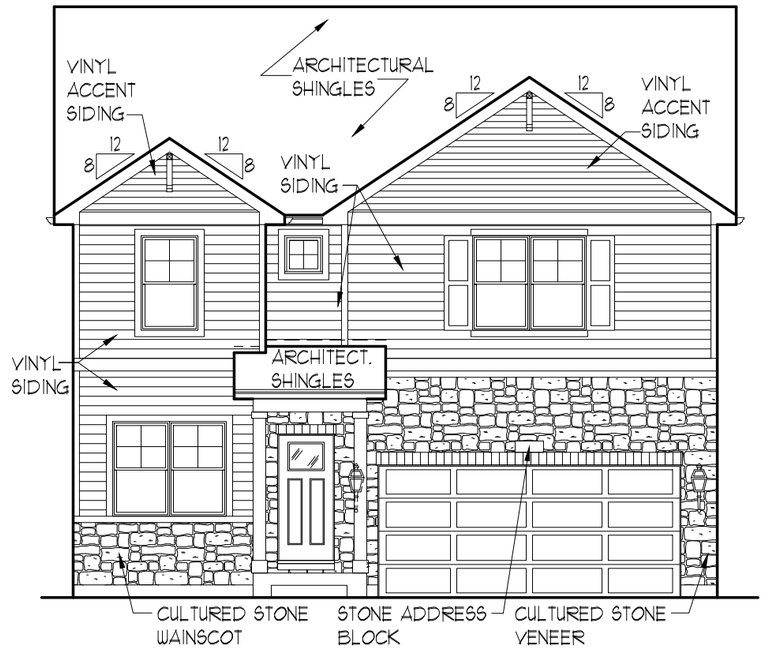
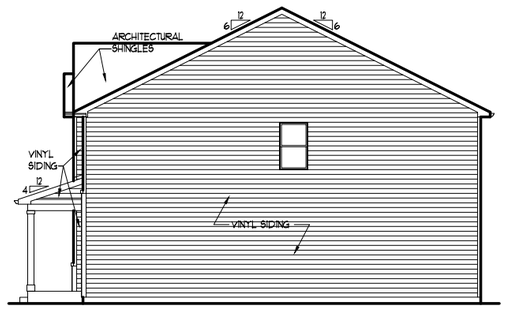
Premier Architecture, Inc.
1000 W SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

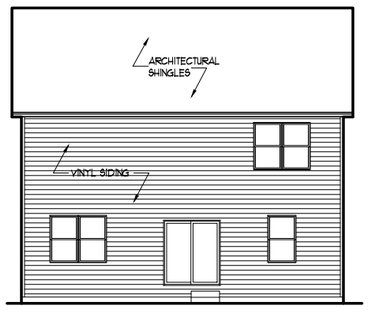


ELEVATION "A5"

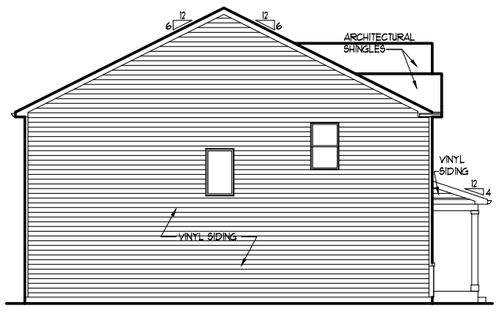
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA= 130.26 SQ. FT.
TOTAL MASONRY AREA = 193.00 SQ. FT. (37.0%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

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America's Builder

11-13-24

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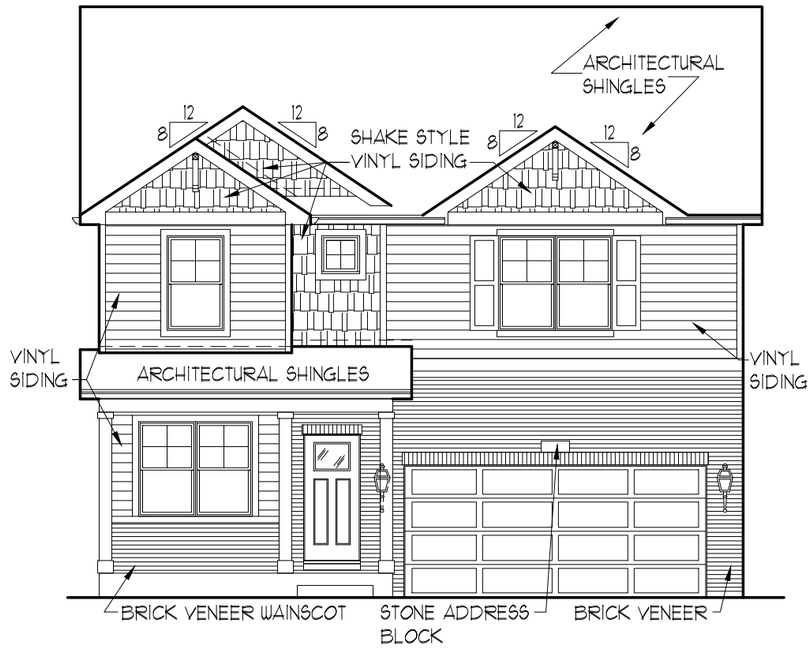
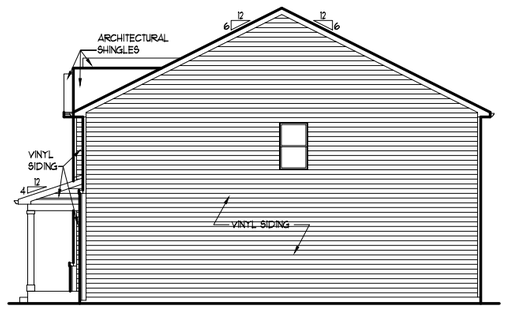
1000 W SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

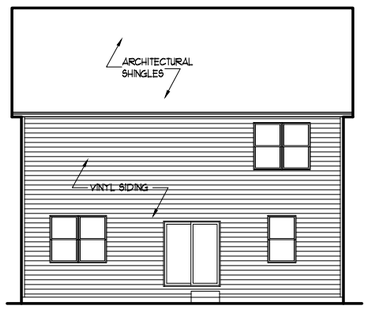


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.
25% OF SIDEABLE AREA= 114.96 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

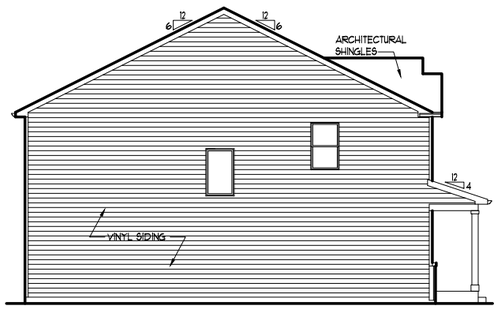
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

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11-13-24

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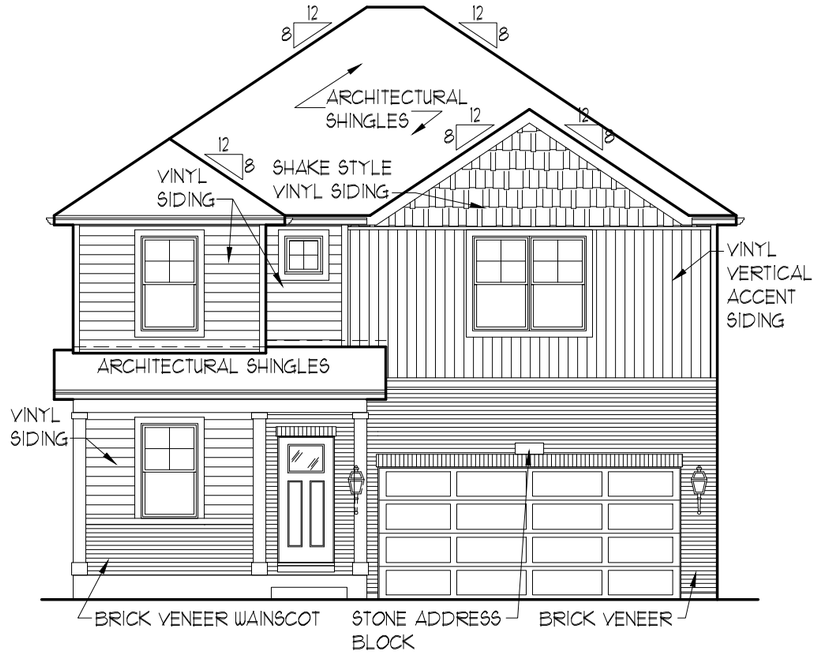
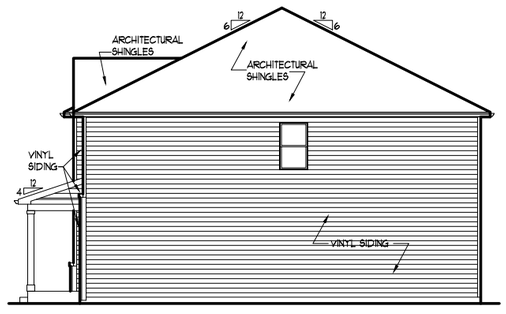
1000 W. SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

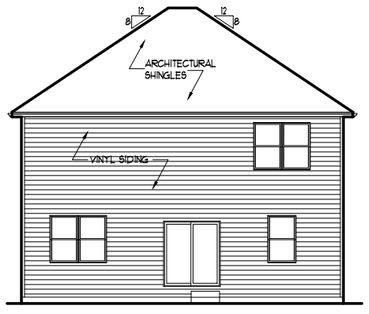


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
25% OF SIDEABLE AREA= 114.46 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

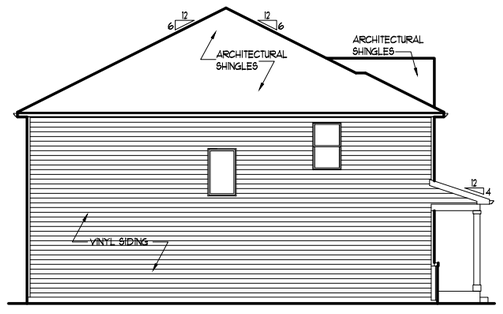
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

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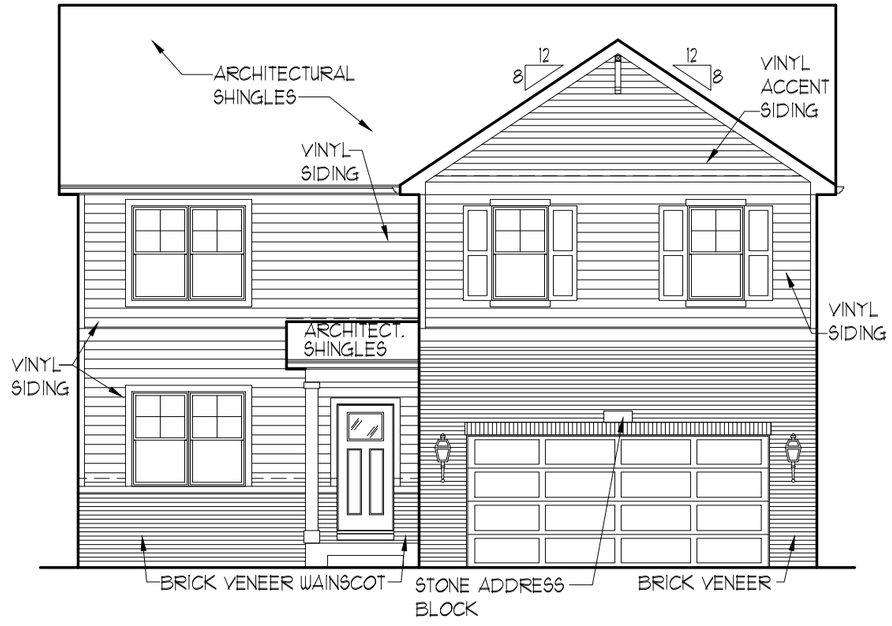
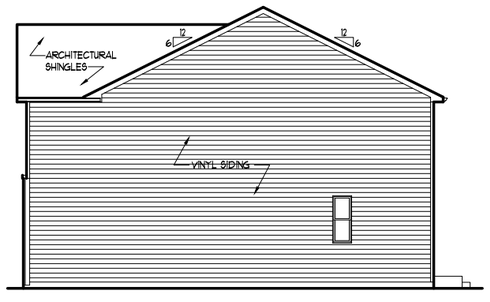
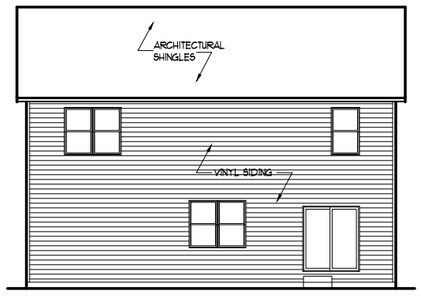


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
25% OF SIDEABLE AREA= 148.40 SQ. FT.
TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

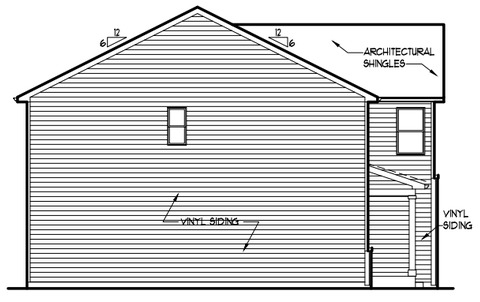
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X429

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

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11-13-24

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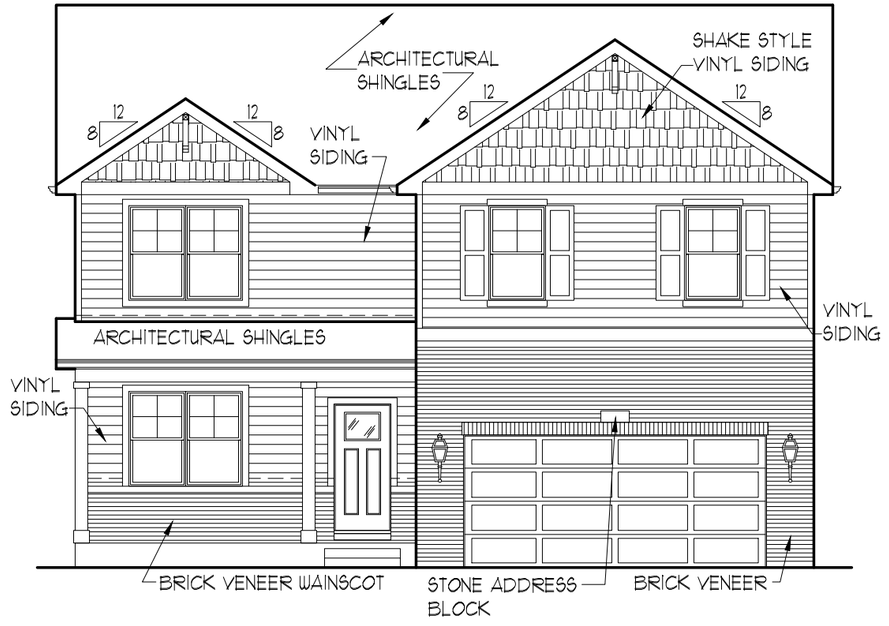
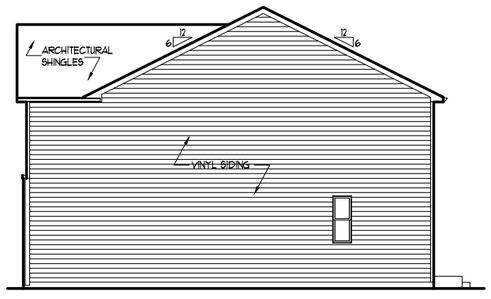
1000 W SPRING ST., SOUTH ELGIN, IL 60177 (847) 877-6150

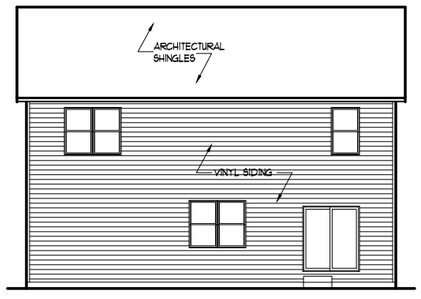


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
25% OF SIDEABLE AREA= 145.88 SQ. FT.
TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

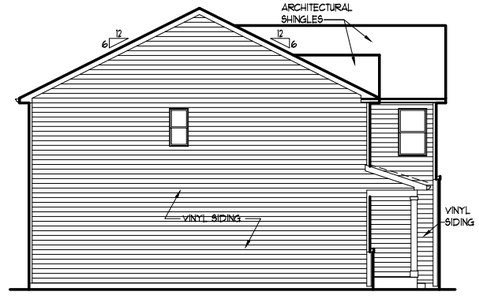
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429
PRAIRIE LANDING
JOLIET, IL.
X-SERIES

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America's Builder

11-13-24

Premier Architecture, Inc.
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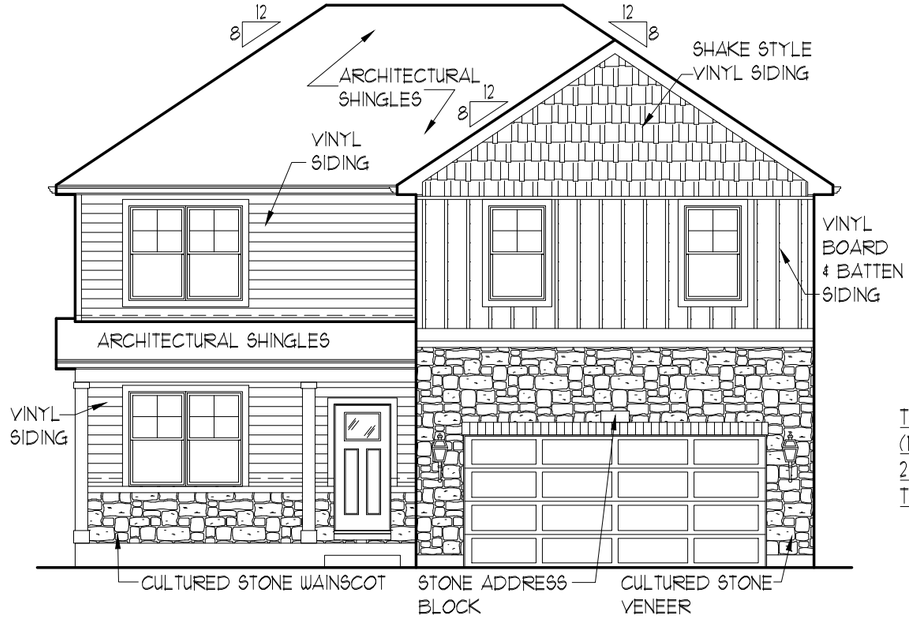
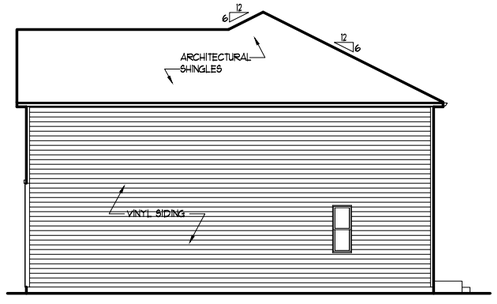
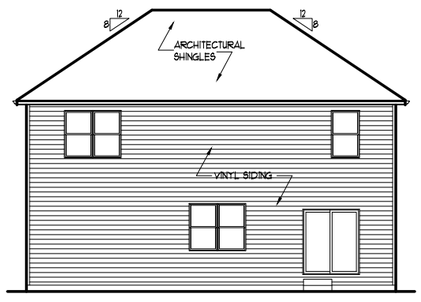


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
25% OF SIDEABLE AREA= 139.02 SQ. FT.
TOTAL MASONRY AREA = 182.29 SQ. FT. 32.8%)

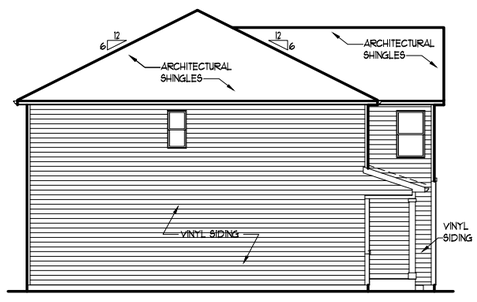
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X429

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

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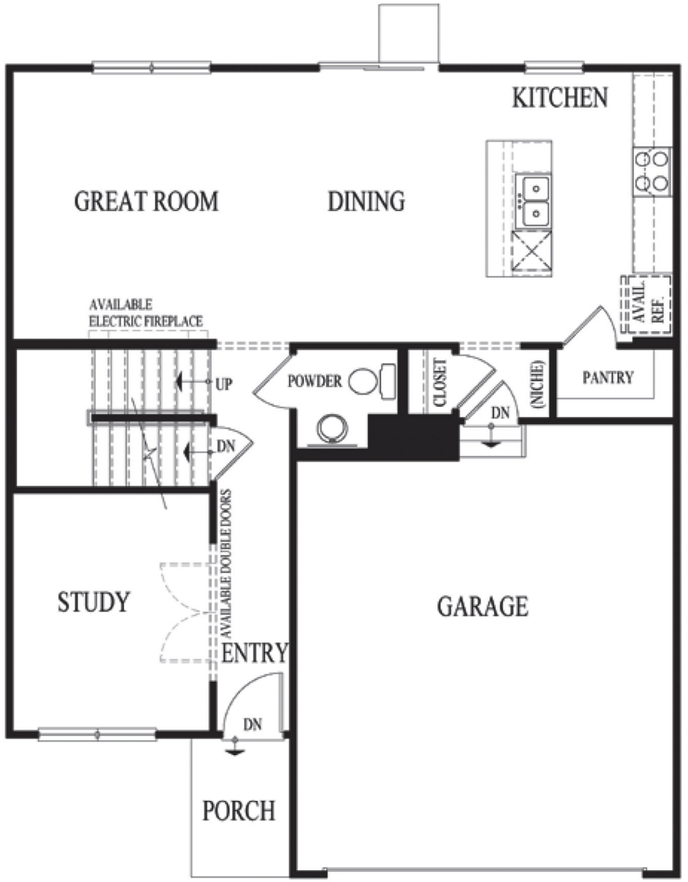
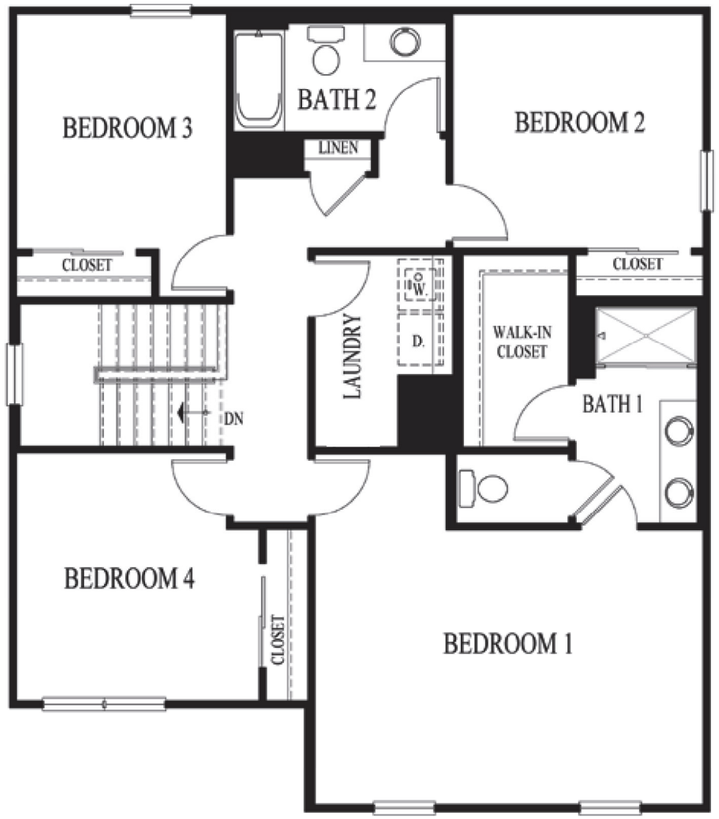
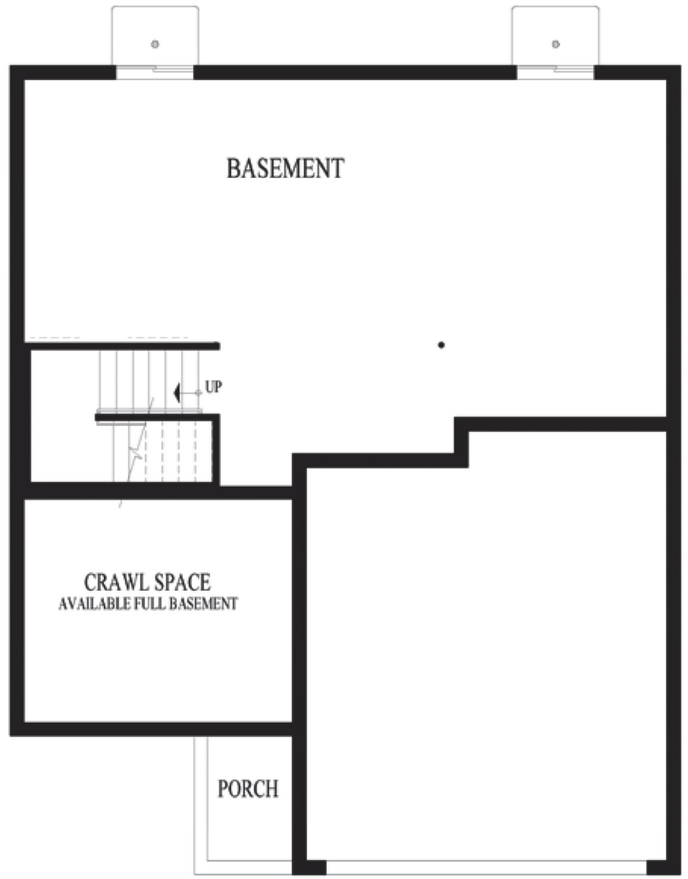


Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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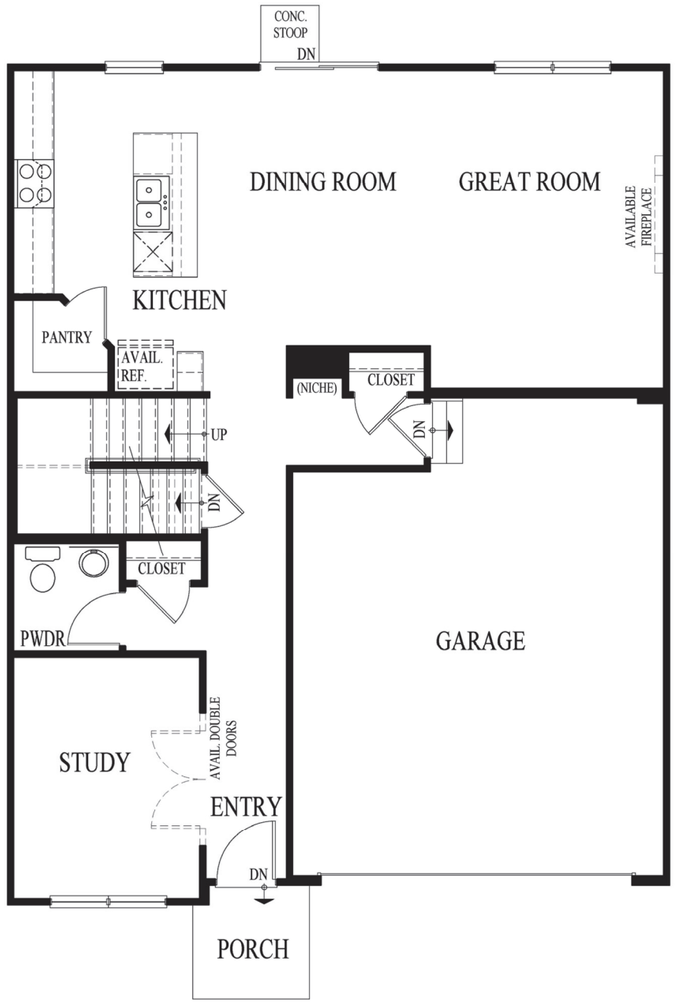
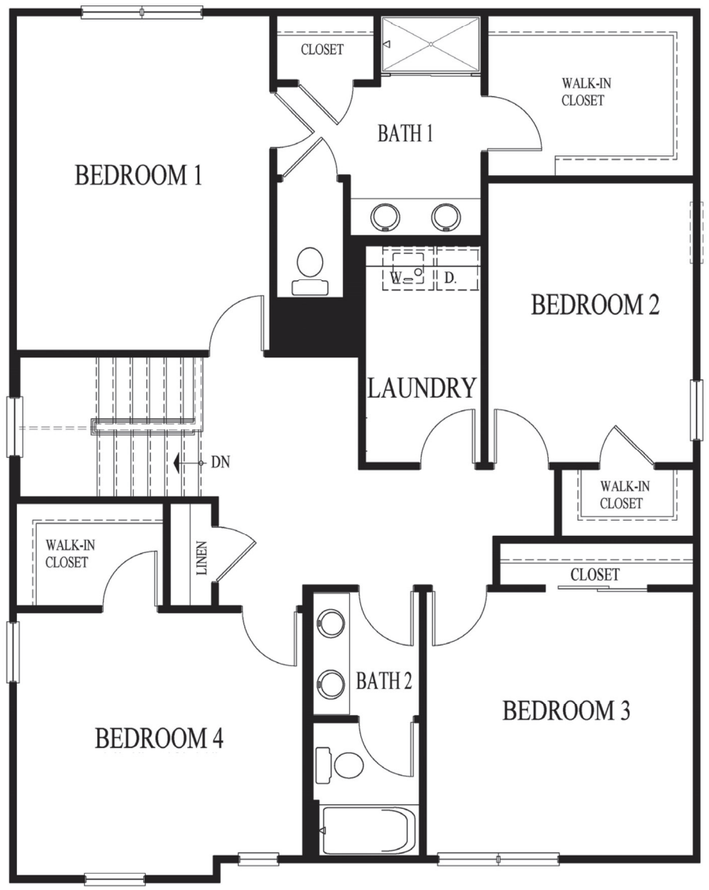
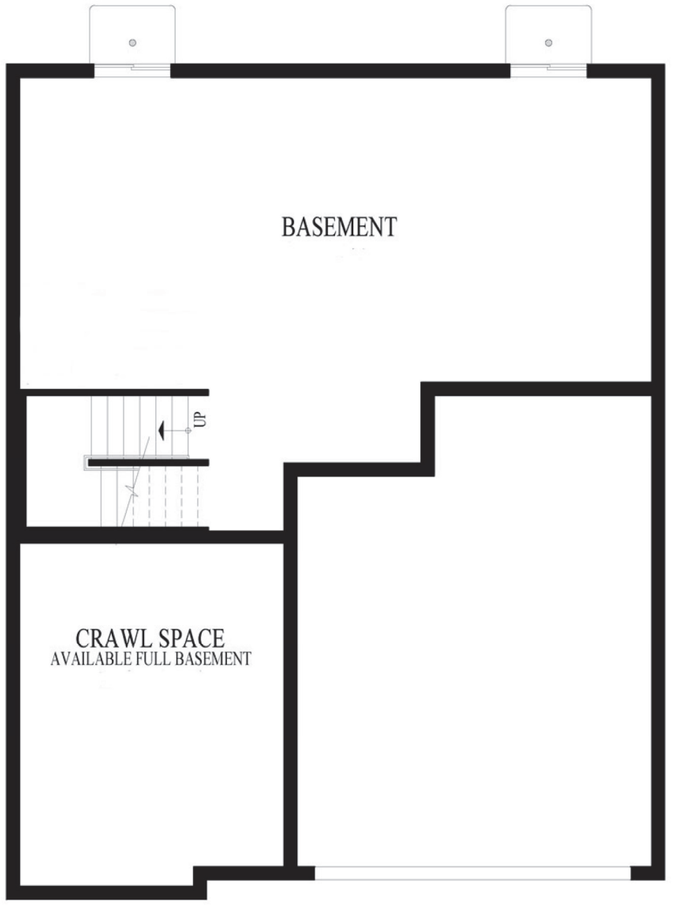


Main Level



Upper Level



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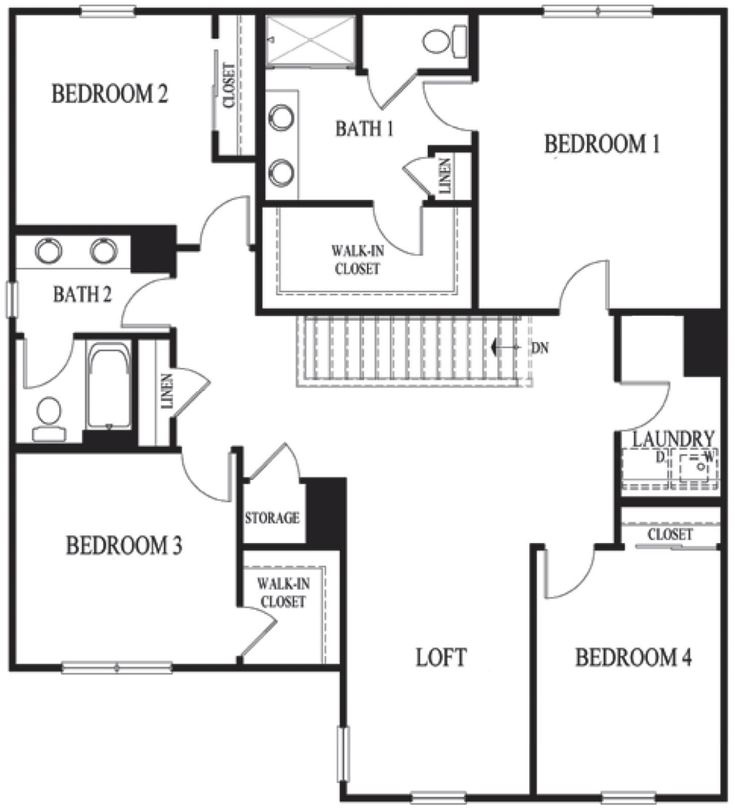
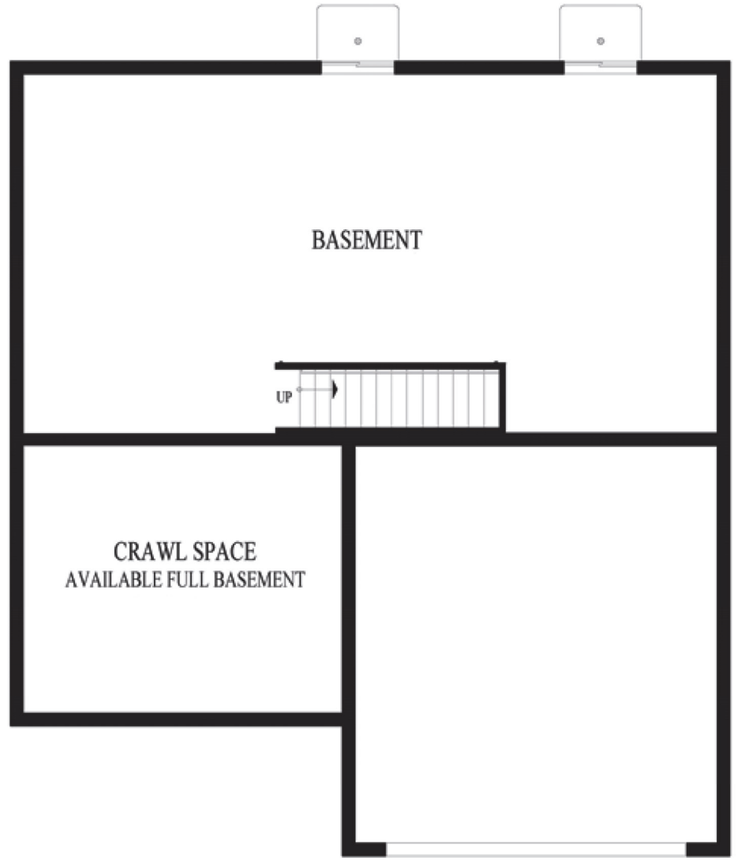
Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

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ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF JOLIET (ORDINANCE NO. 5285, AS AMENDED) FOR THE RECLASSIFICATION OF CERTAIN PROPERTY
(2200 Essington Road)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby amended with the reclassification of the real property described in Exhibit "A" from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning; the official zoning map of the City of Joliet shall be amended to reflect the reclassification of the subject property.

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

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

PASSED this ___ day of _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 06-03-36-100-033-0000
ADDRESS: 2200 Essington Road
PLAN COMMISSION APPROVED: Yes
CED DOC. NO.: Z-3-24

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

EXHIBIT A

ZONING RECLASSIFICATION
R-4 TO R-2 (16.6 ACRES) and B-3 TO R-2 (1.3 ACRES)
LEGAL DESCRIPTION

THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 AND ALSO EXCEPTING THAT PART FALLING IN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021089147 AND ALSO EXCEPTING THAT PART FALLING IN D'ARCY ESTATES UNIT TWO ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021100615) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

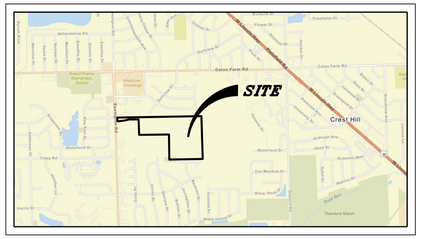
ADDRESS OF PROPERTY: 2200 Essington Road

PIN: 06-03-36-100-033-0000

ZONING EXHIBIT

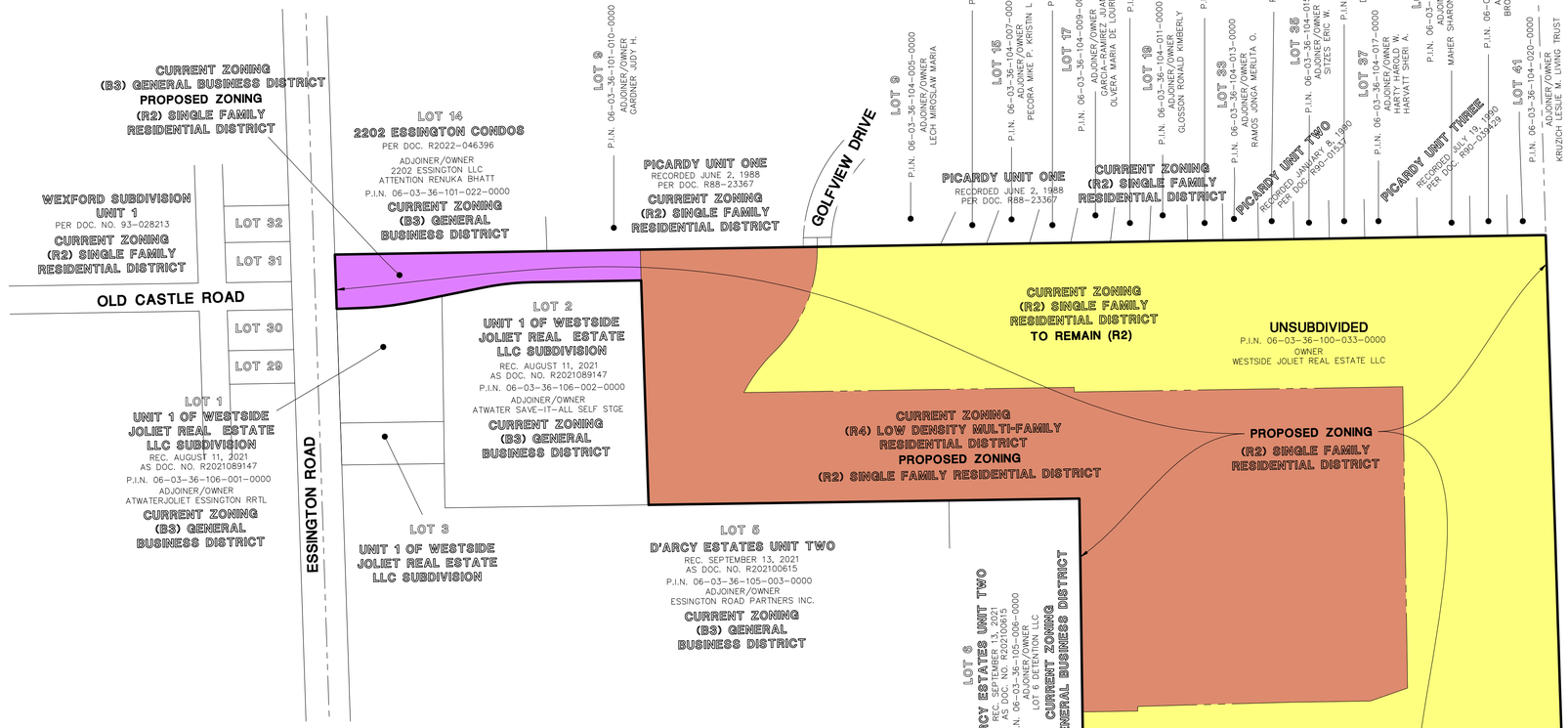
OF

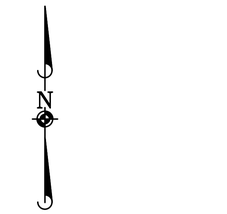
THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 AND ALSO EXCEPTING THAT PART FALLING IN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021089147 AND ALSO EXCEPTING THAT PART FALLING IN D'ARCY ESTATES UNIT TWO ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021100615) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE





GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

PROPERTY ADDRESS

2200 ESSINGTON ROAD
JOLIET, IL 60435

PIN'S

06-03-36-100-033-0000

EXHIBIT PREPARED FOR

D.R. HORTON
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

ZONING INFORMATION

THE CURRENT SURVEYED PROPERTY IS ZONED B3 GENERAL BUSINESS DISTRICT, R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT AND R2 SINGLE FAMILY RESIDENTIAL DISTRICT BASED ON THE ZONING MAP OF THE CITY OF JOLIET, ZONING MAP AS OF DECEMBER 5, 2024.

THE SOURCES OF ZONING INFORMATION UTILIZED IN THE PREPARATION OF THIS EXHIBIT INCLUDE:

THE ZONING MAP FOR THE CITY OF JOLIET CAN BE OBTAINED FROM THE CITY OF JOLIET ZONING WEBSITE: https://www.joliet.gov/government/departments/community-development/planning-zoning/zoning

SURVEYOR'S NOTES

1. THIS EXHIBIT IS BASED SOLELY ON PUBLICLY AVAILABLE INFORMATION FROM SOURCES SHOWN HEREON.
2. PIN NUMBERS AND OWNER INFORMATION BASED ON WILL COUNTY WEBSITE ACCESSED ON DECEMBER 05, 2024.

DATE	REVISIONS	DRAWN BY
12/12/24	CHANGE PROPERTY ADDRESS PER CITY COMMENT	CJS

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.591.8000 fx 630.591.8585 manhard.com
Civil Engineers • Water Resource Engineers • Water Resource Engineers • Structural Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

2200 ESSINGTON ROAD
JOLIET, ILLINOIS 60435
ZONING EXHIBIT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	CJS
DRAWN BY:	LB
DATE:	12/05/24
SCALE:	1" = 150'

SHEET 1 OF 1

DRHJOIL04

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December 5, 2024 - 16:39 Dwg Name: P:\Drhjoil04\dwg\Surv\Final Drawings\Exhibits Surv\DRHJOIL04-2.dwg Updated By: LBotello

Plainfield PARK DISTRICT

February 24, 2025

Helen Miller
City of Joliet - Planner
150 W. Jefferson Street
Joliet, IL 60432

Re: Prairie Landing Development

Dear Ms. Miller:

The Plainfield Park District agrees in concept to the Park Site Plans as revised and sent on February 11th, 2024, for DR Horton's development at Prairie Landing. Based on the concept plan and discussions, DR Horton will be constructing a 0.6045-acre pocket park for the Plainfield Park District.

Based on the City of Joliet Ordinance for Dedication of Park Lands or Payment of Fees in Lieu thereof, DR Horton is responsible for dedicating 3.6 acres of land with a cash equivalent of $313,002 to the Park District. This is based on the proposed 120 lots, and the appraisal value of $86,945 per acre. Subtracting the 0.6045 acres of land for the proposed park site valued at $52,558.25, DR Horton still owes cash in lieu of $260,443.75 to the Park District. These funds will be used to develop the park site, with any remainder being donated to the Plainfield Park District.

The Park District and DR Horton are currently finalizing the details of the Developer agreement for Prairie Landing. The Plainfield Park District is comfortable to say that these details will be worked out based on past experiences with DR Horton.

Please contact me if you have any questions.

Sincerely,

Bob Collins
Director of Planning
Plainfield Park District

CC: Carlo Capalbo, Executive Director, Plainfield Park District
Chris Funkhouser, Land Acquisition Project Manager, DR Horton

Final Landscape Plan

PRAIRIE LANDING

Joliet, Illinois

November 14, 2024

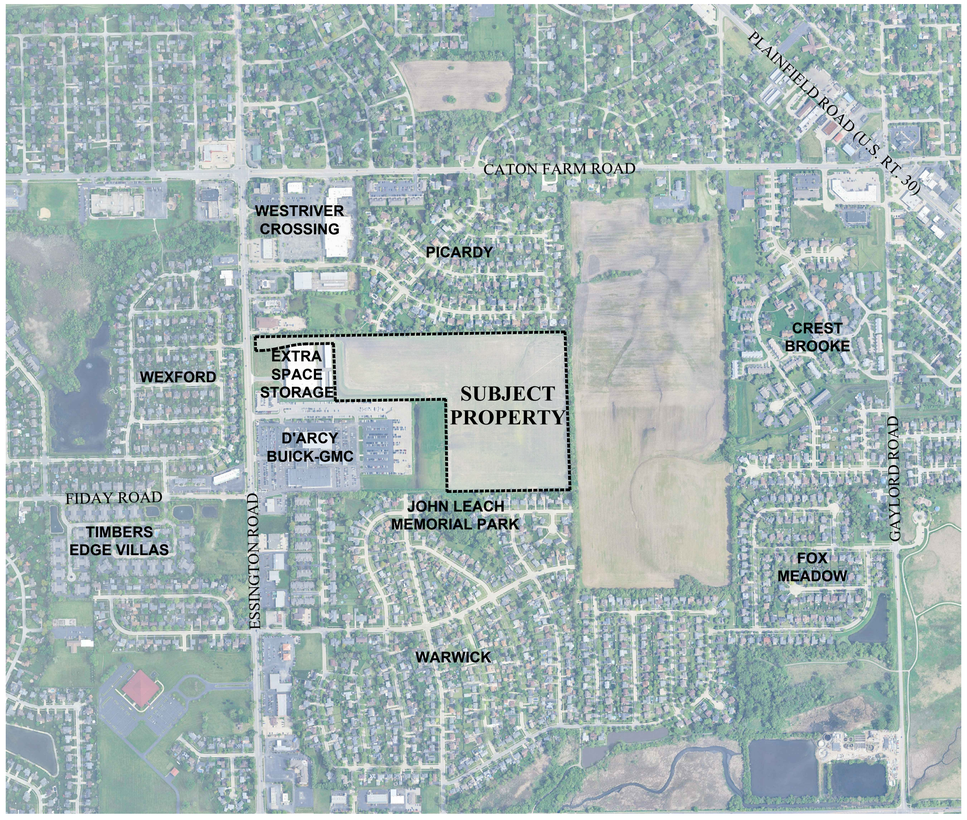
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MANHARD CONSULTING
333 E. BUTTERFIELD RD. STE. 600
LOMBARD, IL 60148



LOCATION MAP

SCALE: 1"=600'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	AMENITY PLANS
6	MONUMENT DETAILS
7	TREE PRESERVATION PLAN
8	TREE PRESERVATION PLAN & INVENTORY
9	TREE INVENTORY
10	LANDSCAPE SPECIFICATIONS

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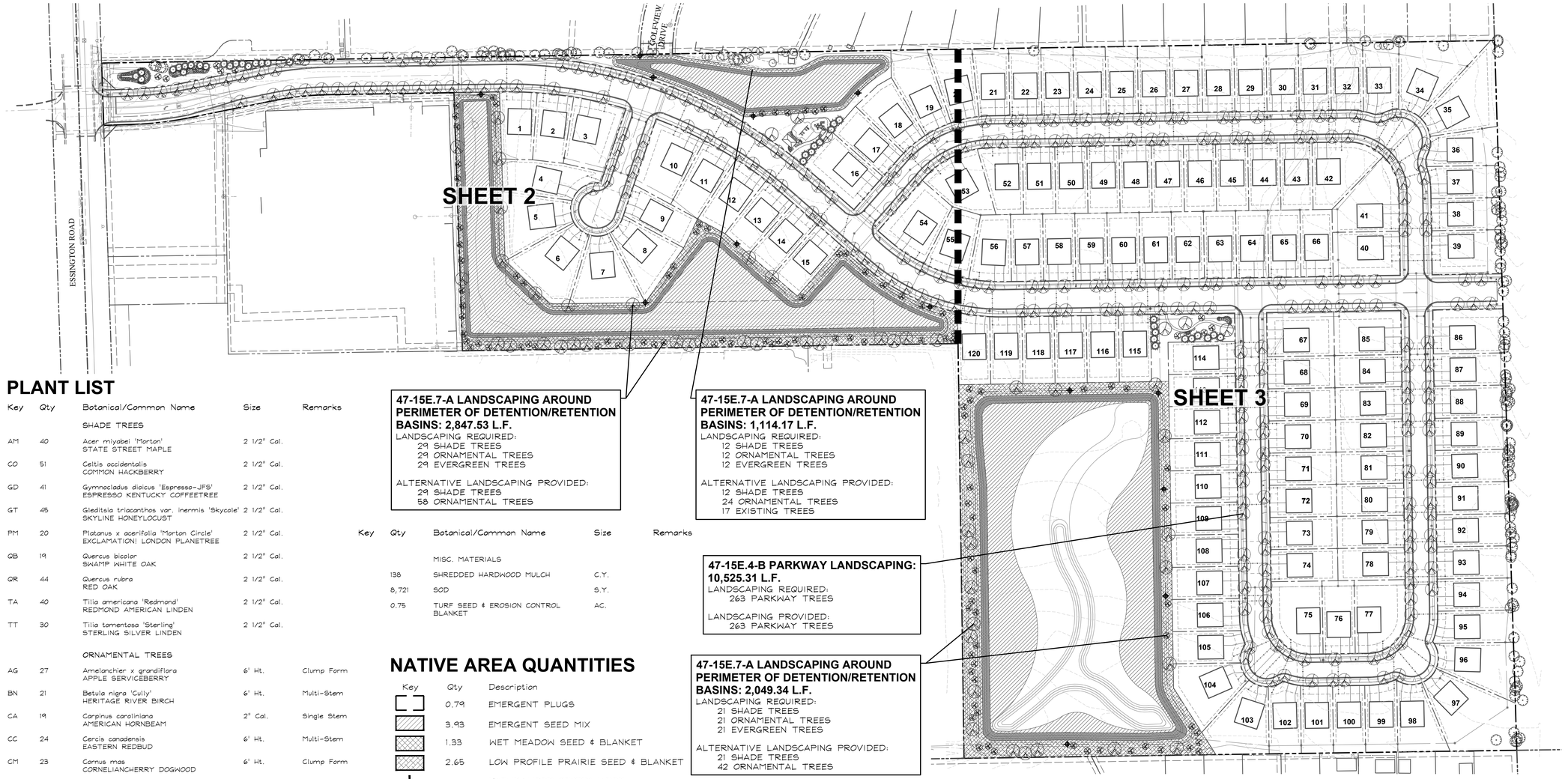

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AM	40	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
CO	51	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GD	41	Gymnocladus dioicus 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
GT	45	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
PM	20	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	19	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QR	44	Quercus rubra RED OAK	2 1/2" Cal.	
TA	40	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TT	30	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	27	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
BN	21	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CA	19	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
CC	24	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	23	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump Form
		EVERGREEN TREES		
PA	16	Picea abies NORWAY SPRUCE	8' Ht.	
PP	14	Picea pungens COLORADO SPRUCE	8' Ht.	
PS	8	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
HP	15	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
VT	15	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
WB	15	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
JB	18	Juniperus conferta 'Blue Pacific' BLUE PACIFIC JUNIPER	24" Wide	4' O.C.
JK	13	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
CK	50	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
SA	47	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
		PERENNIALS		
AB	49	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
EC	55	Echinacea 'CBG Gone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
HH	64	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
SE	22	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.

47-15E.7-A LANDSCAPING AROUND PERIMETER OF DETENTION/RETENTION BASINS: 2,847.53 L.F.
LANDSCAPING REQUIRED:
29 SHADE TREES
29 ORNAMENTAL TREES
29 EVERGREEN TREES

ALTERNATIVE LANDSCAPING PROVIDED:
29 SHADE TREES
58 ORNAMENTAL TREES

47-15E.7-A LANDSCAPING AROUND PERIMETER OF DETENTION/RETENTION BASINS: 1,114.17 L.F.
LANDSCAPING REQUIRED:
12 SHADE TREES
12 ORNAMENTAL TREES
12 EVERGREEN TREES

ALTERNATIVE LANDSCAPING PROVIDED:
12 SHADE TREES
24 ORNAMENTAL TREES
17 EXISTING TREES

Key	Qty	Botanical/Common Name	Size	Remarks
		MISC. MATERIALS		
	138	SHREDDED HARDWOOD MULCH	C.Y.	
	8,721	SOD	S.Y.	
	0.75	TURF SEED & EROSION CONTROL BLANKET	AC.	

47-15E.4-B PARKWAY LANDSCAPING: 10,525.31 L.F.
LANDSCAPING REQUIRED:
263 PARKWAY TREES

LANDSCAPING PROVIDED:
263 PARKWAY TREES

NATIVE AREA QUANTITIES

Key	Qty	Description
	0.79	EMERGENT PLUGS
	3.93	EMERGENT SEED MIX
	1.33	WET MEADOW SEED & BLANKET
	2.65	LOW PROFILE PRAIRIE SEED & BLANKET
	14	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

47-15E.7-A LANDSCAPING AROUND PERIMETER OF DETENTION/RETENTION BASINS: 2,049.34 L.F.
LANDSCAPING REQUIRED:
21 SHADE TREES
21 ORNAMENTAL TREES
21 EVERGREEN TREES

ALTERNATIVE LANDSCAPING PROVIDED:
21 SHADE TREES
42 ORNAMENTAL TREES

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. No trees shall be planted within 5' of a hydrant, underground utility or 10' from an above ground utility structure or pole. Trees to be planted clear of all traffic control services and signs. Mulch must not touch tree trunks.
9. All trees planted by an applicant shall be guaranteed for two (2) years from the date of acceptance and shall be replaced by the applicant at no charge to the Village, should they die or be in a declining condition in the opinion of the Village arborist. The replacement tree shall be of the same size, species and quality, and shall carry the same two (2) year guarantee.

0 50' 100' 200' 300'
SCALE: 1"=100'
NORTH

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MANHARD CONSULTING
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LOMBARD, IL 60148

PRAIRIE LANDING
JOLIET, ILLINOIS

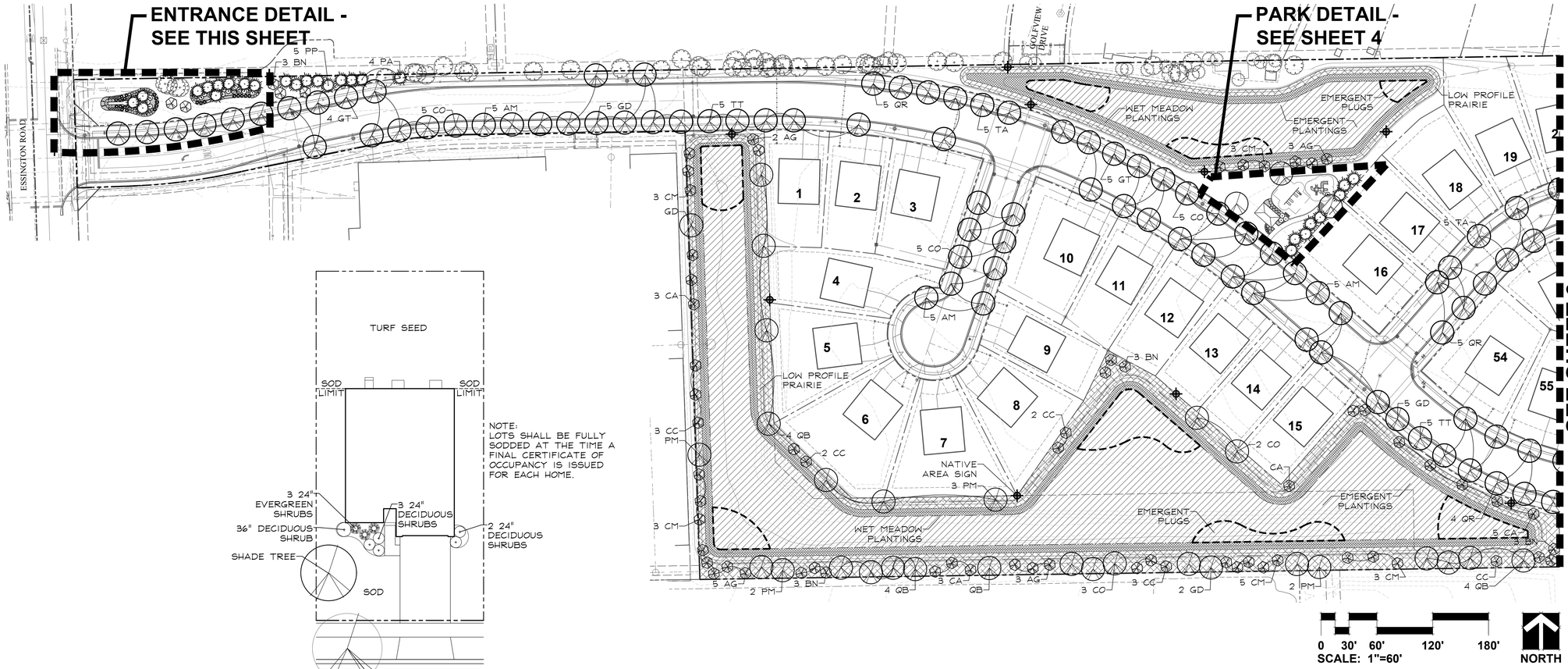
OVERALL LANDSCAPE PLAN

1 11.14.2024
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.
1 OF 10

811 Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:



TYPICAL LOT LANDSCAPING

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

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333 E. BUTTERFIELD RD. STE. 600
LOMBARD, IL 60148

PRAIRIE LANDING
JOLIET, ILLINOIS

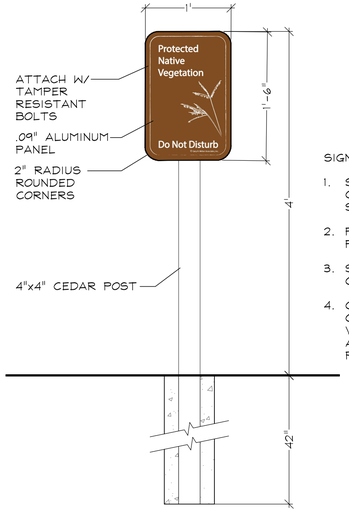
LANDSCAPE PLAN

1 11.14.2024
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.
2 OF 10

811 Know what's below. Call before you dig.

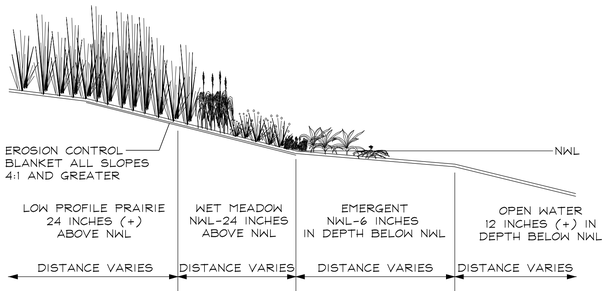
XREFS
PLOT COMPID



SIGN NOTES:

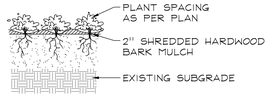
1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

NATIVE AREA SIGN DETAIL
SCALE: NTS

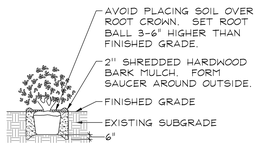


NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

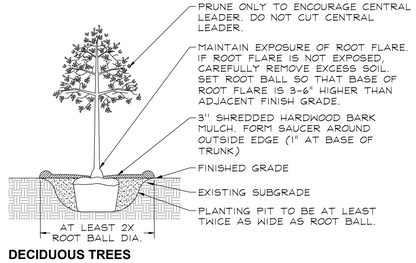
PLANTING DETAILS



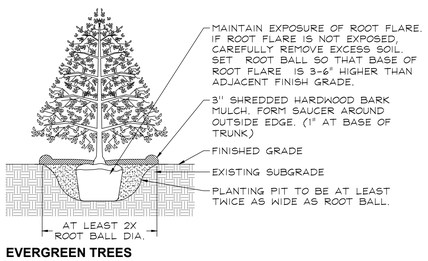
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



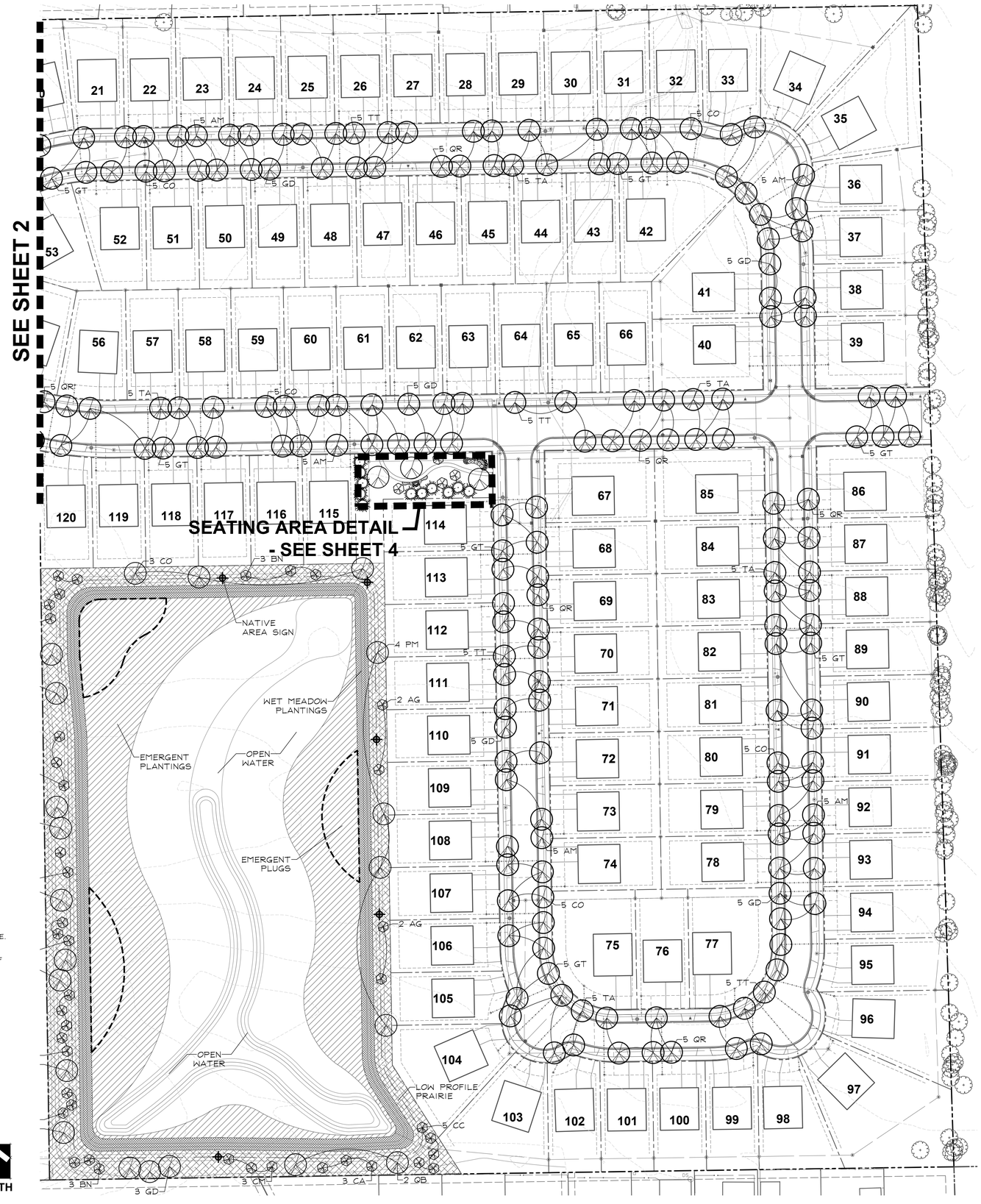
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

GARY R. WEBER ASSOCIATES, INC.
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PRAIRIE LANDING
JOLIET, ILLINOIS
LANDSCAPE PLAN

1	11.14.2024	
REVISIONS		

DATE	11.01.2024
PROJECT NO.	DR23154
DRAWN	SMR
CHECKED	DHS
SHEET NO.	3 OF 10

811 Know what's below. Call before you dig.

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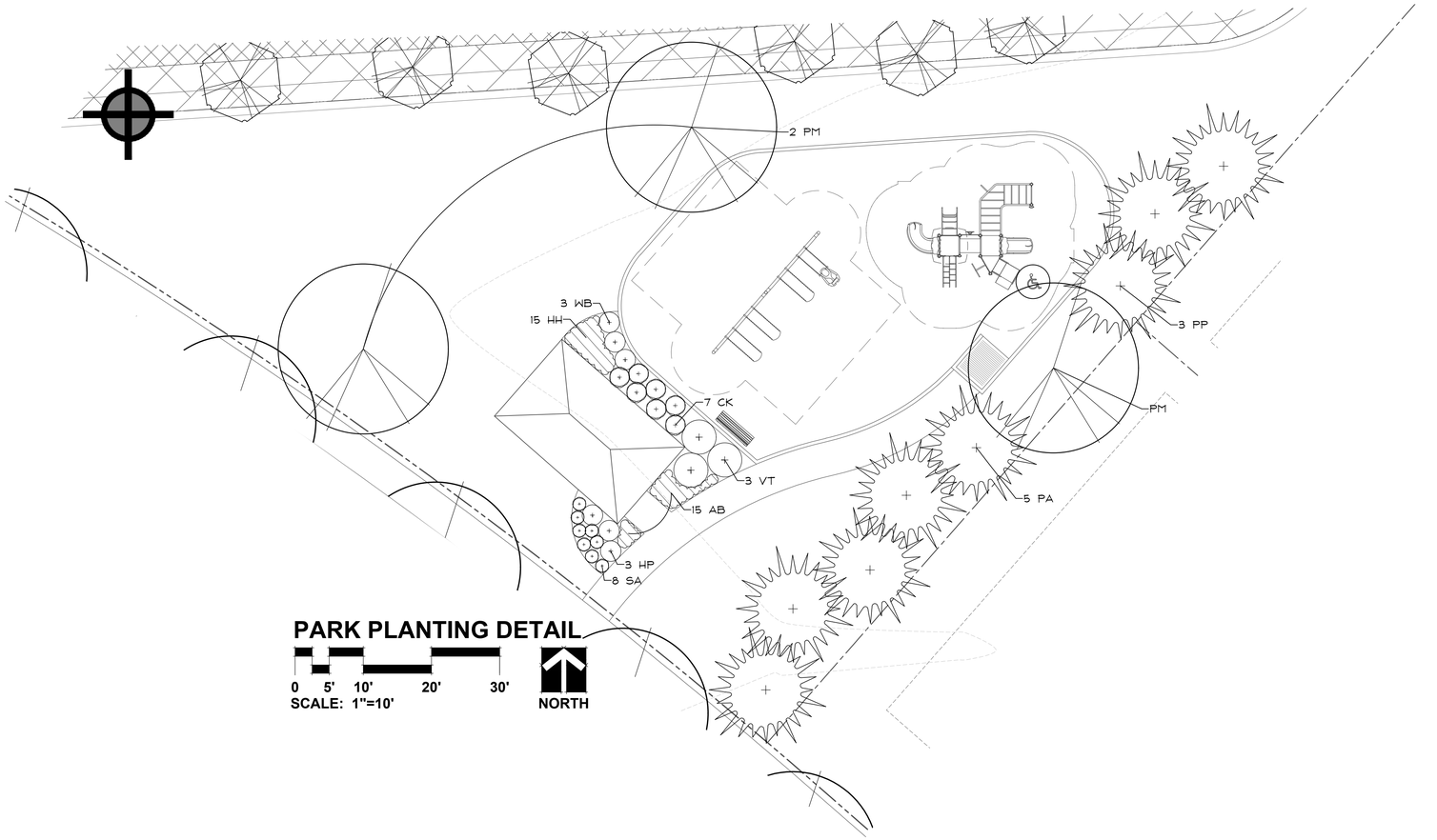
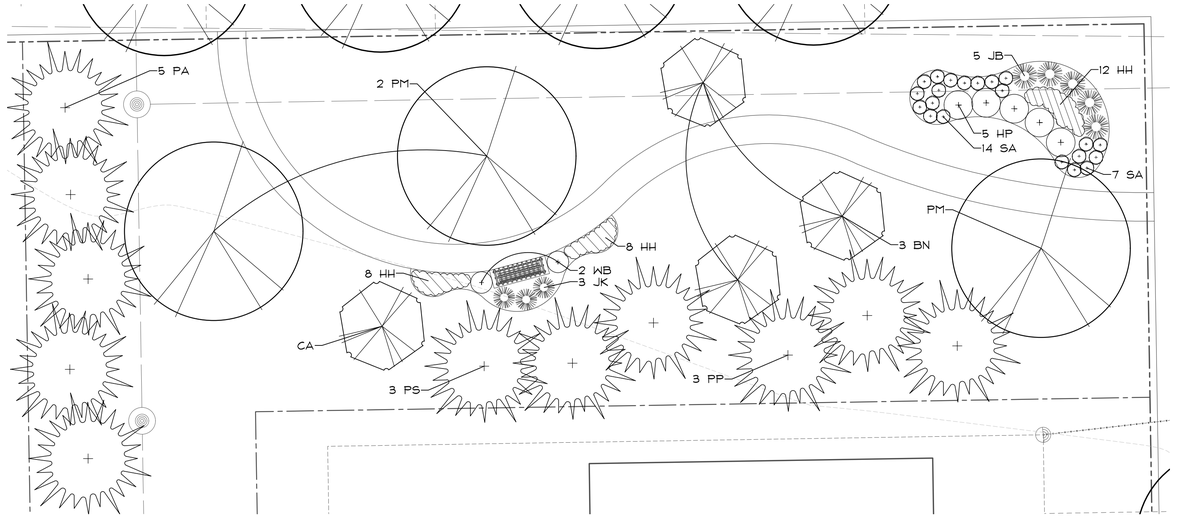


PARK PLANTING DETAIL

0 5' 10' 20' 30'

SCALE: 1"=10'

NORTH



SEATING AREA PLANTING DETAIL

0 5' 10' 20' 30'

SCALE: 1"=10'

NORTH

GARY R. WEBER ASSOCIATES, INC.
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ECOLOGICAL CONSULTING
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PRAIRIE LANDING

JOLIET, ILLINOIS

LANDSCAPE DETAILS

1	11.14.2024
REVISIONS	

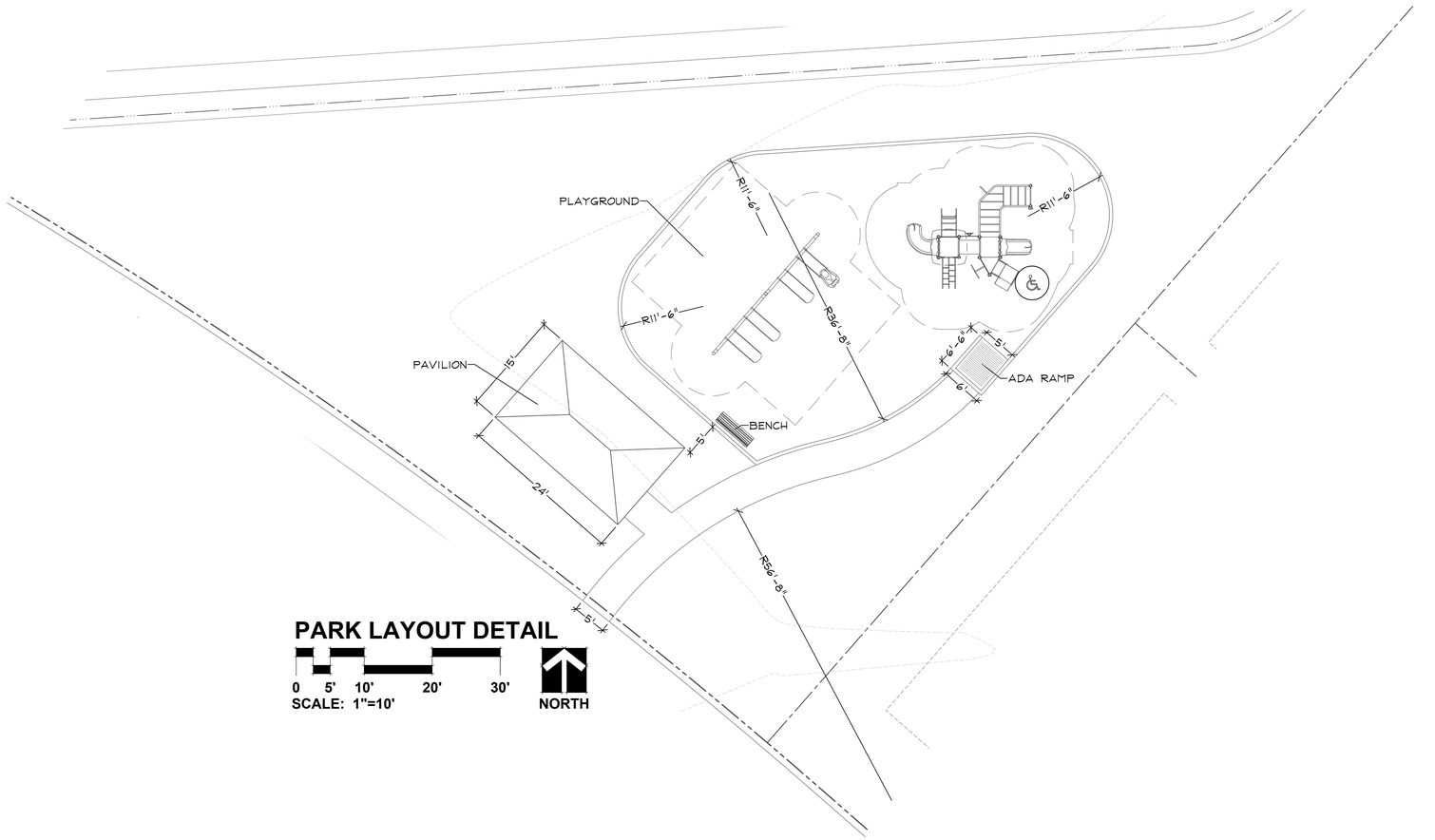
DATE	11.01.2024
PROJECT NO.	DR23154
DRAWN	SMR
CHECKED	DHS
SHEET NO.	

4 OF 10

811 Know what's below. Call before you dig.

XREFS:

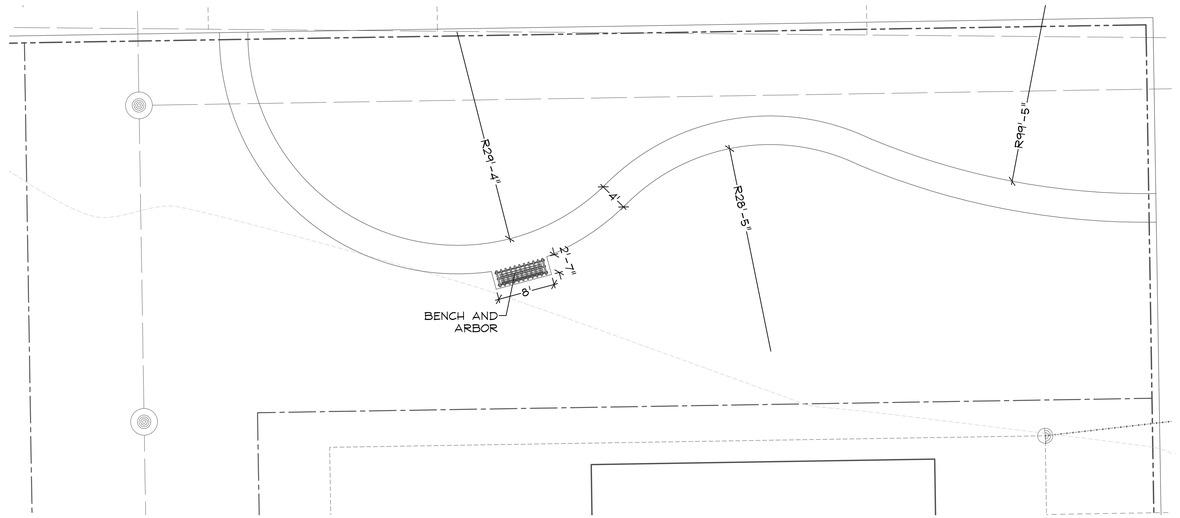
PLOT CONFIG:



PARK LAYOUT DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH



SEATING AREA LAYOUT DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH

SITE FURNISHING SCHEDULE

ITEM	MANUFACTURER	MODEL	QUANTITY	DETAILS
BENCH	XXX	XXX XXX	2	SURFACE MOUNTED COLOR: BLACK FINISH: POWDER COAT
CONCRETE WALKS/PAD			XXX S.F.	
CONCRETE CURB			XX LF	
DECORATIVE PAVERS	UNILOCK	HOLLAND STONE	XXX SF	PATTERN:HERRINGBONE WITH SOLDIER COURSE BORDER COLOR: NATURAL
UPLIGHTS	ALLIANCE - OR APPROVED EQUAL	BULLET LIGHT 200 - 5W	2 EA.	MATERIAL: CAST BRASS CATALOG NUMBER: LLALBL200LED
PAVILION	XX	XX	1 EA.	ROOF COLOR: XX COLUMN COLOR: XX SIZE: 24' x 15'

GARY R. WEBER ASSOCIATES, INC.
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SCHAUMBURG, IL 60173

CIVIL ENGINEER
MANHARD CONSULTING
333 E. BUTTERFIELD RD. STE. 600
LOMBARD, IL 60148

PRAIRIE LANDING
JOLIET, ILLINOIS

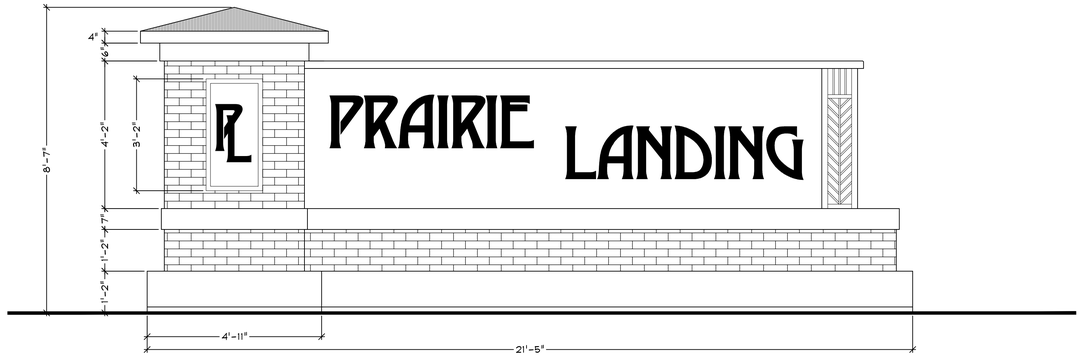
AMENITY PLANS

1 11.14.2024
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.
5 OF 10

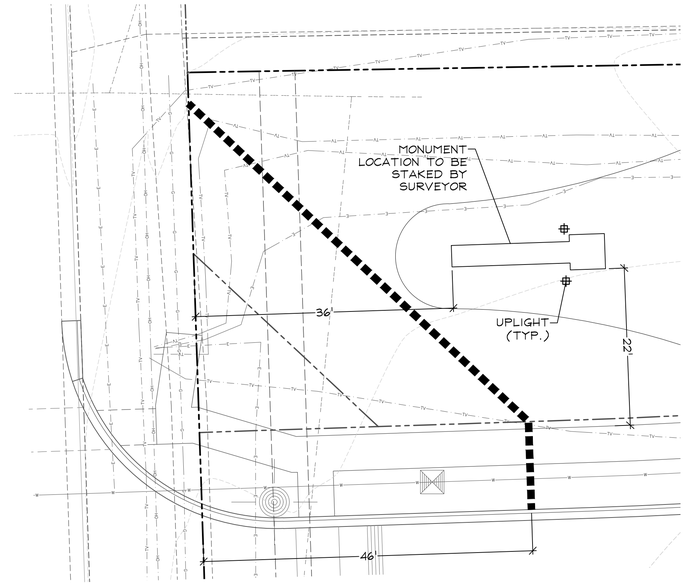
811 Know what's below. Call before you dig.

XREFS
PLOT CONFIG



MONUMENT DETAIL

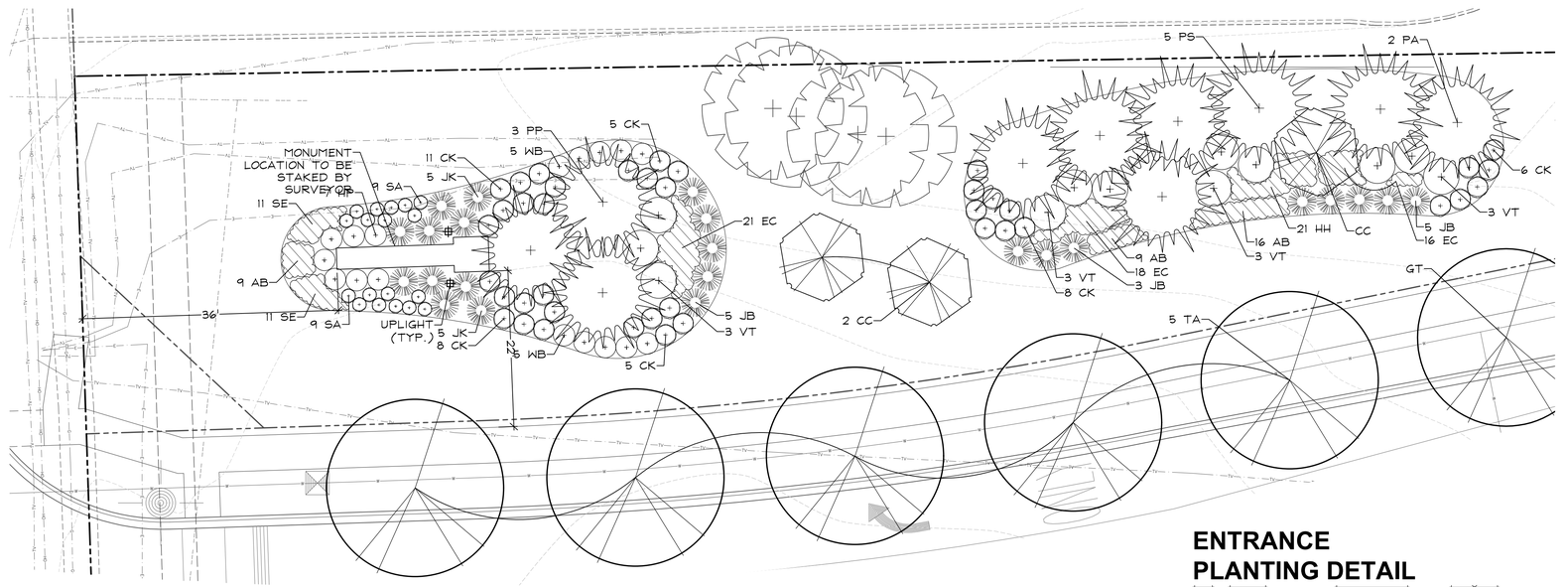
0 1/4" 1/2" 1" 1 1/2"
SCALE: 1/2"=1'



MONUMENT LAYOUT DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH



ENTRANCE PLANTING DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH

811 Know what's below. Call before you dig.

GR WA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
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LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
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MONUMENT DETAILS

1	11.14.2024	
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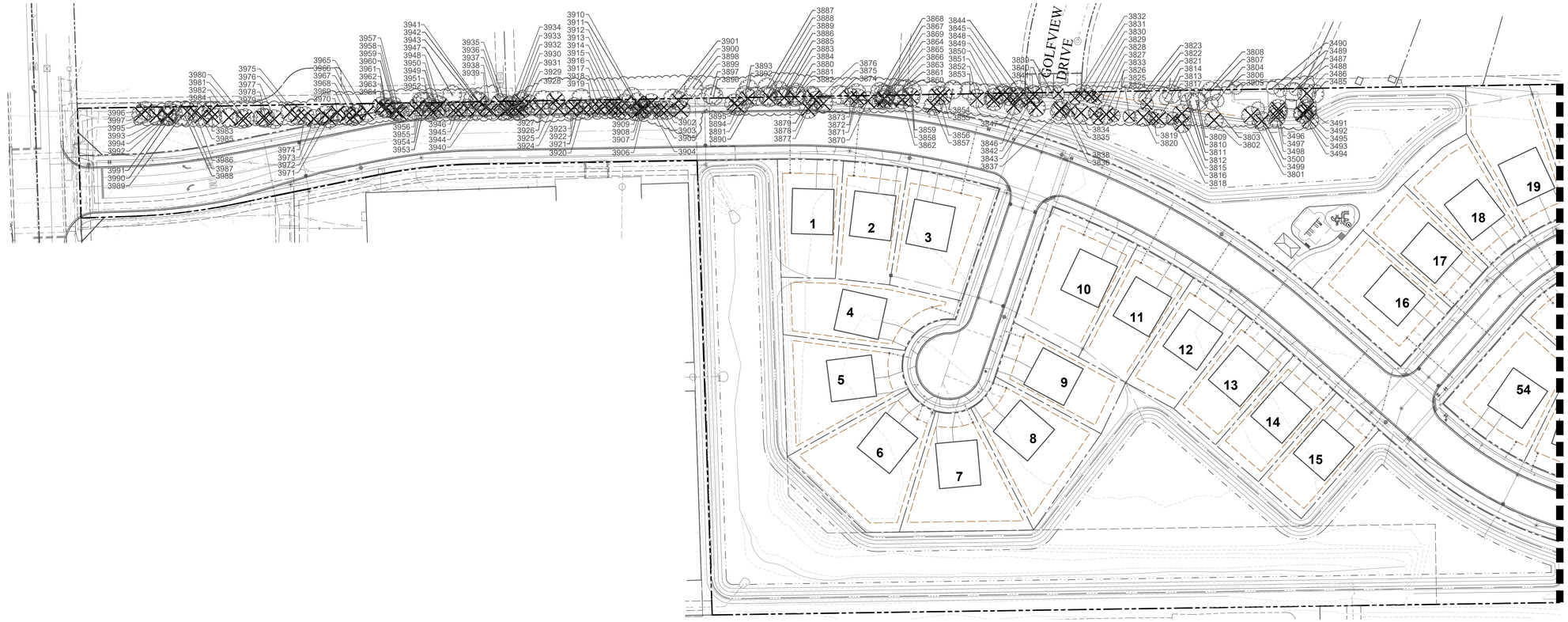
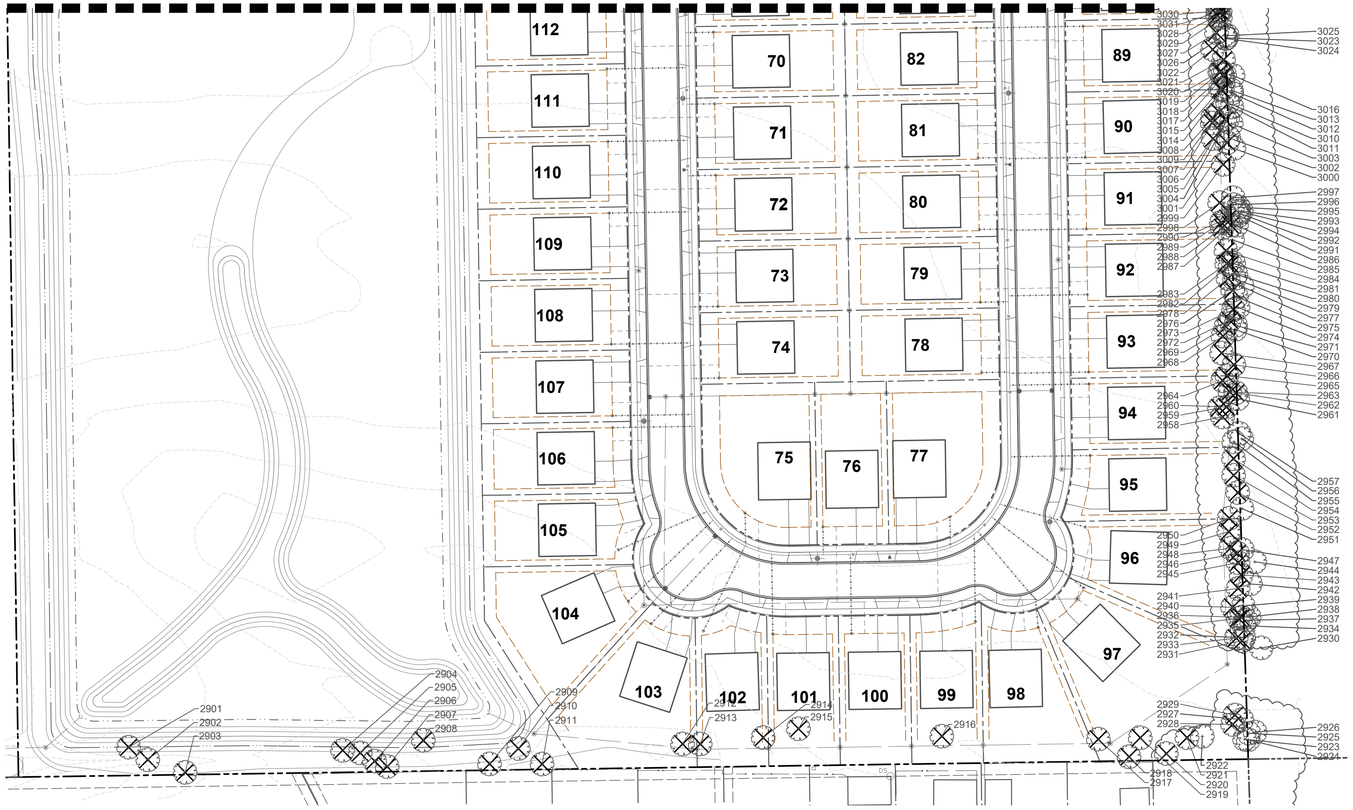
6 OF 10

XREFS
PLOT CONFIG

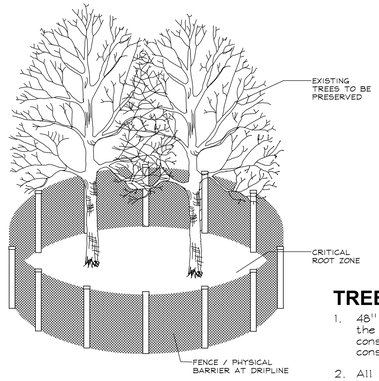




LEGEND

1234 EXISTING TREE

1234 EXISTING TREE TO BE REMOVED



TREE PRESERVATION DETAIL

(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels,lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

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PRAIRIE LANDING
JOLIET, ILLINOIS

TREE PRESERVATION PLAN

REVISIONS	
1	11.14.2024

DATE	11.01.2024
PROJECT NO.	DR23154
DRAWN	SMR
CHECKED	DHS
SHEET NO.	7 OF 10

XREFS
PLOT CONFIG

RATING AND SURVEY CRITERIA

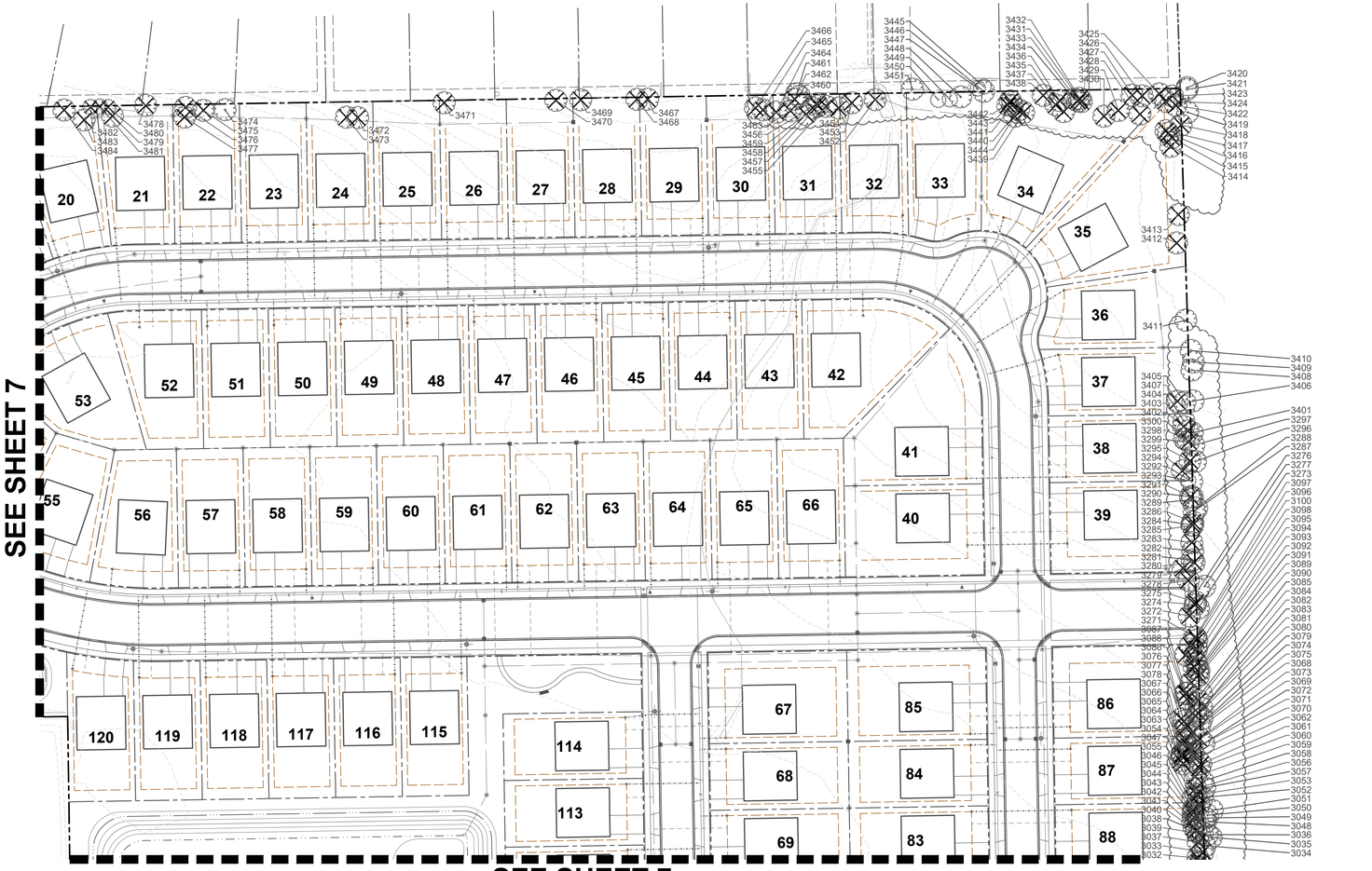
1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitous growth only, decay

TOTAL TREE COUNT: 524 (2901-3098, 3100, 3271-3300, 3401-3500, 3801-3997)

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
2901	*Pyrus calleryana*	Pear	6	3 - Fair	Crowded		Remove
2902	*Fraxinus sp.*	Ash	14,14	5 - Poor	V-shaped joint|Double Leader|Split Risk	Dead Leader	Remove
2903	*Pyrus calleryana*	Pear	5	2 - Good			Remove
2904	*Gleditsia triacanthos*	Honey Locust	14	2 - Good			Remove
2905	*Malus sp.*	Crabapple	7	3 - Fair		Trunk Scar	Remove
2906	Prunus serotina	Black Cherry	18	3 - Fair	Unbalanced	Trunk Scar	Remove
2907	*Fraxinus sp.*	Ash	7	5 - Poor		>50% dead wood|Dead Leader|Adventitous Growth	Remove
2908	*Fraxinus sp.*	Ash	7,6	5 - Poor	V-shaped joint|Double Leader|Split Risk	Trunk Scar	Remove
2909	*Prunus serotina*	Black Cherry	11	4 - Fair/Poor	Lean		Remove
2910	*Fraxinus sp.*	Ash	6,5,5	5 - Poor	V-shaped joint|Multi Leader|Split Risk	30% dead wood	Remove
2911	*Fraxinus sp.*	Ash	6	3 - Fair	Lean|Unbalanced		Remove
2912	*Morus alba*	White Mulberry	23,22,14	5 - Poor	V-shaped joint|Double Leader|Multi Leader	Trunk Scar	Remove
2913	*Fraxinus sp.*	Ash	11	3 - Fair	Lean	10% dead wood	Remove
2914	*Fraxinus sp.*	Ash	7,6	5 - Poor	V-shaped joint|Double Leader|Split Risk	20% dead wood	Remove
2915	*Pyrus calleryana*	Pear	7,5,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
2916	*Prunus serotina*	Black Cherry	26	4 - Fair/Poor	Fused Leaders	Fungus-Stem	Remove
2917	*Acer saccharinum*	Silver Maple	11,10	5 - Poor	V-shaped joint|Double Leader|Split Risk	Trunk Scar	Remove
2918	*Prunus serotina*	Black Cherry	18,13	5 - Poor	V-shaped joint|Double Leader|Split Risk|Broken Leader	Trunk Scar	Remove
2919	*Pyrus calleryana*	Pear	17	2 - Good	Lean		Remove
2920	*Morus alba*	White Mulberry	16,13	5 - Poor	V-shaped joint|Double Leader|Split Risk	Trunk Scar	Remove
2921	*Prunus serotina*	Black Cherry	11,8	5 - Poor	V-shaped joint|Double Leader|Split Risk	>50% dead wood|Trunk Damage	Remove
2922	*Juniperus virginiana*	Red Cedar	8, 35` Tall	3 - Fair			Preserve
2923	*Celtis occidentalis*	Hackberry	22	2 - Good	Unbalanced		Preserve
2924	*Maclura pomifera*	Osage Orange	20,18,16	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Wood rot|Trunk Scar	Preserve
2925	*Maclura pomifera*	Osage Orange	15	4 - Fair/Poor	Lean|Crown Lean|Crowded	30% dead wood	Preserve
2926	Maclura pomifera	Osage Orange	18	5 - Poor	Horizontal Growth	40% dead wood|Trunk Damage	Preserve
2927	*Celtis occidentalis*	Hackberry	28	2 - Good	Unbalanced	Callus	Preserve
2928	*Celtis occidentalis*	Hackberry	7	4 - Fair/Poor	Crown Lean|Crowded		Remove
2929	*Celtis occidentalis*	Hackberry	6,2	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
2930	*Prunus serotina*	Black Cherry	12,7,6	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Wood rot|Cavity	Preserve
2931	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Unbalanced|Crown Lean		Remove
2932	*Prunus serotina*	Black Cherry	9	3 - Fair	Lean		Preserve
2933	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor	Unbalanced	Trunk Damage	Remove
2934	*Prunus serotina*	Siberian Elm	29	3 - Fair		10% dead wood|Trunk Scar	Preserve
2935	*Prunus serotina*	Black Cherry	11	4 - Fair/Poor	Lean|Unbalanced	Fungus-Stem	Remove
2936	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Unbalanced		Remove
2937	*Prunus serotina*	Black Cherry	4	6 - Dead			Preserve
2938	*Prunus serotina*	Black Cherry	6	5 - Poor	Lean	30% dead wood|Sparse foliage	Preserve
2939	*Celtis occidentalis*	Hackberry	12	3 - Fair	Unbalanced		Remove
2940	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
2941	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor	Unbalanced|Crowded	Trunk Scar	Remove
2942	*Morus alba*	White Mulberry	23,13,10	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader/Cavity	Preserve
2943	*Prunus serotina*	Black Cherry	21	5 - Poor	Crown Lean|Crowded	20% dead wood|Wood rot|Trunk Damage	Remove
2944	*Prunus serotina*	Black Cherry	17	3 - Fair	Unbalanced	20% dead wood	Preserve
2945	*Prunus serotina*	Black Cherry	12	6 - Dead			Remove
2946	*Prunus serotina*	Black Cherry	6,5	5 - Poor	V-shaped joint|Double Leader|Split Risk	Dead Leader/Cavity	Remove
2947	*Prunus serotina*	Black Cherry	6	6 - Dead			Preserve
2948	*Maclura pomifera*	Osage Orange	14	5 - Poor	Unbalanced|Crowded	Cavity	Remove
2949	*Maclura pomifera*	Osage Orange	7	4 - Fair/Poor	Unbalanced|Crowded	30% dead wood	Remove
2950	*Maclura pomifera*	Osage Orange	13	5 - Poor	Strong lean|Crowded		Remove
2951	*Prunus serotina*	Black Cherry	15,11	4 - Fair/Poor	U-shaped joint|Double Leader|Lean|Crown Lean		Preserve
2952	*Maclura pomifera*	Osage Orange	3,20, 20, 15,14,11	5 - Poor	V-shaped joint|Multi Leader|Split Leaders	30% dead wood	Remove
2953	*Maclura pomifera*	Osage Orange	2,20,19,18,15,13,1	5 - Poor	V-shaped joint|Multi Leader|Split Leaders	Cavity	Remove
2954	*Celtis occidentalis*	Hackberry	20	4 - Fair/Poor		Cavity	Remove
2955	*Celtis occidentalis*	Hackberry	14	3 - Fair	Crown Lean|Crowded		Preserve
2956	*Prunus serotina*	Black Cherry	18	4 - Fair/Poor	Lean	10% dead wood|Trunk Scar	Preserve
2957	*Prunus serotina*	Black Cherry	13	4 - Fair/Poor	Lean|Crown Lean	20% dead wood|Dead Limbs	Preserve
2958	*Maclura pomifera*	Osage Orange	8,6	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crowded		Remove
2959	*Ulmus pumila*	Siberian Elm	7	4 - Fair/Poor	Crown Lean|Crowded|Broken Limb		Remove
2960	*Maclura pomifera*	Osage Orange	26	5 - Poor	Fused Leaders|Lean	Trunk Damage	Remove
2961	*Prunus serotina*	Black Cherry	12	6 - Dead			Preserve
2962	*Prunus serotina*	Black Cherry	13	6 - Dead			Remove
2963	*Prunus serotina*	Black Cherry	20	3 - Fair	Unbalanced|Crown Lean		Remove
2964	*Ulmus pumila*	Siberian Elm	6	3 - Fair	Unbalanced		Remove
2965	*Prunus serotina*	Black Cherry	5	5 - Poor	Strong lean|Crowded		Remove
2966	Prunus serotina	Black Cherry	29	5 - Poor	Split Leaders|Strong lean		Remove
2967	*Maclura pomifera*	Osage Orange	7,2	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crowded		Remove
2968	*Celtis occidentalis*	Hackberry	9	2 - Good			Remove
2969	*Celtis occidentalis*	Hackberry	4	2 - Good	Crowded		Remove
2970	*Prunus serotina*	Black Cherry	15,10	5 - Poor	U-shaped joint|Double Leader|Broken Leader	20% dead wood	Preserve
2971	*Prunus serotina*	Black Cherry	21	5 - Poor		30% dead wood|Wood rot|Cavity|Trunk Damage	Preserve
2972	*Prunus serotina*	Black Cherry	9	5 - Poor	Strong lean|Crowded		Remove
2973	*Morus alba*	White Mulberry	7	4 - Fair/Poor	Crown Lean|Crowded		Remove
2974	*Prunus serotina*	Black Cherry	24,17	5 - Poor	V-shaped joint|Double Leader|Broken Limb	20% dead wood|Trunk Damage	Preserve
2975	*Unknown*	Unknown	9	6 - Dead			Preserve
2976	*Prunus serotina*	Black Cherry	14	5 - Poor	Unbalanced	30% dead wood|Trunk Damage	Remove
2977	*Morus alba*	White Mulberry	15,13,9	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Lean|Crown Lean		Preserve
2978	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
2979	*Prunus serotina*	Black Cherry	24	3 - Fair		10% dead wood	Preserve
2980	*Prunus serotina*	Black Cherry	7	5 - Poor	Lean|Crown Lean|Crowded	Trunk Damage	Preserve
2981	*Prunus serotina*	Black Cherry	23	3 - Fair	Unbalanced		Preserve
2982	*Prunus serotina*	Black Cherry	8	6 - Dead			Remove
2983	*Prunus serotina*	Black Cherry	14,12	5 - Poor	U-shaped joint|Double Leader|Lean	Cavity|Trunk Damage	Remove
2984	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
2985	*Prunus serotina*	Black Cherry	18	5 - Poor	Broken Limb	Dead Limbs|Fungus-Stem|Trunk Damage	Preserve
2986	Prunus serotina	Black Cherry	7	3 - Fair	Lean		Preserve
2987	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean	50% dead wood	Remove
2988	*Ulmus pumila*	Siberian Elm	13	4 - Fair/Poor	Lean|Unbalanced|Broken Limb	10% dead wood	Remove
2989	*Prunus serotina*	Black Cherry	14	3 - Fair			Remove
2990	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
2991	*Prunus serotina*	Black Cherry	8	5 - Poor	Strong lean|Crown Lean	50% dead wood|Dead Leader	Preserve
2992	*Unknown*	Unknown	6	6 - Dead			Preserve
2993	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	Lean|Crown Lean	20% dead wood	Preserve
2994	*Prunus serotina*	Black Cherry	17	4 - Fair/Poor	Lean	20% dead wood|Trunk Scar	Preserve
2995	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	Lean|Crown Lean|Crowded		Preserve
2996	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Crown Lean	Fungus-Stem	Preserve
2997	*Celtis occidentalis*	Hackberry	15	2 - Good	Unbalanced		Preserve
2998	*Ulmus pumila*	Siberian Elm	6	4 - Fair/Poor	Crown Lean|Crowded	20% dead wood	Remove
2999	*Prunus serotina*	Black Cherry	12	5 - Poor	Strong lean		Remove
3000	*Prunus serotina*	Black Cherry	16,14,13,10	5 - Poor	V-shaped joint|Multi Leader|Split Risk	20% dead wood|Cavity	Preserve
3001	*Prunus serotina*	Black Cherry	9	5 - Poor	Strong lean	Cavity	Remove
3002	*Prunus serotina*	Black Cherry	16,12,12	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader/Cavity	Preserve
3003	*Prunus serotina*	Black Cherry	24	4 - Fair/Poor	Fused Leaders|Lean	10% dead wood	Preserve
3004	*Prunus serotina*	Black Cherry	10	3 - Fair			Preserve
3005	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Crown Lean|Crowded		Remove
3006	Prunus serotina	Black Cherry	5	3 - Fair			Remove
3007	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3008	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean		Remove
3009	*Prunus serotina*	Black Cherry	6	6 - Dead			Remove
3010	*Acer negundo*	Box Elder	6	4 - Fair/Poor	Lean|Crown Lean		Preserve
3011	*Prunus serotina*	Black Cherry	10	3 - Fair	Lean|Unbalanced		Preserve
3012	*Celtis occidentalis*	Hackberry	18,4	3 - Fair	Double Leader	Trunk Scar	Preserve
3013	*Prunus serotina*	Black Cherry	21,17	5 - Poor	V-shaped joint|Double Leader|Split Risk	Cavity	Preserve
3014	*Celtis occidentalis*	Hackberry	5	3 - Fair	Unbalanced|Crown Lean		Remove
3015	*Prunus serotina*	Black Cherry	10	3 - Fair	Unbalanced		Remove
3016	*Celtis occidentalis*	Hackberry	17	4 - Fair/Poor	Unbalanced		Preserve
3017	*Prunus serotina*	Black Cherry	5	6 - Dead			Remove
3018	*Prunus serotina*	Black Cherry	7	5 - Poor	Strong lean	Trunk Scar	Remove
3019	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Crowded		Remove
3020	*Prunus serotina*	Black Cherry	20	4 - Fair/Poor	Lean|Unbalanced	Fungus-Stem|Trunk Damage	Remove
3021	*Celtis occidentalis*	Hackberry	24	2 - Good			Remove
3022	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Crowded	20% dead wood	Remove
3023	*Celtis occidentalis*	Hackberry	6	3 - Fair	Crown Lean|Crowded		Preserve
3024	*Celtis occidentalis*	Hackberry	10	2 - Good	Crowded		Preserve
3025	*Prunus serotina*	Black Cherry	36	3 - Fair		Fungus-Stem|Trunk Scar	Preserve
3026	Celtis occidentalis	Hackberry	7	3 - Fair	Crown Lean|Crowded		Preserve
3027	*Prunus serotina*	Black Cherry	4,3	5 - Poor	V-shaped joint|Double Leader|Split Risk|Lean|Crowded		Remove
3028	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3029	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean		Remove
3030	*Unknown*	Unknown	7	6 - Dead			Remove
3031	*Prunus serotina*	Black Cherry	9,7,5	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Strong lean	Trunk Damage	Remove
3032	*Prunus serotina*	Black Cherry	8	5 - Poor	Strong lean	Trunk Damage	Remove
3033	*Acer negundo*	Box Elder	17	4 - Fair/Poor	Unbalanced	Trunk Scar	Remove
3034	*Prunus serotina*	Black Cherry	22	4 - Fair/Poor		30% dead wood|Dead Limbs|Trunk Damage	Preserve
3035	*Celtis occidentalis*	Hackberry	16	3 - Fair	Lean|Unbalanced	10% dead wood	Preserve
3036	*Celtis occidentalis*	Hackberry	12	3 - Fair			Preserve
3037	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor	Lean|Unbalanced	20% dead wood	Remove
3038	*Celtis occidentalis*	Hackberry	9	3 - Fair	Unbalanced|Crown Lean	Trunk Scar	Preserve
3039	*Prunus serotina*	Black Cherry	12	3 - Fair	Lean		Remove
3040	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3041	*Prunus serotina*	Black Cherry	12	5 - Poor	Strong lean|Crowded		Remove
3042	*Morus alba*	White Mulberry	14	4 - Fair/Poor	Lean|Crown Lean|Crowded	Trunk Scar	Remove
3043	*Prunus serotina*	Black Cherry	4	6 - Dead			Remove
3044	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Crowded		Remove
3045	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean|Crowded		Remove
3046	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3047	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3048	*Maclura pomifera*	Osage Orange	7,4	5 - Poor	V-shaped joint|Double Leader|Split Risk		Preserve

TREE INVENTORY CONTINUED ON SHEET 8



LEGEND

1234 **EXISTING TREE**

1234 **EXISTING TREE TO BE REMOVED**

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PRAIRIE LANDING
JOLIET, ILLINOIS

TREE PRESERVATION PLAN & INVENTORY

1	11.14.2024	
REVISIONS		

DATE	11.01.2024
PROJECT NO.	DR23154
DRAWN	SMR
CHECKED	DHS
SHEET NO.	

8 OF 10

Know what's below. Call before you dig.

PLOT DWG:
XREFS:

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3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREE COUNT: 524 (2001-3098, 3100, 3271-3300, 3401-3500, 3801-3997)

3049	*Celtis occidentalis*	Hackberry	4	3 - Fair	Crowded		Preserve
3050	*Madura pomifera*	Osage Orange	14,10,10,9	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader|Cavity	Preserve
3051	*Celtis occidentalis*	Hackberry	20	2 - Good			Preserve
3052	*Prunus serotina*	Black Cherry	10	3 - Fair			Preserve
3053	*Prunus serotina*	Black Cherry	14	3 - Fair			Remove
3054	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Unbalanced	20% dead wood	Remove
3055	*Prunus serotina*	Black Cherry	6	5 - Poor	Broken Leader	Adventitious Growth	Remove
3056	*Prunus serotina*	Black Cherry	14	3 - Fair	Crown Lean		Remove
3057	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean	20% dead wood	Preserve
3058	*Prunus serotina*	Black Cherry	11	4 - Fair/Poor	Lean	40% dead wood|Sparse foliage	Preserve
3059	*Prunus serotina*	Black Cherry	9,5	5 - Poor	Fused Leaders	Dead Leader	Remove
3060	*Prunus serotina*	Black Cherry	8	6 - Dead			Remove
3061	*Unknown*	Unknown	8,4	6 - Dead			Remove
3062	*Prunus serotina*	Black Cherry	6	3 - Fair	Lean		Remove
3063	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3064	*Morus alba*	White Mulberry	7	5 - Poor	Unbalanced|Crowded	Trunk Damage	Remove
3065	*Prunus serotina*	Black Cherry	5	5 - Poor	Unbalanced|Crowded	Trunk Damage	Remove
3066	*Prunus serotina*	Black Cherry	5	6 - Poor	Unbalanced|Crowded	Trunk Damage	Remove
3067	*Prunus serotina*	Black Cherry	6,4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3068	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3069	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Unbalanced|Crowded	Trunk Scar	Remove
3070	*Prunus serotina*	Black Cherry	6	5 - Poor	Strong lean		Remove
3071	*Prunus serotina*	Black Cherry	12	5 - Poor	Crown Lean	40% dead wood|Sparse foliage	Remove
3072	*Madura pomifera*	Osage Orange	19,14,7,7,6,4,4	5 - Poor	V-shaped joint|Multi Leader|Split Risk	40% dead wood|Trunk Damage	Preserve
3073	*Prunus serotina*	Black Cherry	32	4 - Fair/Poor		Trunk Damage|Sparse foliage	Remove
3074	*Celtis occidentalis*	Hackberry	9	3 - Fair	Unbalanced|Crowded		Preserve
3075	*Celtis occidentalis*	Hackberry	5	3 - Fair	Unbalanced|Crowded		Preserve
3076	*Prunus serotina*	Black Cherry	4	3 - Fair	Unbalanced|Crown Lean		Remove
3077	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean		Remove
3078	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Fused Leaders|Lean|Crown Lean|Crowded		Remove
3079	*Prunus serotina*	Black Cherry	6	3 - Fair	Lean		Preserve
3080	*Prunus serotina*	Black Cherry	6	6 - Dead			Remove
3081	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Crown Lean	30% dead wood	Remove
3082	*Prunus serotina*	Black Cherry	5	5 - Poor	Horizontal Growth		Remove
3083	*Prunus serotina*	Black Cherry	7	5 - Poor	Lean|Crown Lean	Trunk Damage	Remove
3084	*Prunus serotina*	Black Cherry	6	5 - Poor	Strong lean	30% dead wood|Dead Leader	Remove
3085	*Prunus serotina*	Black Cherry	25,10,6,4	5 - Poor	Crown Lean	Dead Leader|Trunk Damage	Preserve
3086	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Unbalanced|Crown Lean	Sparse foliage	Remove
3087	*Prunus serotina*	Black Cherry	4	3 - Fair	Crown Lean|Crowded		Remove
3088	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3089	*Ulmus pumila*	Siberian Elm	12,9	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3090	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Crown Lean	20% dead wood	Remove
3091	*Prunus serotina*	Black Cherry	11,8	4 - Fair/Poor	U-shaped joint|Double Leader|Lean	Sparse foliage	Preserve
3092	*Prunus serotina*	Black Cherry	18	4 - Fair/Poor	Crown Lean	Trunk Damage	Remove
3093	*Ulmus pumila*	Siberian Elm	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3094	*Morus alba*	White Mulberry	6	5 - Poor	Crown Lean	>50% dead wood|Trunk Damage	Remove
3095	*Morus alba*	White Mulberry	4,3	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3096	*Ulmus pumila*	Siberian Elm	7	3 - Fair	Unbalanced		Remove
3097	*Celtis occidentalis*	Hackberry	4	3 - Fair	Unbalanced|Crown Lean		Remove
3098	*Prunus serotina*	Black Cherry	14,6	5 - Poor	V-shaped joint|Double Leader|Split Risk|Lean		Remove
3100	*Prunus serotina*	Black Cherry	6	5 - Poor		Dead Leader|Fungus-Stem|Wood rot	Remove
3271	*Prunus serotina*	Black Cherry	15,11	5 - Poor	V-shaped joint|Double Leader|Split Risk	Sparse foliage	Remove
3272	*Prunus serotina*	Black Cherry	5	3 - Fair	Crown Lean		Remove
3273	*Celtis occidentalis*	Hackberry	7	3 - Fair	Unbalanced|Crowded		Preserve
3274	*Prunus serotina*	Black Cherry	19,16,8	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader|Sparse foliage	Remove
3275	*Celtis occidentalis*	Hackberry	11	3 - Fair	Unbalanced|Crowded		Remove
3276	*Prunus serotina*	Black Cherry	7,6	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
3277	*Prunus serotina*	Black Cherry	12	4 - Fair/Poor	Lean	20% dead wood	Preserve
3278	*Prunus serotina*	Black Cherry	11	3 - Fair	Unbalanced		Remove
3279	*Pyrus calleryana*	Pear	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3280	*Prunus serotina*	Black Cherry	18,14	5 - Poor	Double Leader|Split Leaders	Dead Leader	Remove
3281	*Celtis occidentalis*	Hackberry	30	3 - Fair		Trunk Damage	Preserve
3282	*Prunus serotina*	Black Cherry	14	3 - Fair	Unbalanced		Remove
3283	*Prunus serotina*	Black Cherry	18,16	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3284	*Celtis occidentalis*	Hackberry	8	3 - Fair	Crown Lean|Crowded		Remove
3285	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3286	*Prunus serotina*	Black Cherry	9	6 - Dead			Remove
3287	*Prunus serotina*	Black Cherry	16,15	5 - Poor	U-shaped joint|Double Leader	Dead Leader|Hollow|Cavity	Preserve
3288	*Celtis occidentalis*	Hackberry	8	3 - Fair	Unbalanced|Crowded		Preserve
3289	*Celtis occidentalis*	Hackberry	9	3 - Fair	Crown Lean|Crowded		Preserve
3290	*Prunus serotina*	Black Cherry	11	3 - Fair			Remove
3291	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3292	*Prunus serotina*	Black Cherry	20,10	3 - Fair	U-shaped joint|Double Leader|Unbalanced		Preserve
3293	*Juniperus virginiana*	Red Cedar	7,25' Tall	3 - Fair	Crowded		Preserve
3294	*Madura pomifera*	Osage Orange	7,7,6,4,4	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3295	*Prunus serotina*	Black Cherry	8,6	4 - Fair/Poor	U-shaped joint|Double Leader	40% dead wood|Vines	Remove
3296	*Prunus serotina*	Black Cherry	8	3 - Fair	Lean		Preserve
3297	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Unbalanced|Crown Lean	40% dead wood	Remove
3298	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Crown Lean|Crowded		Remove
3299	*Juniperus virginiana*	Red Cedar	12,35' Tall	3 - Fair	Crowded		Preserve
3300	*Ulmus pumila*	Siberian Elm	22	3 - Fair	Unbalanced		Preserve
3401	*Prunus serotina*	Black Cherry	7	5 - Poor	Strong lean	Vines	Preserve
3402	*Prunus serotina*	Black Cherry	4	5 - Poor	Lean|Crown Lean|Crowded		Remove
3403	*Prunus serotina*	Black Cherry	24,12	5 - Poor	U-shaped joint|Double Leader	>50% dead wood|Dead Leader|Trunk Damage	Remove
3404	*Celtis occidentalis*	Hackberry	11	2 - Good			Preserve
3405	*Celtis occidentalis*	Hackberry	6	3 - Fair	Crown Lean	10% dead wood	Preserve
3406	*Celtis occidentalis*	Hackberry	7	3 - Fair	Lean|Unbalanced|Crown Lean		Preserve
3407	*Pyrus calleryana*	Pear	5	3 - Fair	Unbalanced		Remove
3408	*Prunus serotina*	Black Cherry	10,9	5 - Poor	V-shaped joint|Double Leader|Split Risk|Unbalanced		Preserve
3409	*Prunus serotina*	Black Cherry	20,13	5 - Poor	V-shaped joint|Double Leader|Split Risk		Preserve
3410	*Prunus serotina*	Black Cherry	11,9,8,8	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader	Preserve
3411	*Prunus serotina*	Black Cherry	8	3 - Fair			Preserve
3412	*Ulmus pumila*	Siberian Elm	4	2 - Good			Remove
3413	*Prunus serotina*	Black Cherry	12,8,7,5,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk	>50% dead wood	Remove
3414	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3415	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Crown Lean	10% dead wood	Remove
3416	*Prunus serotina*	Black Cherry	7	3 - Fair		20% dead wood	Remove
3417	Prunus serotina	Black Cherry	8	5 - Poor	Strong lean		Remove
3418	*Ulmus pumila*	White Mulberry	10	3 - Fair			Remove
3419	*Celtis occidentalis*	Hackberry	15	2 - Good			Preserve
3420	*Ulmus pumila*	White Mulberry	20	3 - Fair	Unbalanced		Preserve
3421	*Celtis occidentalis*	Hackberry	13	3 - Fair	Lean|Unbalanced		Preserve
3422	*Prunus serotina*	Black Cherry	14,10	5 - Poor	V-shaped joint|Double Leader|Split Risk|Strong lean	Wood rot	Remove
3423	*Acer negundo*	Box Elder	6	4 - Fair/Poor	Unbalanced|Crown Lean		Remove
3424	*Prunus serotina*	Black Cherry	11,9	5 - Poor	V-shaped joint|Double Leader|Split Risk	Dead Leader	Remove
3425	*Morus alba*	White Mulberry	20	3 - Fair			Remove
3426	*Prunus serotina*	Black Cherry	13	4 - Fair/Poor	Lean|Unbalanced		Remove
3427	*Prunus serotina*	Black Cherry	15,7	5 - Poor	V-shaped joint|Double Leader|Split Risk	Cavity	Remove
3428	*Acer negundo*	Box Elder	14	4 - Fair/Poor	Lean|Unbalanced|Crowded		Remove
3429	*Acer negundo*	Box Elder	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3430	*Acer negundo*	Box Elder	11	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3431	*Prunus serotina*	Black Cherry	12	3 - Fair	Unbalanced|Crown Lean		Remove
3432	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean	Trunk Damage	Remove
3433	*Prunus serotina*	Black Cherry	8,6	5 - Poor	V-shaped joint|Double Leader|Split Risk|Lean		Remove
3434	*Ulmus americana*	American Elm	36	3 - Fair			Remove
3435	*Ulmus pumila*	Siberian Elm	6	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3436	*Prunus serotina*	Black Cherry	13,4	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
3437	Morus alba	White Mulberry	21	5 - Poor	Double Leader|Fused Leaders	Cavity	Remove
3438	*Prunus serotina*	Black Cherry	11,8	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3439	*Ulmus americana*	American Elm	6,2	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crowded		Remove
3440	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3441	*Unknown*	Unknown	10,4	6 - Dead			Remove
3442	*Morus alba*	White Mulberry	14	3 - Fair	Lean|Unbalanced		Remove
3443	*Prunus serotina*	Black Cherry	8	3 - Fair	Lean|Unbalanced		Remove
3444	*Morus alba*	White Mulberry	7,4	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
3445	*Picea pungens*	Colorado Spruce	9,30' Tall	3 - Fair		20% dead wood	Preserve
3446	*Prunus serotina*	Black Cherry	14	3 - Fair	Lean		Remove
3447	*Picea pungens*	Colorado Spruce	10,30' Tall	3 - Fair	Lean	20% dead wood	Preserve
3448	*Gleditsia triacanthos*	Honey Locust	22	3 - Fair	Unbalanced		Remove
3449	*Juniperus virginiana*	Red Cedar	7,25' Tall	3 - Fair			Preserve
3450	*Juniperus virginiana*	Red Cedar	7,25' Tall	3 - Fair		20% dead wood	Preserve
3451	*Celtis occidentalis*	Hackberry	38	5 - Poor	Unbalanced	Wood rot|Cavity|Trunk Damage	Preserve
3452	*Prunus serotina*	Black Cherry	17	4 - Fair/Poor	Lean	50% dead wood	Remove
3453	*Prunus serotina*	Black Cherry	30	4 - Fair/Poor		Trunk Damage	Remove
3454	*Prunus serotina*	Black Cherry	24	3 - Fair	Unbalanced	10% dead wood	Remove
3455	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Unbalanced	30% dead wood	Remove
3456	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean	10% dead wood|Trunk Damage	Remove
3457	*Prunus serotina*	Black Cherry	10	6 - Dead			Remove
3458	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	Lean|Unbalanced		Remove
3459	*Prunus serotina*	Black Cherry	7	3 - Fair	Unbalanced		Remove
3460	*Celtis occidentalis*	Hackberry	24	5 - Poor	Broken Limb		Preserve
3461	*Prunus serotina*	Black Cherry	15,14,13,13	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Strong lean|Broken Leader	Dead Leader	Preserve
3462	*Celtis occidentalis*	Hackberry	5	5 - Poor	Lean	Trunk Damage	Remove
3463	*Pyrus calleryana*	Pear	10,8,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Unbalanced		Remove
3464	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3465	*Morus alba*	White Mulberry	13,7	6 - Poor	V-shaped joint|Double Leader|Split Risk|Unbalanced		Remove
3466	*Fraxinus sp.*	Ash	5	6 - Dead			Remove
3467	*Prunus serotina*	Black Cherry	20	4 - Fair/Poor		20% dead wood|Trunk Damage	Remove
3468	*Prunus serotina*	Black Cherry	16	5 - Poor		20% dead wood|Wood rot|Cavity	Remove
3469	*Prunus serotina*	Black Cherry	26	5 - Poor		Fungus-Stem|Wood rot|Cavity	Remove
3470	*Prunus serotina*	Black Cherry	23,22,16,19	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Trunk Damage	Remove
3471	*Prunus serotina*	Black Cherry	12,11	5 - Poor	V-shaped joint|Double Leader|Split Risk	Trunk Scar	Remove
3472	*Morus alba*	White Mulberry	9,7,6,6,4	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Cavity	Remove
3473	*Prunus serotina*	Black Cherry	7	3 - Fair		10% dead wood	Remove
3474	*Betula nigra*	River Birch	10	3 - Fair	Lean		Remove
3475	*Acer saccharinum*	Silver Maple	16,12	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3476	*Morus alba*	White Mulberry	15,10	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3477	*Morus alba*	White Mulberry	19	3 - Fair	Unbalanced|Crowded		Remove
3478	*Maclura pomifera*	Osage Orange	25,19,15	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3479	*Salix nigra*	Black Willow	9	2 - Good	Lean		Remove
3480	*Picea pungens*	Colorado Spruce	14,45' Tall	3 - Fair		10% dead wood	Remove
3481	*Picea pungens*	Colorado Spruce	6,25' Tall	3 - Fair		20% dead wood	Remove
3482	*Picea pungens*	Colorado Spruce	16,40' Tall	3 - Fair	Lean		Remove
3483	*Morus alba*	White Mulberry	6,4	5 - Poor		Dead Leader|Adventitious Growth	Remove
3484	*Prunus serotina*	Black Cherry	31	4 - Fair/Poor		30% dead wood|Dead Limbs|Trunk Scar	Remove
3485	*Morus alba*	White Mulberry	8	3 - Fair	Crown Lean		Preserve
3486	*Prunus serotina*	Black Cherry	5	5 - Poor	Crowded	>50% dead wood|Vines	Remove
3487	*Pinus sylvestris*	Scots Pine	20,50' Tall	4 - Fair/Poor		30% dead wood	Remove
3488	*Fraxinus sp.*	Ash	4	4 - Fair/Poor	Unbalanced|Crown Lean|Crowded		Remove
3489	*Pinus sylvestris*	Scots Pine	19,50' Tall	3 - Fair		20% dead wood	Preserve
3490	*Picea pungens*	Colorado Spruce	5,20' Tall	4 - Fair/Poor		30% dead wood	Preserve
3491	*Prunus serotina*	Black Cherry	12	4 - Fair/Poor	Lean|Crown Lean	20% dead wood	Remove
3492	*Morus alba*	White Mulberry	14,10	5 - Poor	V-shaped joint|Double Leader|Split Risk|Lean		Remove
3493	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Unbalanced|Crowded		Remove
3494	*Morus alba*	White Mulberry	15,3	5 - Poor	V-shaped joint|Split Risk		Remove
3495	*Gleditsia triacanthos*	Honey Locust	11	4 - Fair/Poor	Unbalanced|Crown Lean	20% dead wood	Remove
3496	*Morus alba*	White Mulberry	5	4 - Fair/Poor		30% dead wood	Remove
3497	*Acer sp.*	Maple Cultivar	7	3 - Fair	Lean|Unbalanced		Remove
3498	*Morus alba*	White Mulberry	9,7,6	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3499	*Tilia americana*	American Basswood	12	3 - Fair			Remove
3500	*Picea pungens*	Colorado Spruce	7,25' Tall	2 - Good			Preserve
3801	*Morus alba*	White Mulberry	4,3,2,2	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3802	*Tilia americana*	American Basswood	6,6,3,3,2,2,2	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3803	*Pinus sylvestris*	Scots Pine	11	4 - Fair/Poor	Unbalanced|Crowded	30% dead wood	Preserve
3804	*Pinus sylvestris*	Scots Pine	12	4 - Fair/Poor	Unbalanced|Crowded	40% dead wood	Preserve
3805	*Pinus nigra*	Austrian Pine	22,30' Tall	4 - Fair/Poor		30% dead wood	Preserve
3806	*Pinus sylvestris*	Scots Pine	19,45' Tall	3 - Fair		20% dead wood	Preserve
3807	*Acer sp.*	Maple Cultivar	28	3 - Fair			Preserve
3808	*Juniperus virginiana*	Red Cedar	7,20' Tall	4 - Fair/Poor	Lean|Unbalanced	30% dead wood	Preserve
3809	*Prunus serotina*	Black Cherry	4,3,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Lean		Remove
3810	*Prunus serotina*	Black Cherry	4	5 - Poor	Lean|Crown Lean|Broken Leader		Remove
3811	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean	Fungus-Stem|Trunk Scar	Preserve
3812	*Pinus sylvestris*	Scots Pine	9	5 - Poor	Unbalanced|Crowded	50% dead wood	Preserve
3813	*Acer rubrum*	Red Maple	13	2 - Good			Preserve
3814	*Picea pungens*	Colorado Spruce	5,15' Tall	3 - Fair	Lean|Unbalanced		Preserve
3815	*Quercus rubra*	Red Oak	12	4 - Fair/Poor		50% dead wood	Remove
3816	*Acer saccharinum*	Silver Maple	4	4 - Fair/Poor	Lean|Unbalanced|Crowded		Remove
3817	*Quercus bicolor*	Swamp White Oak	8	2 - Good			Remove
3818	*Picea pungens*	Colorado Spruce	7,25' Tall	2 - Good			Remove
3819	*Picea pungens*	Colorado Spruce	8,25' Tall	2 - Good			Remove
3820	*Acer rubrum*	Red Maple	4,3,2	2 - Good			Remove
3821	*Pinus sylvestris*	Scots Pine	10,35' Tall	4 - Fair/Poor	Lean|Unbalanced		Remove
3822	*Pinus sylvestris*	Scots Pine	14,50' Tall	4 - Fair/Poor		30% dead wood	Remove
3823	*Pinus strobus*	White Pine	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3824	*Picea pungens*	Colorado Spruce	8,30' Tall	2 - Good			Remove
3825	*Pinus strobus*	White Pine	7,25' Tall	2 - Good			Remove
3826	*Quercus bicolor*	Swamp White Oak	8	2 - Good			Remove
3827	*Pinus strobus*	White Pine	8,15' Tall	2 - Good			Remove
3828	*Picea pungens*	Colorado Spruce	11,20' Tall	4 - Fair/Poor	Unbalanced|Crowded	30% dead wood	Remove
3829	*Picea pungens*	Colorado Spruce	7,25' Tall	4 - Fair/Poor	Lean|Unbalanced|Crowded		Remove
3830	*Picea pungens*	Colorado Spruce	14,40' Tall	3 - Fair		20% dead wood	Remove
3831	*Picea pungens*	Colorado Spruce	8,25' Tall	4 - Fair/Poor	Lean|Unbalanced	20% dead wood	Remove
3832	*Picea pungens*	Colorado Spruce	4,20' Tall	4 - Fair/Poor	Unbalanced	40% dead wood	Remove
3833	*Pinus strobus*	White Pine	7,20' Tall	2 - Good			Remove
3834	*Morus alba*	White Mulberry	16	4 - Fair/Poor	Fused Leaders		Remove
3835	*Pinus strobus*	Scots Pine	6,12' Tall	4 - Fair/Poor	Crowded	30% dead wood	Remove
3836	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Crowded	Trunk Scar	Remove
3837	Morus alba	White Mulberry	4,4,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3838	*Picea pungens*	Colorado Spruce	5,20' Tall	3 - Fair	Lean	20% dead wood	Remove
3839	*Picea pungens*	Colorado Spruce	11,40' Tall	4 - Fair/Poor	Lean	Trunk Damage	Preserve
3840	*Picea pungens*	Colorado Spruce	9,30' Tall	3 - Fair		20% dead wood	Preserve
3841	*Pyrus calleryana*	Pear	4	3 - Fair	Unbalanced|Crowded		Preserve
3842	*Juglans nigra*	Black Walnut	7	3 - Fair	Lean		Remove
3843	*Pyrus calleryana*	Pear	9	5 - Poor		>50% dead wood|Adventitious Growth	Remove
3844	*Acer sp.*	Maple Cultivar	22	3 - Fair		20% dead wood	Preserve
3845	*Prunus serotina*	Black Cherry	6,3,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Lean		Remove
3846	*Morus alba*	White Mulberry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3847	*Prunus serotina*	Black Cherry	6,6	4 - Fair/Poor		Trunk Damage	Remove
3848	*Morus alba*	White Mulberry	6,3	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3849	*Pyrus calleryana*	Pear	4	3 - Fair			Remove
3850	*Celtis occidentalis*	Hackberry	8	2 - Good			Remove
3851	*Fraxinus sp.*	Ash	5	5 - Poor		50% dead wood|Trunk Scar	Remove
3852	*Juglans nigra*	Black Walnut	15	2 - Good		20% dead wood	Remove
3853	*Prunus serotina*	Black Cherry	6	3 - Fair			Preserve
3854	*Morus alba*	White Mulberry	11,6,5	4 - Fair/Poor	U-shaped joint|Multi Leader	Trunk Scar	Preserve
3855	*Morus alba*	White Mulberry	9	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3856	*Morus alba*	White Mulberry	8,6,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3857	*Celtis occidentalis*	Hackberry	6	3 - Fair	Unbalanced|Crown Lean		Remove
3858	*Prunus serotina*	Black Cherry	15,14	5 - Poor	V-shaped joint|Double Leader|Split Risk	10% dead wood	Remove
3859	*Celtis occidentalis*	Hackberry	8	3 - Fair	Crown Lean|Crowded		Preserve
3860	*Pyrus calleryana*	Pear	4	3 - Fair	Unbalanced		Preserve
3861	*Pyrus calleryana*	Pear	6	3 - Fair			Preserve
3862	*Ulmus americana*	American Elm	6	3 - Fair			Remove
3863	*Pyrus calleryana*	Pear	9	3 - Fair			Remove
3864	*Pyrus calleryana*	Pear	8	3 - Fair			Preserve
3865	*Celtis occidentalis*	Hackberry	10	3 - Fair	Unbalanced|Crown Lean		Remove
3866	*Prunus serotina*	Black Cherry	4	5 - Poor	Strong lean|Crown Lean	Fungus-Stem|Vines	Preserve
3867	*Prunus serotina*	Black Cherry	12,8	6 - Dead			Preserve
3868	*Morus alba*	White Mulberry	36	4 - Fair/Poor	Fused Leaders	Cavity	Preserve
3869	*Juniperus virginiana*	Red Cedar	8,25' Tall	3 - Fair			Remove
3870	*Fraxinus sp.*	Ash	4	5 - Poor	Strong lean	>50% dead wood	Remove
3871	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor		Trunk Damage|Vines	Remove
3872	*Prunus serotina*	Black Cherry	10	3 - Fair	Lean	10% dead wood	Preserve
3873	*Malus sp.*	Crabapple	8,7,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Lean	>50% dead wood	Remove
3874	*Celtis occidentalis*	Hackberry	20	5 - Poor	V-shaped joint|Split Risk	Cavity	Preserve
3875	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3876	*Celtis occidentalis*	Hackberry	12	2 - Good	Unbalanced		Remove
3877	Morus alba	White Mulberry	5,5	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
3878	*Celtis occidentalis*	Hackberry	11	3 - Fair	Unbalanced|Crowded		Remove
3879	*Prunus serotina*	Black Cherry	17,15,12	5 - Poor	U-shaped joint|Multi Leader|Horizontal Growth	30% dead wood|Dead Limbs	Preserve
3880	*Celtis occidentalis*	Hackberry	23	4 - Fair/Poor	Lean|Unbalanced	Cavity	Preserve
3881	*Prunus serotina*	Black Cherry	24,18	5 - Poor	U-shaped joint|Double Leader	Wood rot|Cavity	Preserve
3882	*Celtis occidentalis*	Hackberry	12	3 - Fair	Unbalanced|Crowded		Remove
3883	*Celtis occidentalis*	Hackberry	22	4 - Fair/Poor	Unbalanced|Crown Lean|Broken Limb		Preserve
3884	*Celtis occidentalis*	Hackberry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3885	*Celtis occidentalis*	Hackberry	10	3 - Fair	Unbalanced|Crown Lean		Preser

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natular or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
50% Kentucky Bluegrass (98/85)
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
40% Kentucky Bluegrass (98/85)
40% Perennial Ryegrass
20% Annual Ryegrass

C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
25% Discovery Hard Fescue
25% Tiffany Chewings Fescue
25% Florentine Creeping Red Fescue
25% Bighorn Sheeps Fescue

D. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
70% Kentucky 31 Tall Fescue
30% Perennial Ryegrass

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.6 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWL.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.7 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
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MANHARD CONSULTING
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LOMBARD, IL 60148

PRAIRIE LANDING
JOLIET, ILLINOIS

LANDSCAPE SPECIFICATIONS

1 11.14.2024
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.
10 OF 10

811 Know what's below. Call before you dig.

KREIS
PLOT CONFIG

December 12, 2024

Prairie Landing – Planned Unit Development

Phasing for Prairie Landing:

DRH is excited to develop Prairie Landing in a streamlined, single-phase approach. Construction is set to begin in early spring 2025, with the first homes breaking ground by May. Sales are anticipated to launch in August 2025, with an expected absorption rate of 3-4 homes per month. Full buildout is projected to be completed within approximately three years.

Financial Plan:

DRH will self-develop Prairie Landing or collaborate with a partner developer to prepare the site, after which all lots will be sold back to DRH for home construction. With internal financing capabilities, DRH requires no external funding to bring this project to life.

Marketing Strategy:

For Prairie Landing, DRH leverages a proven, in-house approach rather than engaging an external market study firm. By analyzing regional and local sales data, we assess market velocity, optimal price points, and demand trends. Our experienced internal sales and marketing team will drive strategic efforts to connect with buyers, ensuring strong market presence and steady sales performance.

1750 E Golf Rd · Suite 925 · Schaumburg, IL 60173
(847) 362-9100
www.drhorton.com

ENTRANCE MONUMENT

GOLFVIEW DRIVE

ESSINGTON ROAD

D'ARCY BUICK GMC

DETENTION ±0.8 AC.

PARK ±0.2 AC.

DETENTION ±2.7 AC.

DETENTION ±5.4 AC.

1 5 10 15 16 20 25 30 35 39 40 45 50 55 60 65 66 67 70 75 85 86 90 95 100 105 110 115 120

50' 60' 66'

SITE DATA

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

0 100' 200' 400'

SCALE: 1"=200'

NORTH

ILLUSTRATIVE PLAN

JOLIET, ILLINOIS

11/15/2024

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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

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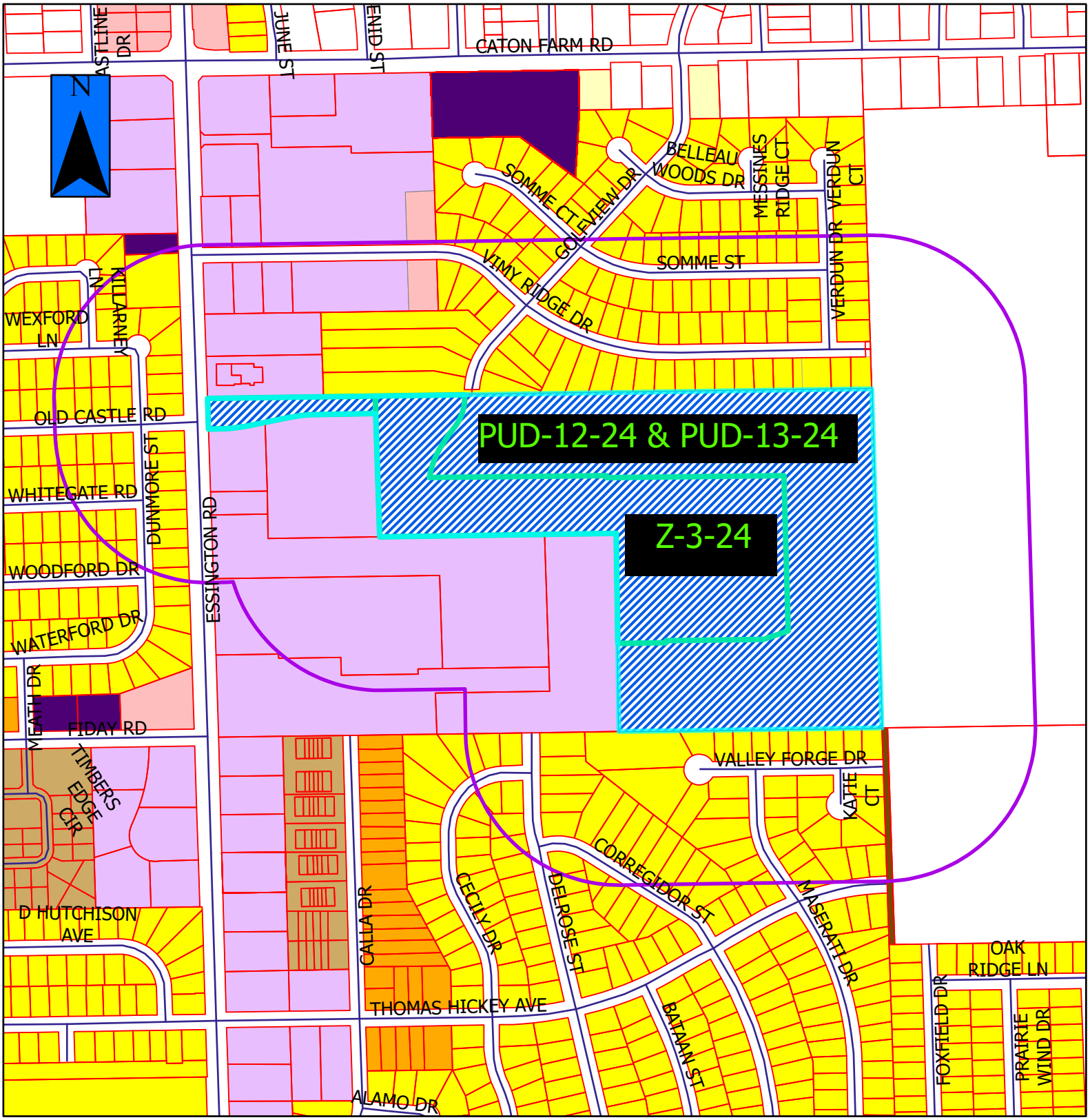


PUD-12-24 & PUD-13-24 & Z-3-24

JOLIET PLANNING DIVISION

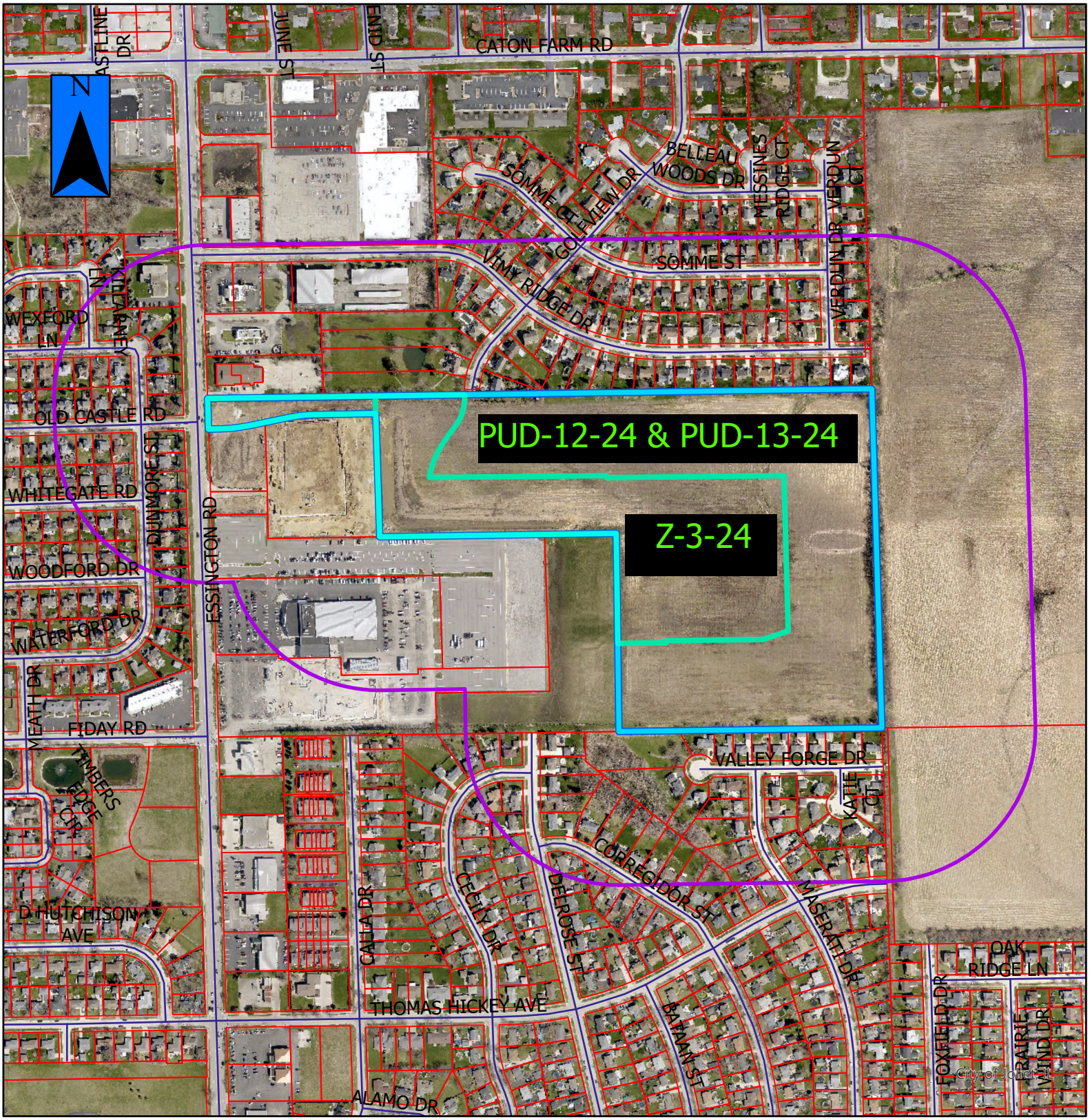
= Zoning Area in Question

= 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-12-24a & PUD-13-24a & Z-3-24a

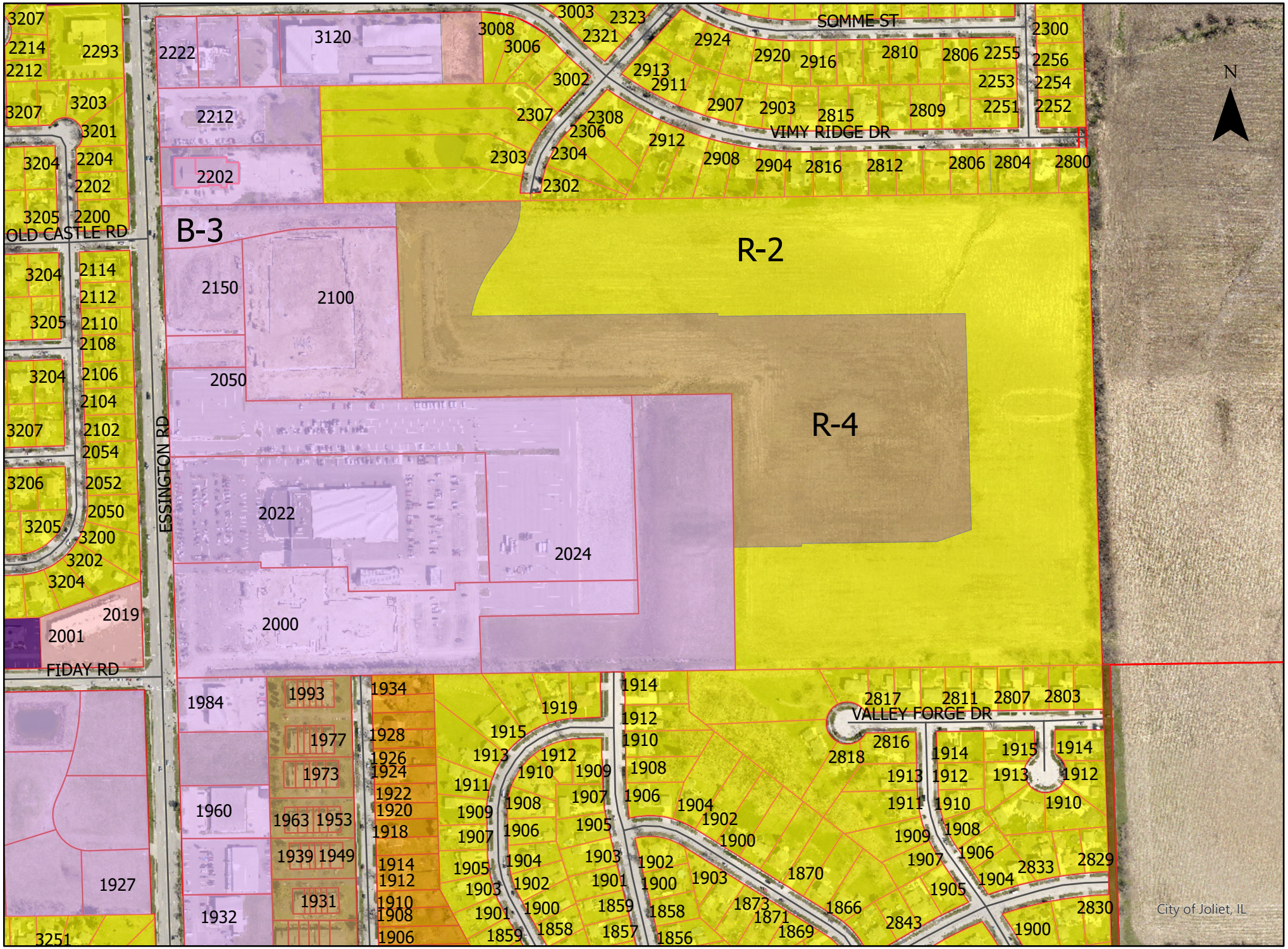
JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Zoning Area in Question

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

Existing Zoning Map - 2200 Essington Road



DATE: December 13, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-12-24: Preliminary Planned Unit Development of Prairie Landing Subdivision

PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision **TO BE TABLED**

Z-3-24: Reclassification of 17.9 Acres located at 2200 Essington Road from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning

GENERAL INFORMATION:

APPLICANT:	DR Horton
STATUS OF APPLICANT:	Contract Purchaser / Developer
OWNER:	Westside Joliet RE LLC
REQUESTED ACTION:	Approval of the preliminary planned unit development of Prairie Landing and reclassification of the existing R-4 and B-3 zoning to R-2 zoning
PURPOSE:	To allow development of a 120-lot residential subdivision
EXISTING ZONING:	R-2 (single-family residential), R-4 (multi-family residential), and B-3 (general business)
LOCATION:	2200 Essington Road (06-03-36-100-033-0000)
SIZE:	44 acres
EXISTING LAND USE:	Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Residential (Picardy subdivision), R-2 (single-family residential)
SOUTH: Residential (Warwick Five subdivision), R-2 (single-family residential)

EAST: Agricultural / undeveloped, unincorporated Will County A-1 (agricultural)
WEST: Commercial (self-storage facility, car dealership), B-3 (general business)

SITE HISTORY: The subject site is located on the east side of Essington Road near the intersection with Old Castle Road. The bulk of the site is located to the east of the businesses at 2000 – 2100 Essington Road and is currently zoned R-2 (single-family residential) and R-4 (low density multi-family residential). A strip of the property at the northwest corner, currently zoned B-3 (general business), provides access to Essington Road across from Old Castle Road in the Wexford subdivision.

The subject site is 44 acres total, with 16.6 acres zoned R-4, 1.3 acres zoned B-3, and 26 acres zoned R-2. The site was annexed in 1973 along with the surrounding land east of Essington Road and north of Theodore Street. In 1993, the property was reclassified to its current R-2 and R-4 zoning for a proposed single- and multiple-family subdivision that was never recorded or built. Recently, the subject property was included as Lots 4 and 5 of the preliminary plat for Westside Joliet Real Estate LLC Subdivision, approved in 2021. Unit 1 of that subdivision was recorded in 2021 and includes the three commercial lots (Lots 1, 2, and 3) adjacent to the northwest side of the site. Lots 4 and 5 were never recorded and the preliminary plat has since expired. Storm detention for the three lots in Unit 1 is located on the subject parcel, and stormwater management easements for this were recorded in September 2021.

SPECIAL INFORMATION: The preliminary Planned Unit Development of Prairie Landing Subdivision consists of 120 single-family lots on approximately 44 acres. The lots are organized around a main road which is accessed from Essington Road. The subdivision includes a small park lot and multiple storm detention areas. The petitioner is requesting an associated zoning reclassification to rezone the existing B-3 and R-4 portions of the site to R-2 zoning so that the entire site has R-2 zoning. The proposed lots will be built to R-2 zoning requirements, which include a minimum lot area of 7,500 square feet.

The proposed house plans include three models with around ten total elevations. The houses will be two-stories and approximately 2,000 to 2,600 square feet with four to five bedrooms, two-and-a-half bathrooms, and two-car attached garages. The front elevations include between 25 percent and 41 percent brick or stone, with an average of 34 percent. The petitioner is requesting a variation from the residential design standards which require 50 percent of the front elevations of at least 50 percent of the detached single-family dwelling units to be comprised of brick or stone. The proposed elevations will have at least 25 percent brick or stone on 100 percent of the dwelling units. Staff supports this request given the design of the proposed elevations, which are comparable to existing houses in nearby subdivisions.

The subdivision will have a main access road (Road A) off Essington Road along with interior streets that feed back into the main street. Road A is designed to connect to the undeveloped site to the east if that were ever developed. Road A will intersect Essington Road in alignment with Old Castle Road on the west side. The intersection will be designed to accommodate a traffic signal if that were ever needed in the future. All streets within the subdivision will be public streets to be dedicated to the City. The petitioner is requesting a variance from the Public Works construction ordinance to allow local streets with a 60-foot right-of-way instead of a 66-foot right-of-way. Staff does not support this request; however, the developer has proposed a 15-foot public utility easement in the front yard of all lots so that the main utilities, such as gas, electric, and communications, can locate in this area instead of within the right-of-way. The developer will be responsible for working with those utility companies to formalize that arrangement prior to final and recording plat approval. Road A, which runs east-west across the site and would be the future connection for the undeveloped property to the east, will have the required right-of-way width of 66 feet.

The petitioner has submitted a landscape plan and tree survey and preservation plan for the site. The landscaping plan includes plant materials around the storm detention ponds, parkway trees along the streets, and additional landscaping near the entrance sign and in the park lot. The tree survey shows that some of the existing trees on site will remain but most will be removed. The developer will need to replace or pay into the tree bank for any trees of acceptable species that are removed, as required in the Unified Tree Ordinance.

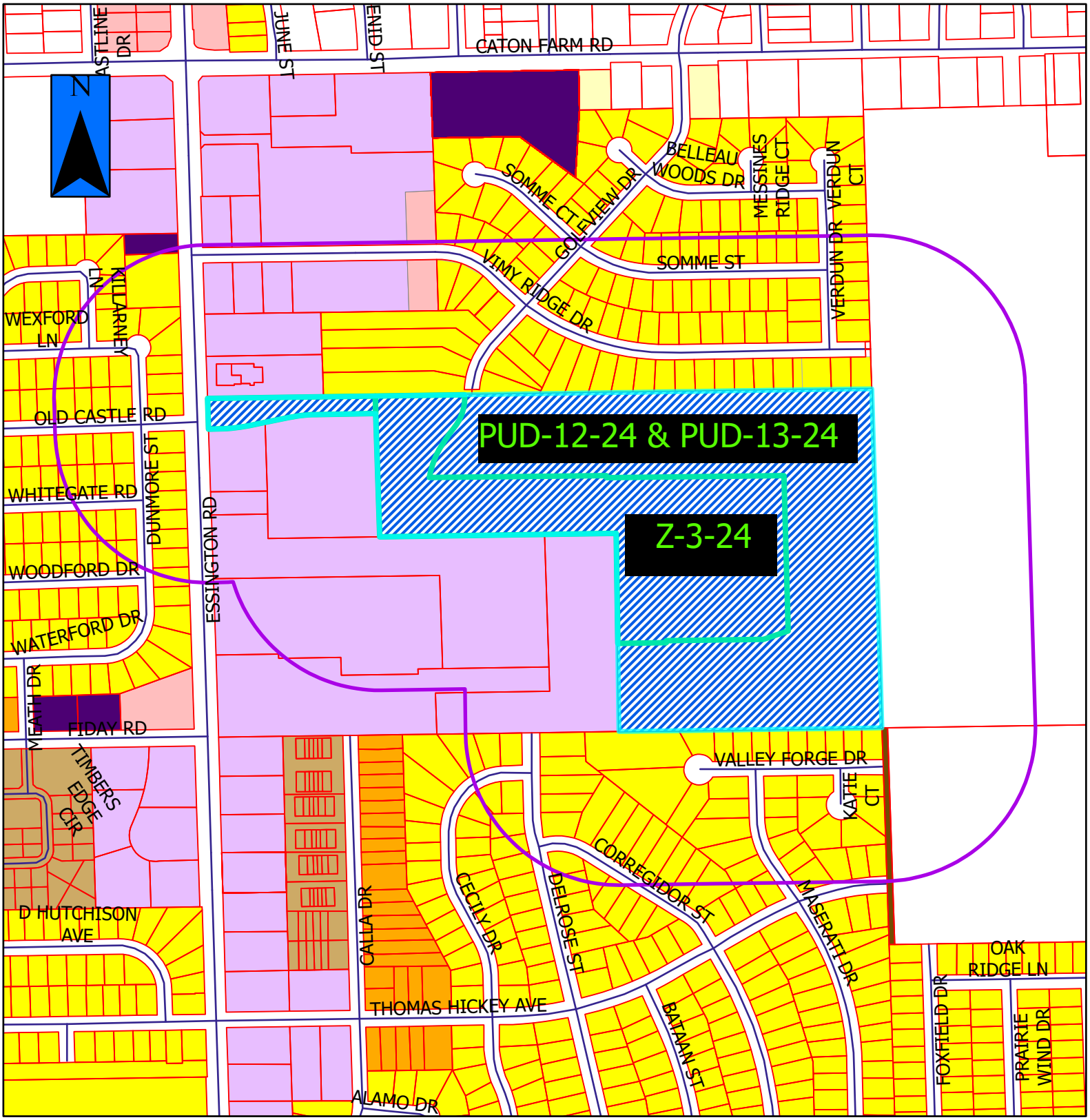
The attached project narrative outlines the phasing, financial, and marketing plan for the development. The development will be completed in one phase with full buildout projected to be completed within approximately three years. Public improvements, water and sewer connection fees, school donation fees, and development impact fees will be required for this subdivision. The developer is currently working with the Plainfield Park District to determine the amount for a cash contribution in lieu of a park and recreation land donation. The developer presented this subdivision proposal to the City’s Land Use and Economic Development Committee on November 25, 2024.

As of the writing of this report, the petitioner has organized a neighborhood meeting for the evening of December 16, 2024 to discuss their proposal with property owners near the site within the adjacent residential subdivisions.

Staff is requesting that the final Planned Unit Development of Prairie Landing Subdivision, which was advertised with the preliminary PUD and reclassification, be

tabled to the January 16, 2025 Plan Commission meeting to provide additional time for the developer's team to finalize and for staff to then review the engineering plans associated with the final plat.

ANALYSIS: Approval of the preliminary Planned Unit Development of Prairie Landing Subdivision, along with the reclassification of the existing R-4 and B-3 zoning to R-2 zoning, will allow the developer to proceed with finalizing the plans for development of a 120-lot residential subdivision with R-2 zoning throughout. Future approval of the final Planned Unit Development is still required.



PUD-12-24 & PUD-13-24 & Z-3-24

JOLIET PLANNING DIVISION

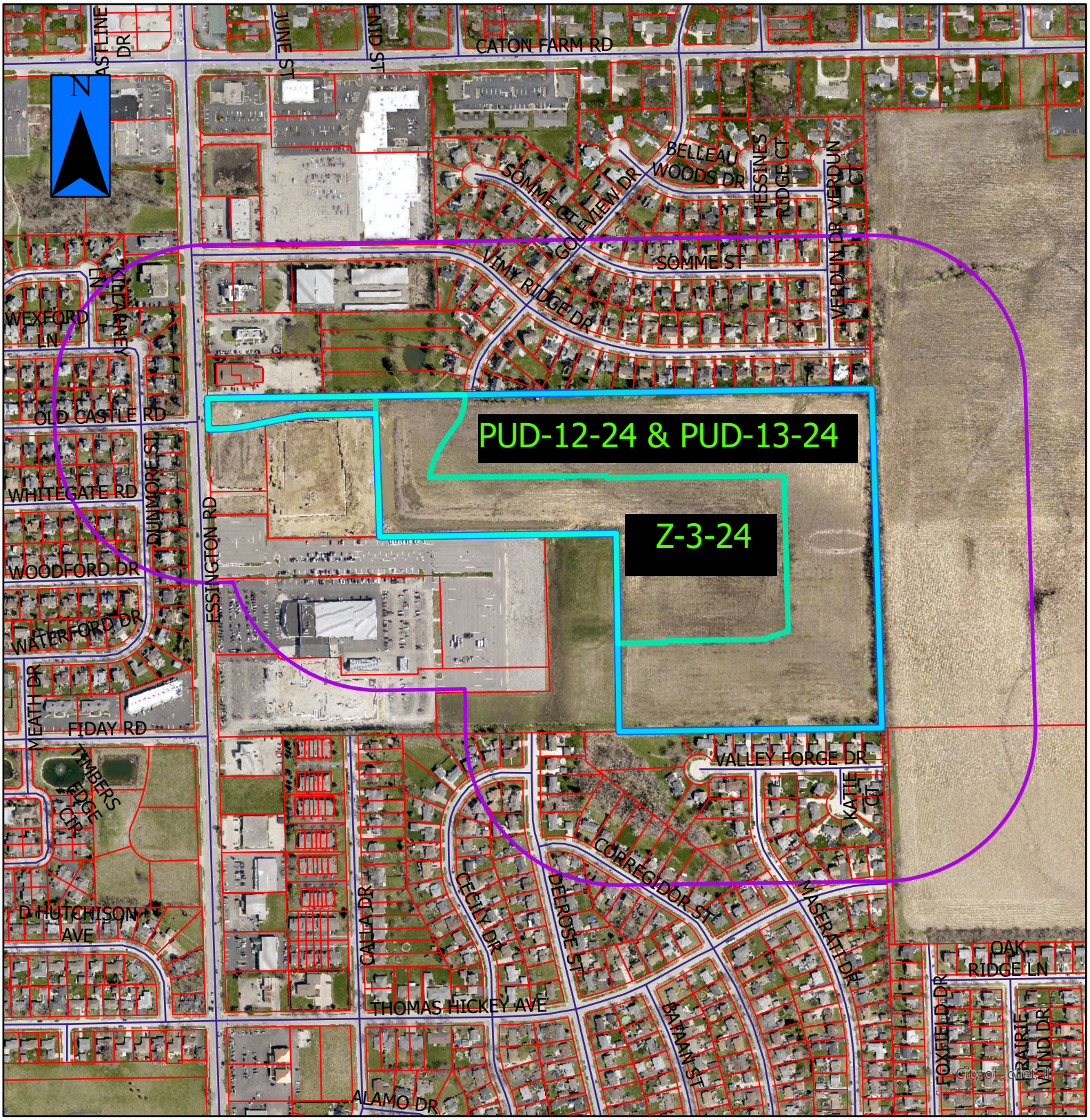
= Zoning Area in Question

= 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-12-24a & PUD-13-24a & Z-3-24a

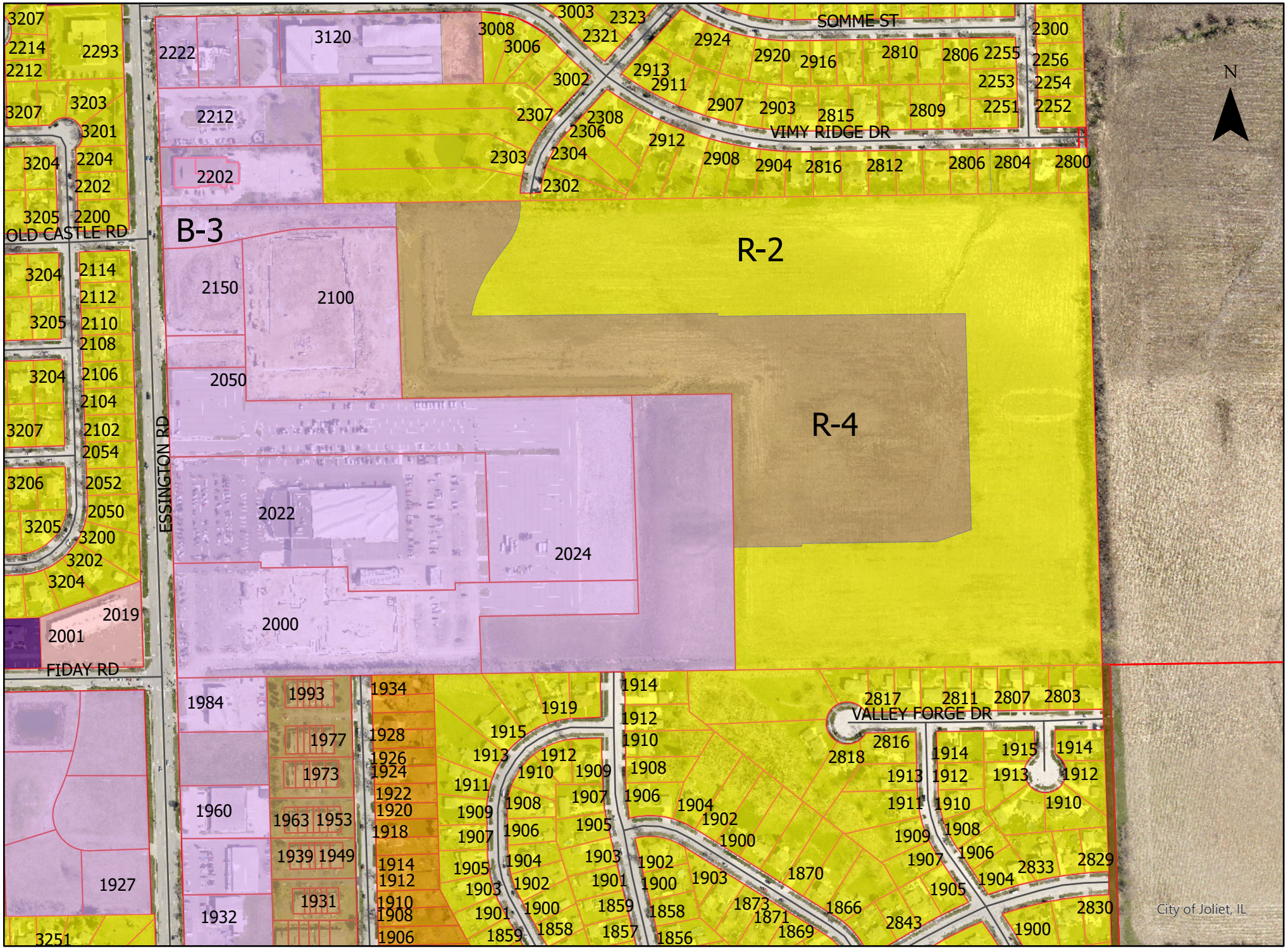
JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Zoning Area in Question

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

Existing Zoning Map - 2200 Essington Road



ENTRANCE MONUMENT

GOLFVIEW DRIVE

ESSINGTON ROAD

D'ARCY BUICK GMC

DETENTION ±0.8 AC.

PARK ±0.2 AC.

DETENTION ±2.7 AC.

DETENTION ±5.4 AC.

1 5 10 15 16 20 25 30 35 39 40 45 50 55 60 65 66 67 70 75 85 86 90 95 100 105 110 115 120

50' 60' 66'

SITE DATA

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

0 100' 200' 400'

SCALE: 1"=200'

NORTH

ILLUSTRATIVE PLAN

JOLIET, ILLINOIS

11/15/2024

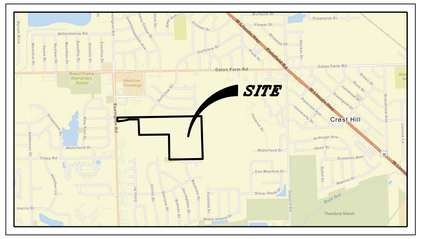
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

L:\Projects\DR2186\Acad\DR2186_E01_01EX.dwg

ZONING EXHIBIT

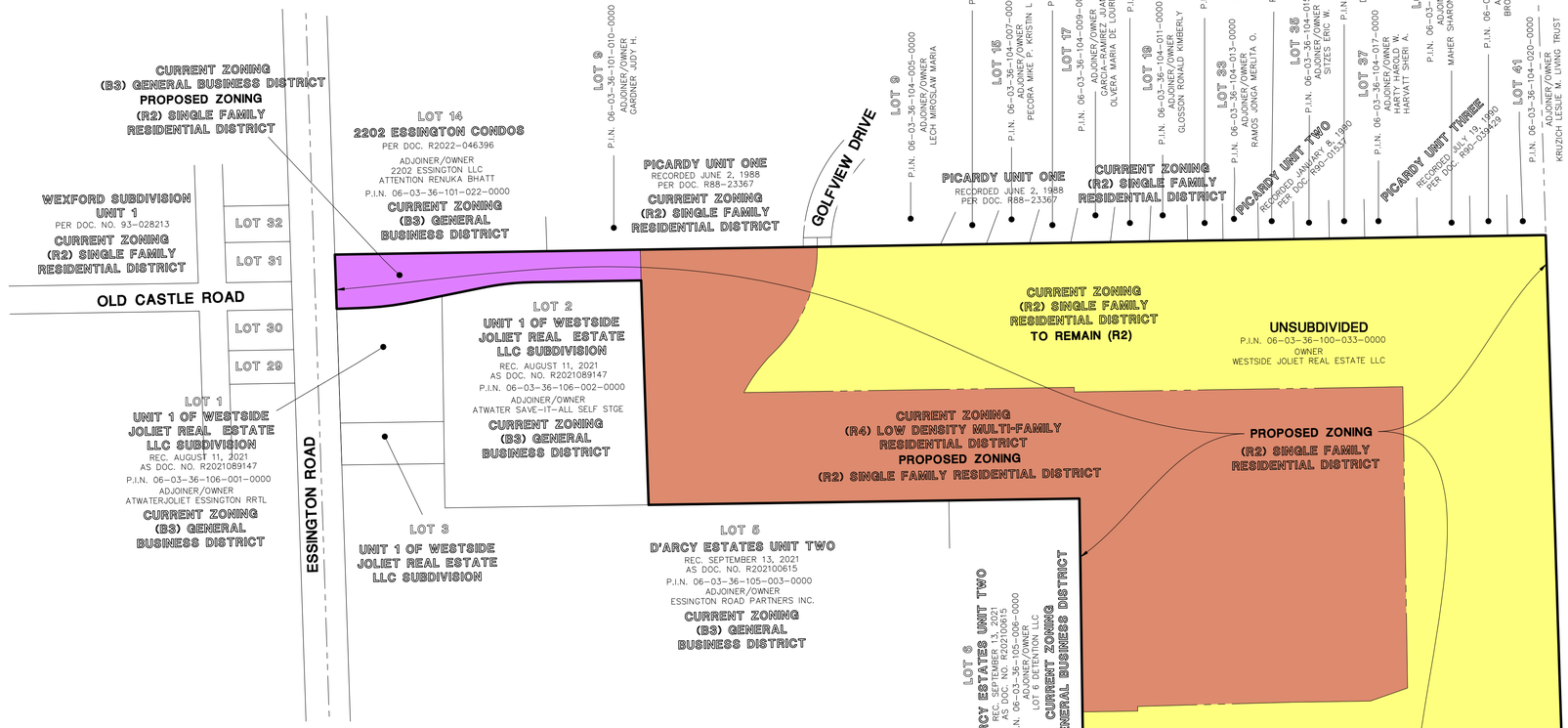
OF

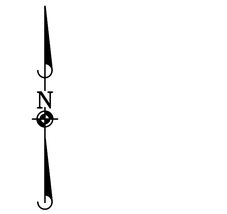
THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 AND ALSO EXCEPTING THAT PART FALLING IN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021089147 AND ALSO EXCEPTING THAT PART FALLING IN D'ARCY ESTATES UNIT TWO ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021100615) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE





GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

PROPERTY ADDRESS

2200 ESSINGTON ROAD
JOLIET, IL 60435

PIN'S

06-03-36-100-033-0000

EXHIBIT PREPARED FOR

D.R. HORTON
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

ZONING INFORMATION

THE CURRENT SURVEYED PROPERTY IS ZONED B3 GENERAL BUSINESS DISTRICT, R-4 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT AND R2 SINGLE FAMILY RESIDENTIAL DISTRICT BASED ON THE ZONING MAP OF THE CITY OF JOLIET, ZONING MAP AS OF DECEMBER 5, 2024.

THE SOURCES OF ZONING INFORMATION UTILIZED IN THE PREPARATION OF THIS EXHIBIT INCLUDE:

THE ZONING MAP FOR THE CITY OF JOLIET CAN BE OBTAINED FROM THE CITY OF JOLIET ZONING WEBSITE: https://www.joliet.gov/government/departments/community-development/planning-zoning/zoning

SURVEYOR'S NOTES

1. THIS EXHIBIT IS BASED SOLELY ON PUBLICLY AVAILABLE INFORMATION FROM SOURCES SHOWN HEREON.
2. PIN NUMBERS AND OWNER INFORMATION BASED ON WILL COUNTY WEBSITE ACCESSED ON DECEMBER 05, 2024.

DATE	REVISIONS	DRAWN BY
12/12/24	CHANGE PROPERTY ADDRESS PER CITY COMMENT	CJS

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.591.8000 fx 630.591.8585 manhard.com
Civil Engineers • Water Resource Engineers • Water Resource Engineers • Structural Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

2200 ESSINGTON ROAD
JOLIET, ILLINOIS 60435
ZONING EXHIBIT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	CJS
DRAWN BY:	LB
DATE:	12/05/24
SCALE:	1" = 150'

SHEET 1 OF 1

DRHJOIL04

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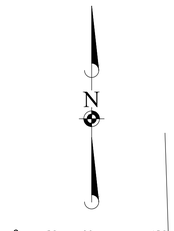
December 5, 2024 - 16:39 Dwg Name: P:\Drhjoil04\dwg\Surv\Final Drawings\Exhibits Surv\DRHJOIL04-2.dwg Updated By: LBotello

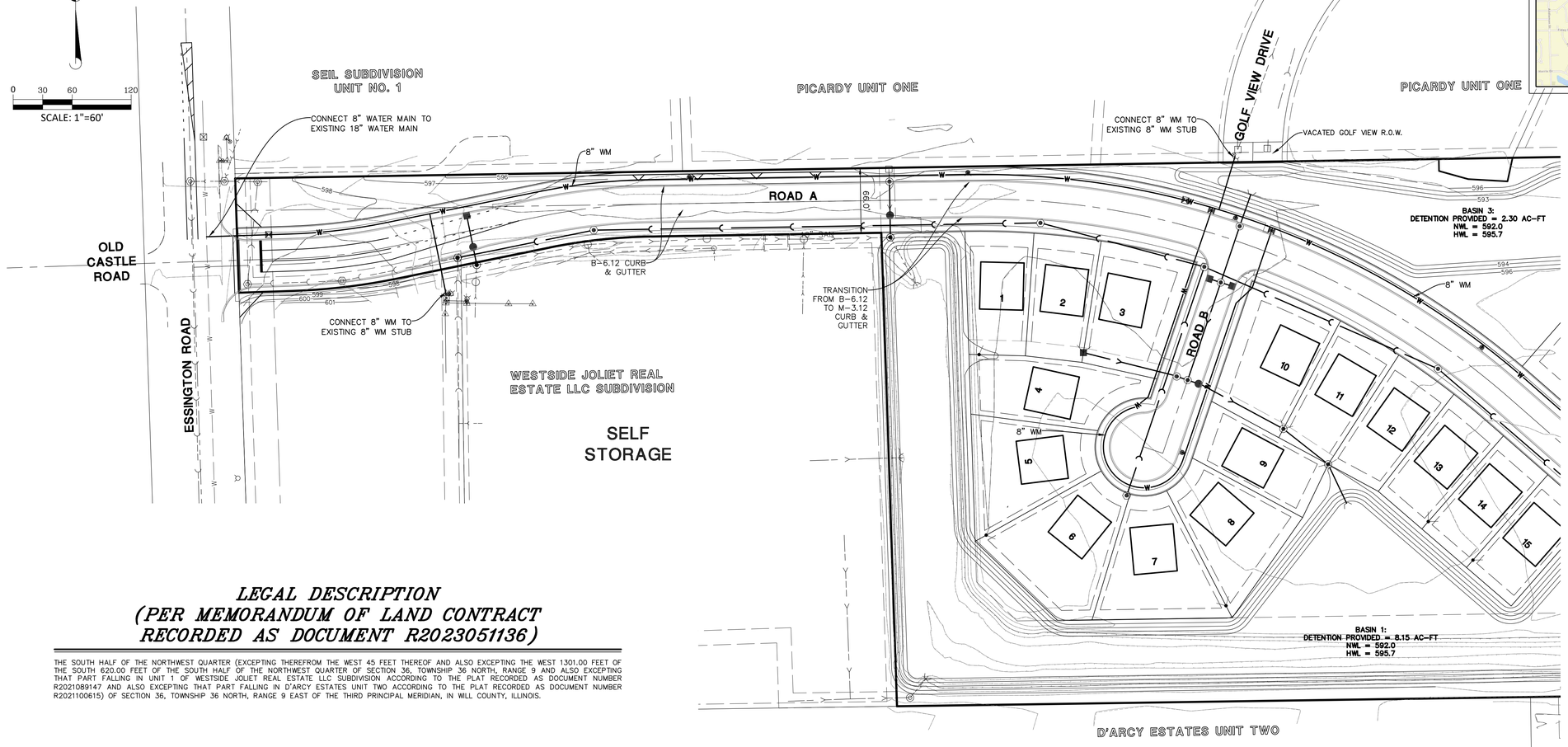
THIS PLAT IS NOT FOR RECORD

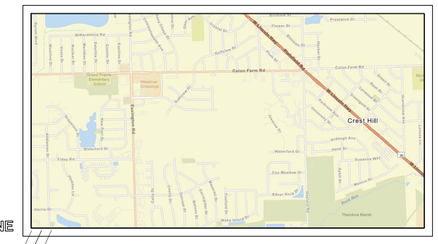
PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

OWNER/DEVELOPER: DR HORTON
1750 E GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173
PHONE: 224-548-0986
CONTACT: CHRIS FUNKHOUSER



0 30 60 120
SCALE: 1"=60'





LOCATION MAP
NOT TO SCALE

SITE DATA

LAND USE	UNITS	AREA
SINGLE FAMILY (60'x125')	120	33.3 AC
OPEN SPACE / DETENTION		10.7 AC
TOTAL	120	44.0 AC

PROPERTY ADDRESS

2200 ESSINGTON ROAD
JOLIET, IL 60435

PIN'S

06-03-36-100-033-0000

PROPERTY AREA

1,915,097 SQUARE FEET (43.964 ACRES)

ZONING SUMMARY

CURRENT ZONING - (R4) LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

PROPOSED ZONING - (R2) SINGLE FAMILY RESIDENTIAL DISTRICT

EXISTING ZONING EAST - (A1) AGRICULTURE

EXISTING ZONING SOUTH - (R2) SINGLE FAMILY

EXISTING ZONING WEST - (B3) GENERAL BUSINESS DISTRICT

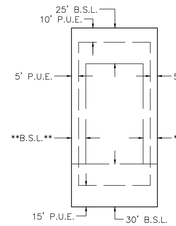
EXISTING ZONING NORTH - (R2) SINGLE FAMILY

REQUESTED VARIANCES

1. VARIANCE FROM RESIDENTIAL DESIGN STANDARDS TO ALLOW 25% OF THE FRONT ELEVATIONS OF 100% OF THE SINGLE-FAMILY DWELLING UNITS TO BE COMPRISED OF BRICK OR STONE.
2. VARIANCE FROM RESIDENTIAL DESIGN STANDARDS TO ALLOW 60' ROW WITH 15' FRONT UTILITY EASEMENTS ON LOCAL ROADS.

OUTLOT OWNERSHIP & MAINTENANCE

1. HOA WILL BE RESPONSIBLE FOR OWNERSHIP AND MAINTENANCE OF OUTLOTS AND COMMON AREAS
2. DETENTION PONDS WILL BE PRIVATELY OWNED WITH AN AGREEMENT FOR MAINTENANCE



** MINIMUM SIDE YARD SETBACK 8 FEET;
SUM OF SIDE YARD SETBACKS 20 FEET **

LEGAL DESCRIPTION
(PER MEMORANDUM OF LAND CONTRACT RECORDED AS DOCUMENT R2023051136)

THE SOUTH HALF OF THE NORTHWEST QUARTER (EXCEPTING THEREFROM THE WEST 45 FEET THEREOF AND ALSO EXCEPTING THE WEST 1301.00 FEET OF THE SOUTH 620.00 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 AND ALSO EXCEPTING THAT PART FALLING IN UNIT 1 OF WESTSIDE JOLIET REAL ESTATE LLC SUBDIVISION ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021089147 AND ALSO EXCEPTING THAT PART FALLING IN D'ARCY ESTATES UNIT TWO ACCORDING TO THE PLAT RECORDED AS DOCUMENT NUMBER R2021100615) OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

ADJACENT OWNERS TABLE

OWNER	ADDRESS 1	ADDRESS 2	ZIP
2202 ESSINGTON LLC	2202 ESSINGTON RD STE 1	JOLIET IL	60435
ATWATER JOLIET ESSINGTON RTL	162 W GRAND AVE STE 300	CHICAGO IL	60654
ATWATER SAVE IT ALL	162 W GRAND AVE STE 300	CHICAGO IL	60654
BROMLEY ANTHONY M	2802 VIMY RIDGE DR	JOLIET IL	60435
BURGIE DAVID A SHARON C	2815 VALLEY FORGE DR	JOLIET IL	60435
CLEMENTS JEFFREY K	2904 VIMY RIDGE DR	JOLIET IL	60435
GLOSON RONALD KIMERLY	2902 VIMY RIDGE DR	JOLIET IL	60435
DEMUMBRUM DREW	2808 VIMY RIDGE DR	JOLIET IL	60435
ESSINGTON ROAD PARTNERS INC	2000 ESSINGTON RD	JOLIET IL	60435
GARCIA JUAN	1822 N CENTER ST	CREST HILL IL	60403
GARDNER JUDITH H	2303 GOLFVIEW DR	JOLIET IL	60435
GREEN ZACHARY A	2817 VALLEY FORGE DR	JOLIET IL	60435
HARTY HAROLD W	2806 VIMY RIDGE DR	JOLIET IL	60435
HERRON ALICE G	2965 S PLATEAU DR	SALT LAKE CITY UT	84109
IVERSON JAMES L MARY C	2813 VALLEY FORGE DR	JOLIET IL	60435
JACOBUS ROBERT J LISA M	2807 VALLEY FORGE DR	JOLIET IL	60435
KRUZICH LESLIE M	2800 VIMY RIDGE DR	JOLIET IL	60435
LAZARO JAVIER	2803 VALLEY FORGE DR	JOLIET IL	60435
LECH MIROSLAW MARIA	2302 GOLF VIEW DR	JOLIET IL	60435
LINDSAY WARREN J TRUST	2816 VIMY RIDGE DR	JOLIET IL	60435
LOT 6 DETENTION LLC	701 ESSINGTON RD STE 100	JOLIET IL	60435
MADISON RICHARD LOUANN	2812 VINY RIDGE DR	JOLIET IL	60435
MAHER SHARON MARIE DEC TR	2804 VIMY RIDGE DR	JOLIET IL	60435
MCDANIEL KEVIN R DELYN L	2819 VALLEY FORGE DR	JOLIET IL	60435
MONTALVO JOSE	2908 VIMY RIDGE DR	JOLIET IL	60435
PECORA MIKE P KRISTIN L	2910 VIMY RIDGE DR	JOLIET IL	60435
PLAINFIELD TWP PRK DIST	23729 W OTTAWA ST	PLAINFIELD IL	60544
RAMOS JONGA MERLITA O	2814 VIMY RIDGE DR	JOLIET IL	60435
ROJAS EDGAR SARAH	2912 VIMY RIDGE DR	JOLIET IL	60435
SITZES ERIC W	2810 VIMY RIDGE DR	JOLIET IL	60435
SKALA JAMES D BARBARA A	2805 VALLEY FORGE DR	JOLIET IL	60435
SLABOSZEWSKI JAMES DEBRA L	2809 VALLEY FORGE DR	JOLIET IL	60435
ZAVALA JOSE CRUZ	2801 VALLEY FORGE DR	JOLIET IL	60435

LOT AREA TABLE

LOT	AREA (S.F.)	AREA AC.)
OUTLOT D	11,461	0.263
OUTLOT A	58,145	1.335
OUTLOT B	148,238	3.403
OUTLOT C	288,916	6.633
ROW	378,896	8.698
1	8,012	0.184
2	7,938	0.182
3	11,161	0.256
4	10,429	0.239
5	10,945	0.251
6	13,040	0.299
7	11,513	0.264
8	10,553	0.242
9	7,866	0.181
10	11,632	0.267
11	8,415	0.193
12	8,156	0.187
13	7,824	0.180
14	7,541	0.173
15	7,514	0.172
16	10,250	0.235
17	7,712	0.177
18	8,685	0.199
19	10,701	0.246
20	9,049	0.208
21	7,884	0.181
22	7,500	0.172
23	7,500	0.172
24	7,500	0.172
25	7,500	0.172
26	7,500	0.172
27	7,500	0.172
28	7,500	0.172
29	7,500	0.172
30	7,500	0.172
31	7,500	0.172
32	7,535	0.173
33	8,651	0.199
34	14,503	0.333
35	14,266	0.328
36	8,313	0.191
37	7,741	0.178
38	7,682	0.176
39	10,588	0.243
40	10,250	0.235
41	12,219	0.281
42	11,264	0.259
43	7,500	0.172
44	7,500	0.172
45	7,500	0.172
46	7,500	0.172
47	7,500	0.172
48	7,500	0.172
49	7,500	0.172
50	7,500	0.172
51	7,500	0.172
52	8,518	0.196
53	9,967	0.229
54	11,128	0.255
55	8,611	0.198
56	8,416	0.193
57	7,500	0.172
58	7,500	0.172
59	7,500	0.172
60	7,500	0.172
61	7,500	0.172
62	7,500	0.172
63	7,500	0.172
64	7,500	0.172
65	7,500	0.172
66	7,500	0.172
67	10,250	0.235
68	7,500	0.172
69	7,500	0.172
70	7,500	0.172
71	7,500	0.172
72	7,500	0.172
73	7,500	0.172
74	7,500	0.172
75	11,883	0.273
76	8,174	0.188
77	11,898	0.273
78	7,500	0.172
79	7,500	0.172
80	7,500	0.172
81	7,500	0.172
82	7,500	0.172
83	7,500	0.172
84	7,500	0.172
85	10,250	0.235
86	10,774	0.247
87	7,948	0.182
88	8,003	0.184
89	8,058	0.185
90	8,113	0.186
91	8,168	0.188
92	8,223	0.189
93	8,278	0.190
94	8,333	0.191
95	8,585	0.197
96	11,572	0.266
97	18,310	0.420
98	9,211	0.211
99	7,681	0.176
100	7,500	0.172
101	7,508	0.172
102	7,751	0.178
103	12,130	0.278
104	11,347	0.260
105	7,741	0.178
106	7,518	0.173
107	7,500	0.172
108	7,500	0.172
109	7,500	0.172
110	7,500	0.172
111	7,500	0.172
112	7,500	0.172
113	7,500	0.172
114	7,500	0.172
115	7,500	0.172
116	7,500	0.172
117	7,500	0.172
118	7,500	0.172
119	7,507	0.172
120	7,756	0.178

FOR CONTINUATION - SEE SHEET 2

DRAWN BY	REVISIONS	DATE
	REVISED PER CITY REVIEW	12/05/24

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333 East Butterfield Road, Suite 600, Lombard, IL 60148 ph 630.591.8000 fx 630.591.8295 manhard.com
Civil Engineers • Water Resource Engineers • Water/Wastewater Engineers • Structural Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT
2100 ESSINGTON ROAD, JOLIET, ILLINOIS 60435
PRELIMINARY PUD PLAT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	DMR
DRAWN BY:	DMR
DATE:	11/01/24
SCALE:	1" = 60'

SHEET 1 OF 3

DRHJOIL04

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December 10, 2024 - 10:39 Dwg Name: \\cnd-fs-nas\Projects-LOD\DrhjOil04\dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\DRHJOIL04 PRE PUD PLAT.dwg Updated By: DRlendzau

THIS PLAT IS NOT FOR RECORD

PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

FOR CONTINUATION - SEE SHEET 1

FOR CONTINUATION - SEE SHEET 3

DRAWN BY	REVISIONS	DATE
	REVISED PER CITY REVIEW	12/05/24

Manhard CONSULTING
333 East Butterfield Road, Suite 600, Lombard, IL 60148
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners
ph (630) 691 8200 fx (630) 691 8295 manhard.com

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

2100 ESSINGTON ROAD, JOLIET, ILLINOIS 60435

PRELIMINARY PUD PLAT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	DMR
DRAWN BY:	DMR
DATE:	11/01/24
SCALE:	1" = 60'

SHEET 2 OF 3

DRHJOIL04

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December 10, 2024 - 10:39 Dwg Name: \\nc4.loc\nas1\Projects-LOD\Dmj\DRHJOIL04\dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\DRHJOIL04-PRE PUD PLAT.dwg Updated By: DRiondeau

THIS PLAT IS NOT FOR RECORD

PRELIMINARY PLAT
OF
PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

FOR CONTINUATION - SEE SHEET 2

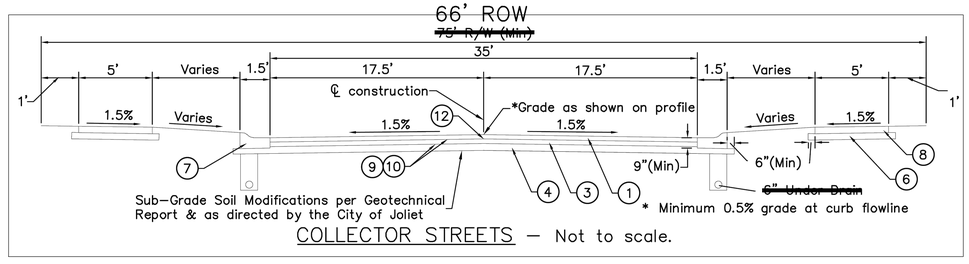
N

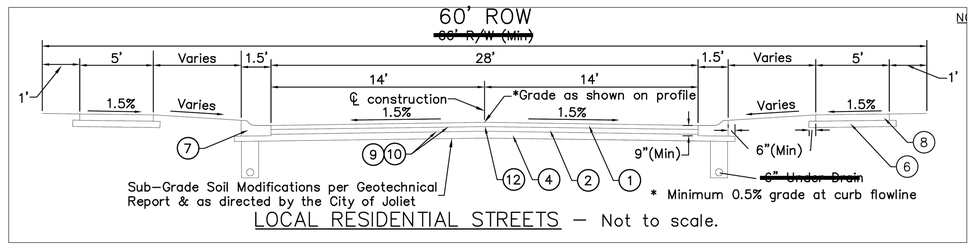
0 30 60 120

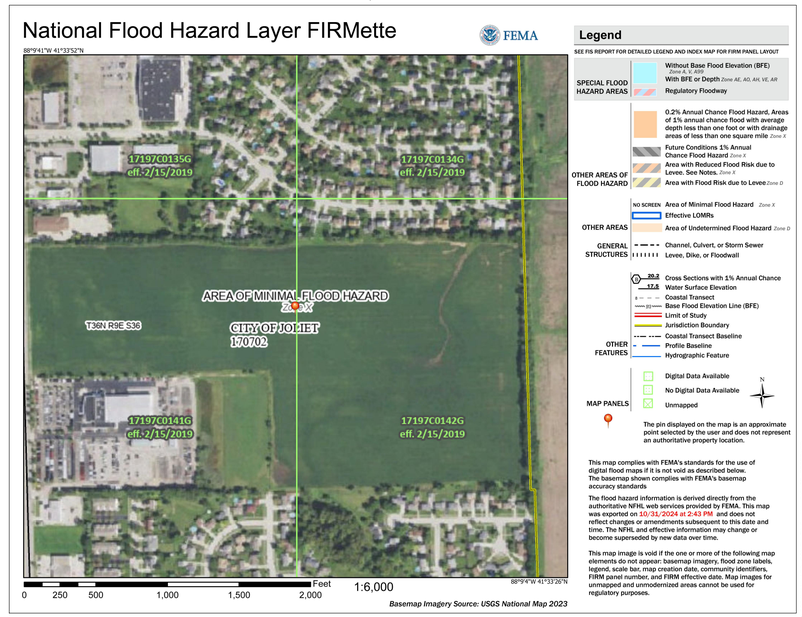
SCALE: 1"=60'

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17197C0141G WITH AN EFFECTIVE DATE OF2/15/2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X. ZONE X IS DEFINED AS AREA OF MINIMAL FLOOD HAZARD PER THE FLOOD INSURANCE RATE MAPS.







DRAWN BY	REVISIONS	DATE
	12/05/24 REVISED PER CITY REVIEW	

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

PRAIRIE LANDING SUBDIVISION PLANNED UNIT DEVELOPMENT

2100 ESSINGTON ROAD, JOLIET, ILLINOIS 60435

PRELIMINARY PUD PLAT

PROJ. MGR.:	CJS
PROJ. ASSOC.:	DMR
DRAWN BY:	DMR
DATE:	11/01/24
SCALE:	1" = 60'

SHEET 3 OF 3

DRHJOIL04

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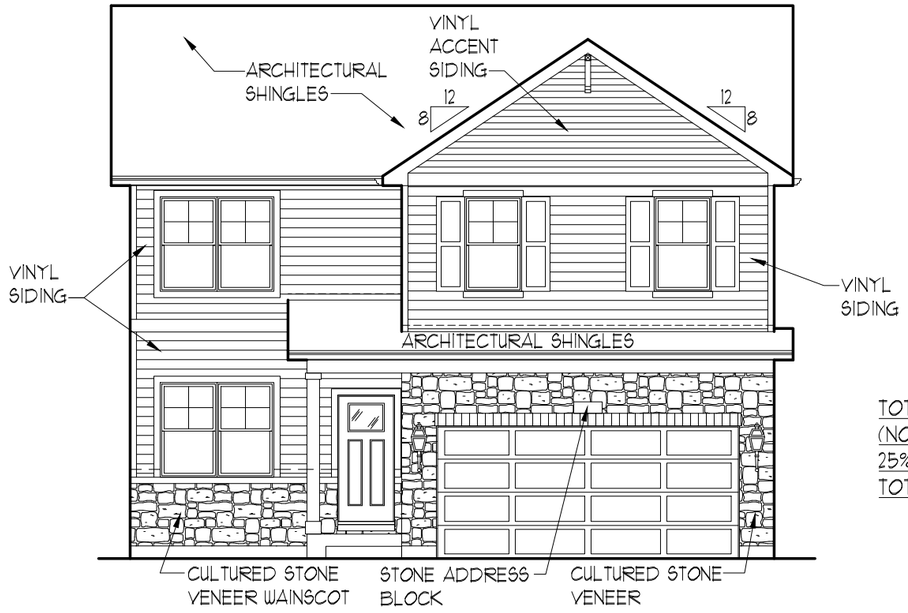
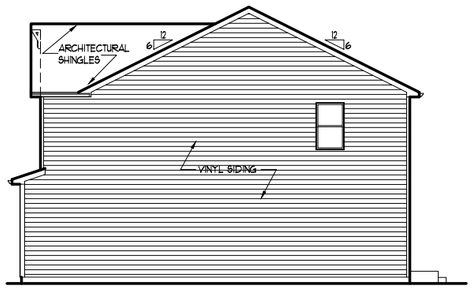
December 10, 2024 - 10:39 Dwg Name: \\mcl-fs-na1\Projects-CH\DHJ\034\Dwg\Surv\Final Drawings\Plat of Subdivision\Preliminary Plat\DRHJOIL04-PRE PUD PLAT.dwg Updated By: DBlondeau

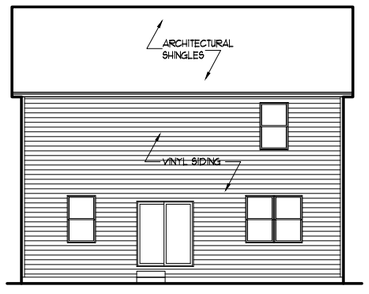


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.16 SQ. FT.
25% OF SIDEABLE AREA= 114.79 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (29.0%)

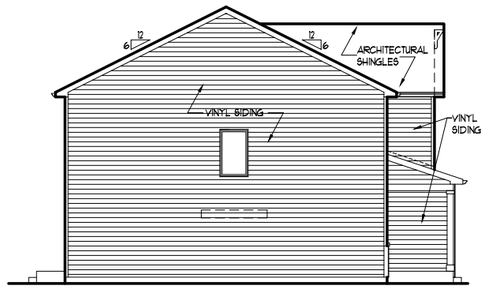
ELEVATION "A5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

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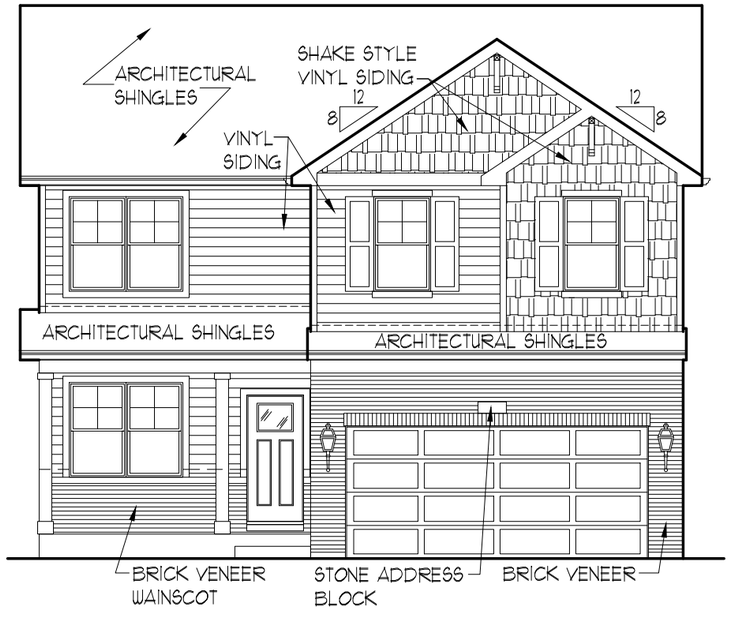
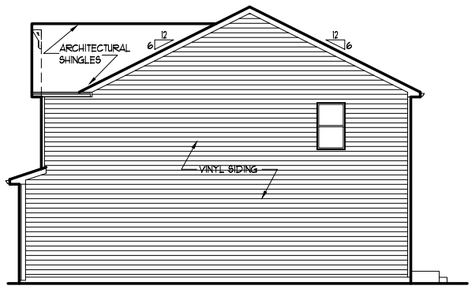
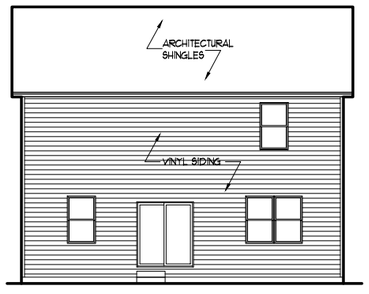


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 428.99 SQ. FT.
25% OF SIDEABLE AREA= 107.25 SQ. FT.
TOTAL MASONRY AREA = 128.39 SQ. FT. (29.9%)

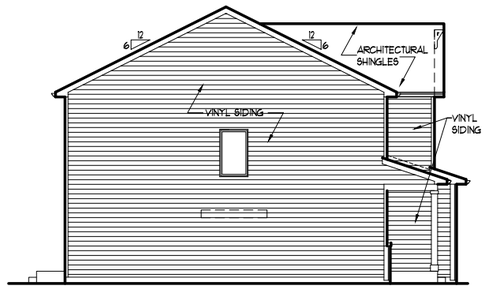
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x424

PRAIRIE LANDING

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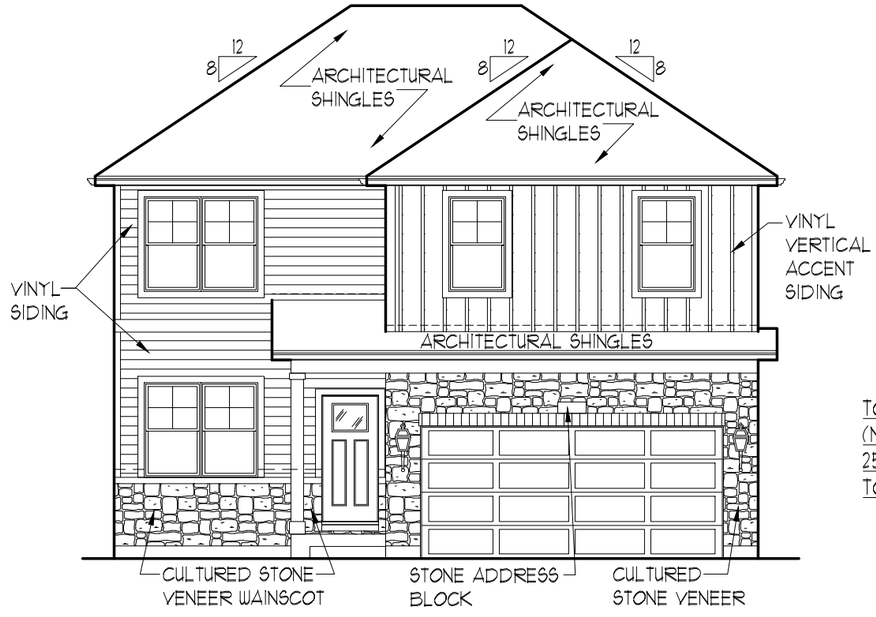
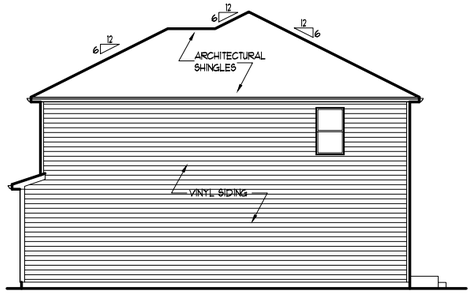
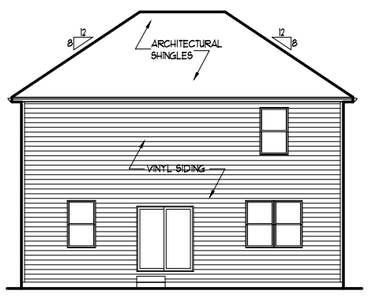


ELEVATION "C5"

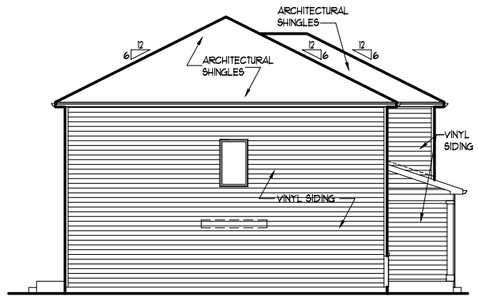
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 386.40 SQ. FT.
25% OF SIDEABLE AREA= 96.60 SQ. FT.
TOTAL MASONRY AREA = 133.00 SQ. FT. (34.4%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X424

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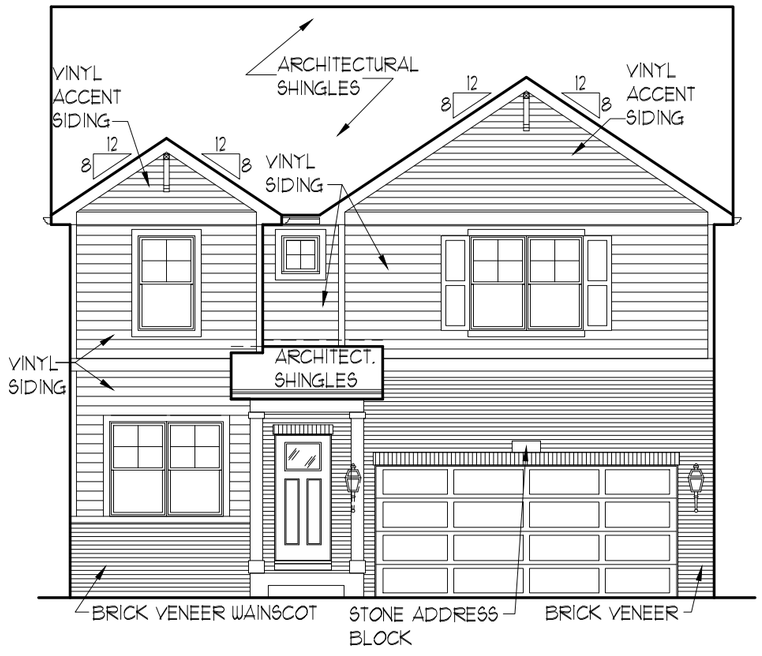
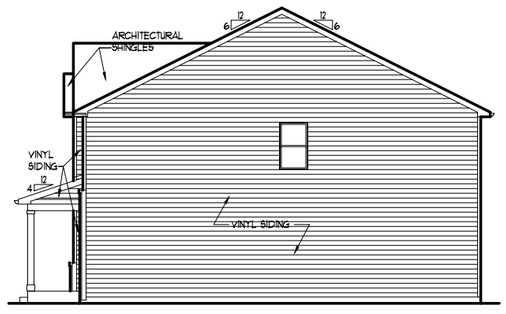
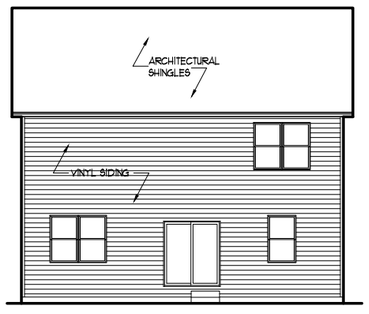


ELEVATION "A4"

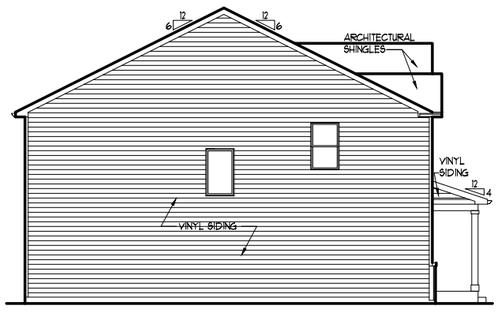
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA= 130.26 SQ. FT.
TOTAL MASONRY AREA = 197.00 SQ. FT. (37.8%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

PRAIRIE LANDING

JOLIET, IL.

X-SERIES

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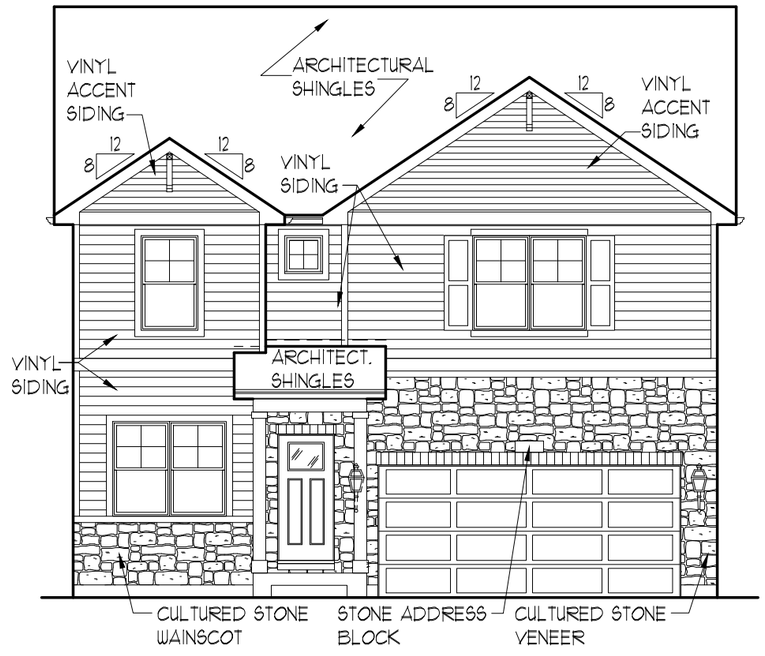
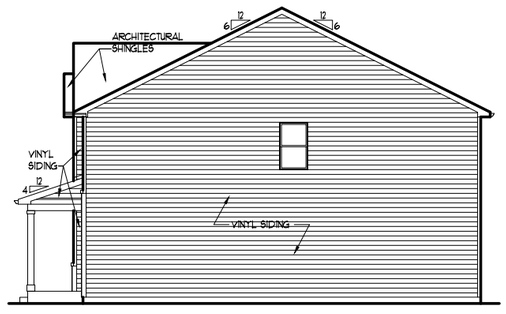
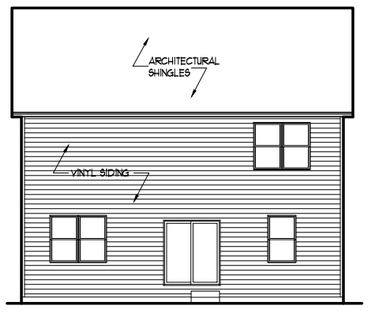


ELEVATION "A5"

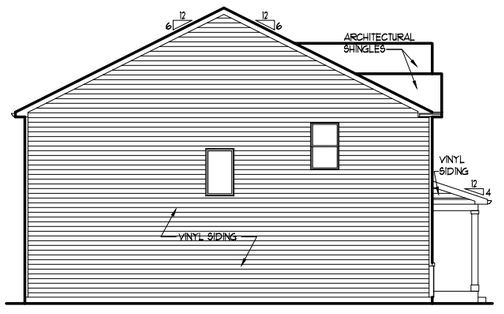
TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 521.05 SQ. FT.
25% OF SIDEABLE AREA= 130.26 SQ. FT.
TOTAL MASONRY AREA = 193.00 SQ. FT. (37.0%)



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

PRAIRIE LANDING

JOLIET, IL.

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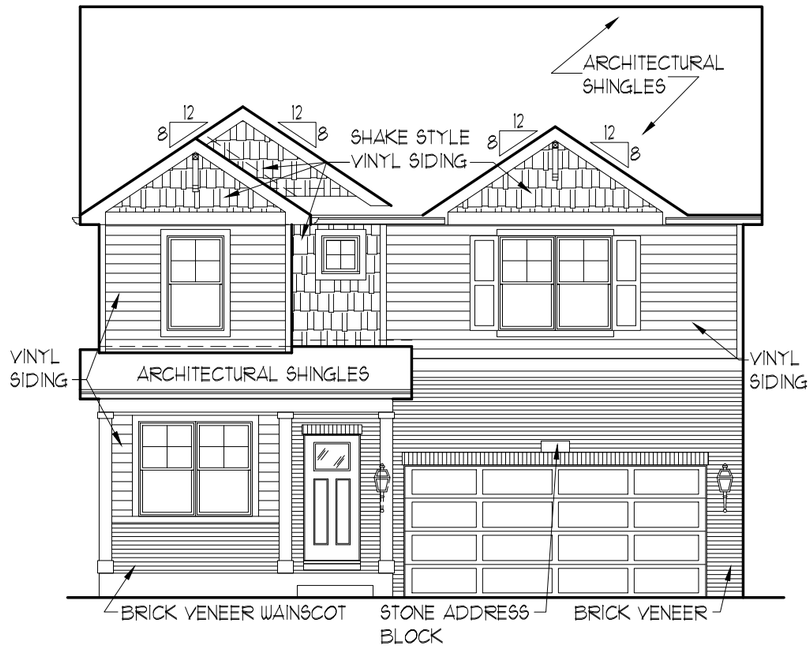
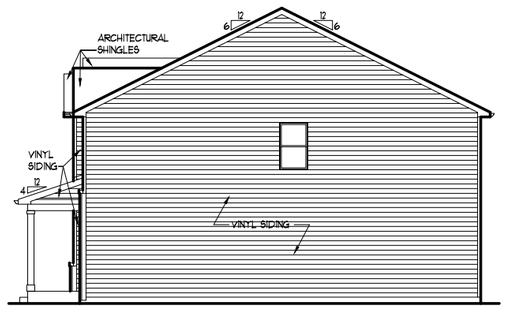
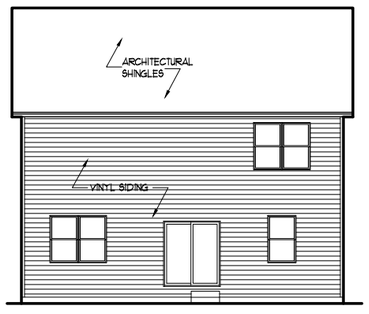


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 459.84 SQ. FT.
25% OF SIDEABLE AREA= 114.96 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (40.9%)

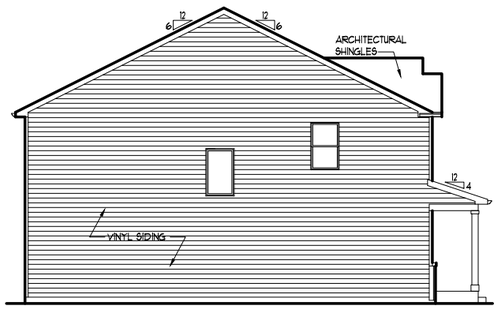
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

PRAIRIE LANDING

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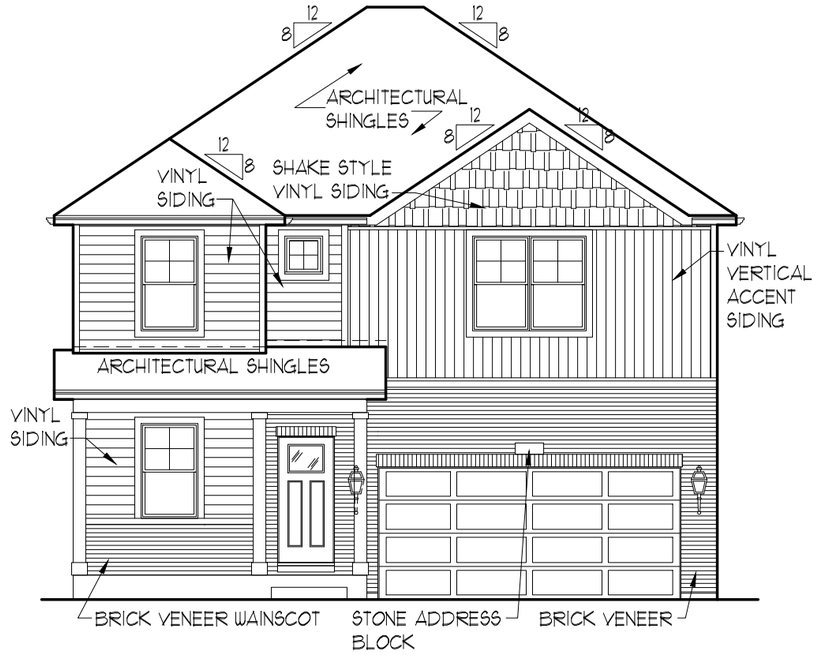
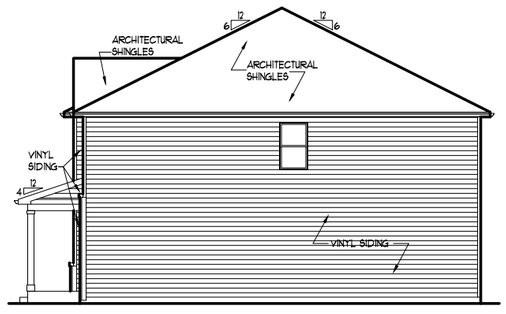
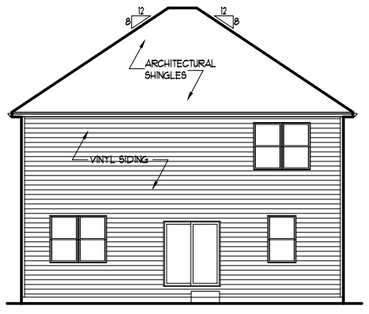


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 457.85 SQ. FT.
25% OF SIDEABLE AREA= 114.46 SQ. FT.
TOTAL MASONRY AREA = 187.90 SQ. FT. (41.0%)

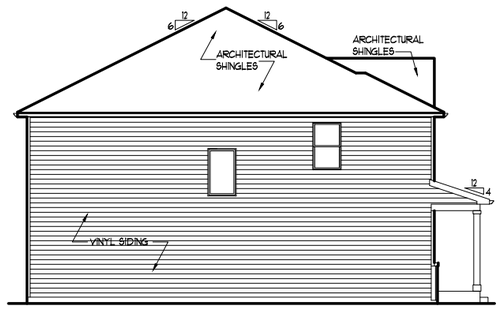
ELEVATION "D4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X427

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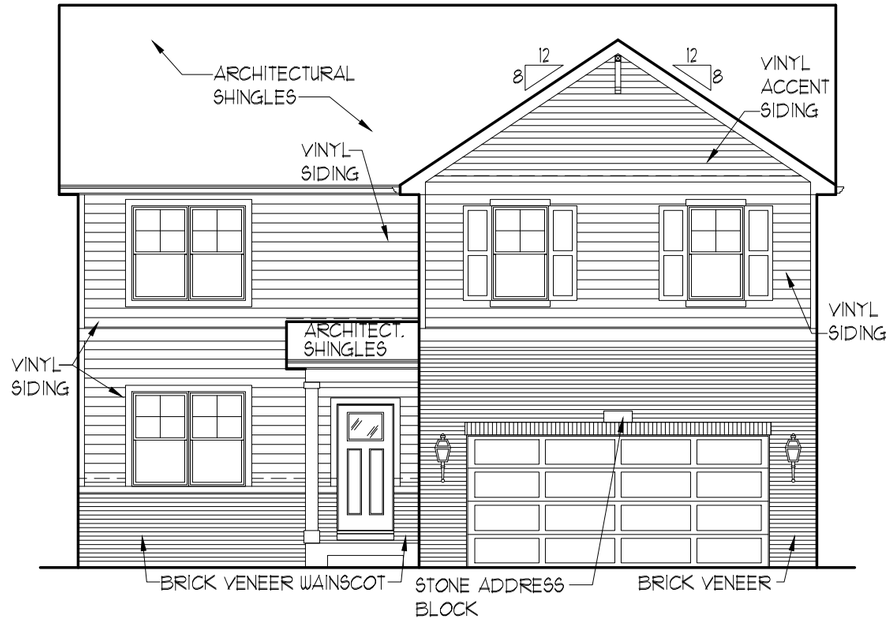
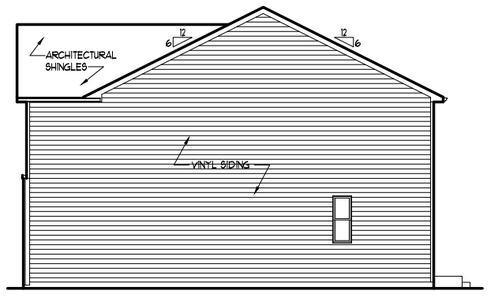
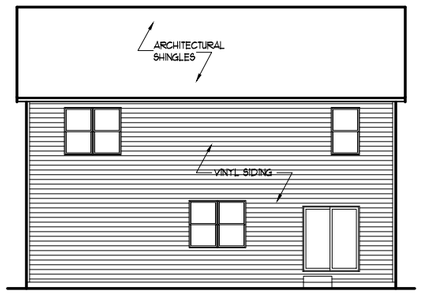


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 593.59 SQ. FT.
25% OF SIDEABLE AREA= 148.40 SQ. FT.
TOTAL MASONRY AREA = 195.46 SQ. FT. (32.9%)

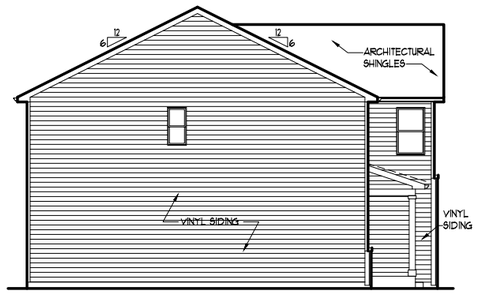
ELEVATION "A4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

X429

PRAIRIE LANDING

JOLIET, IL.

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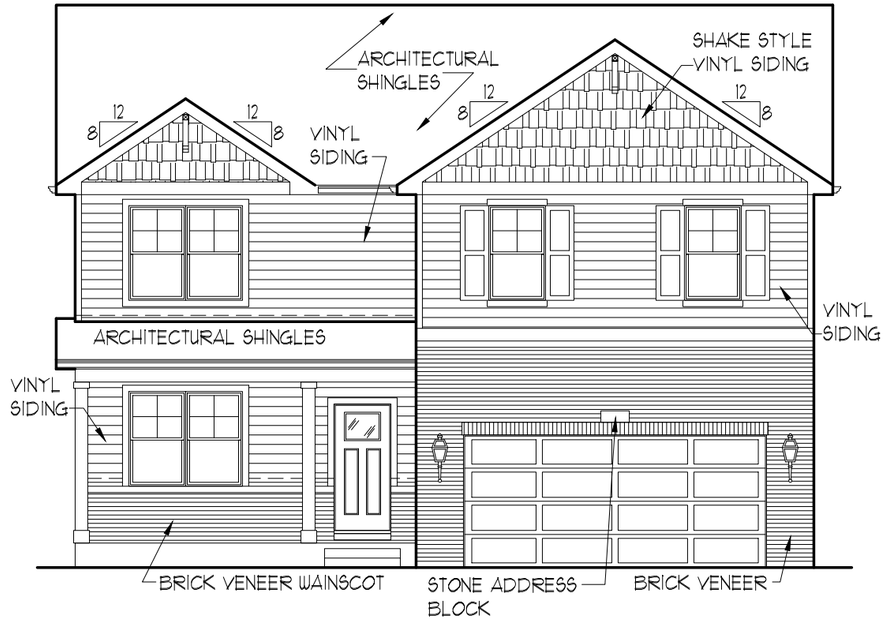
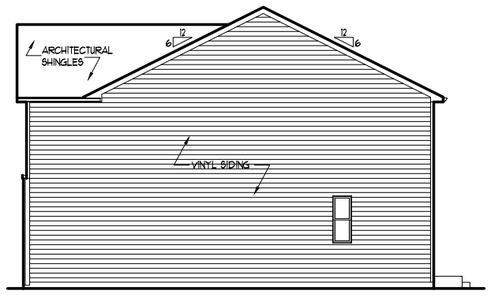
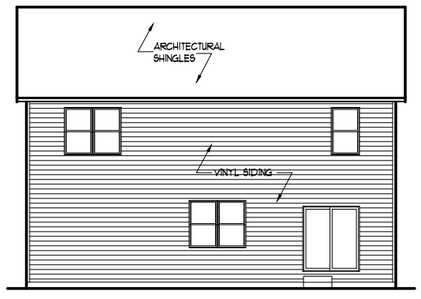


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 583.53 SQ. FT.
25% OF SIDEABLE AREA= 145.88 SQ. FT.
TOTAL MASONRY AREA = 183.96 SQ. FT. (31.5%)

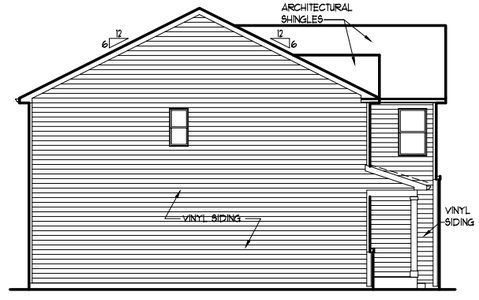
ELEVATION "B4"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

x429
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JOLIET, IL.
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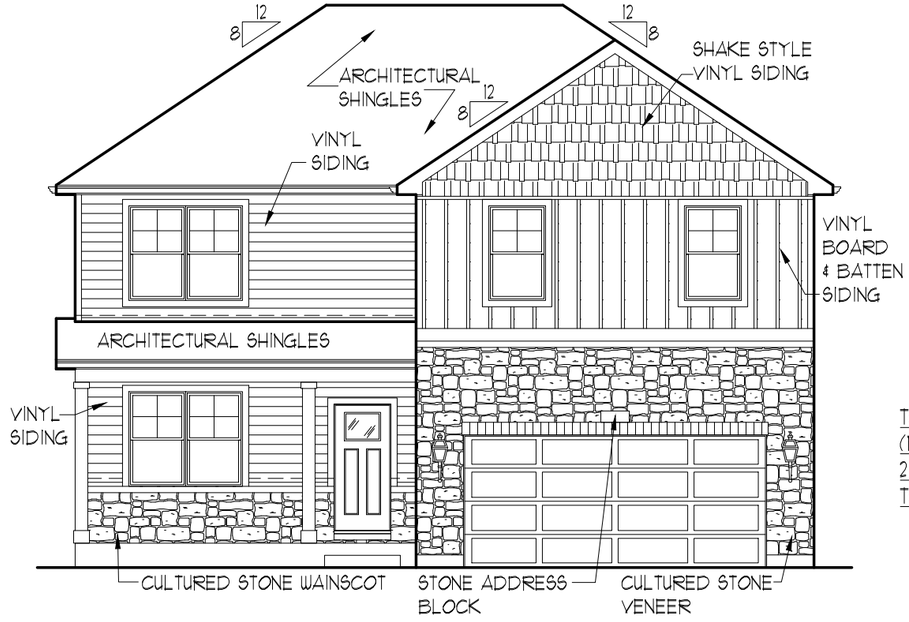
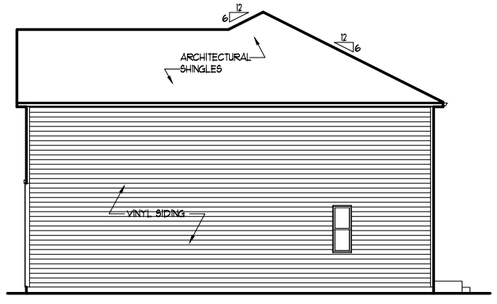
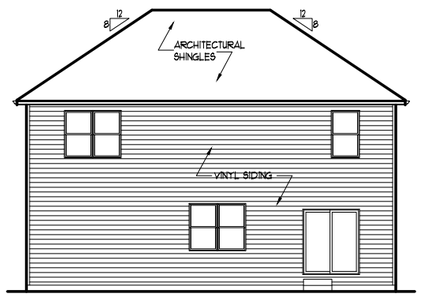


TOTAL FRONT ELEVATION SIDEABLE AREA
(NOT INCLUDING WINDOWS, DOORS, & ROOF AREA) = 556.09 SQ. FT.
25% OF SIDEABLE AREA= 139.02 SQ. FT.
TOTAL MASONRY AREA = 182.29 SQ. FT. 32.8%)

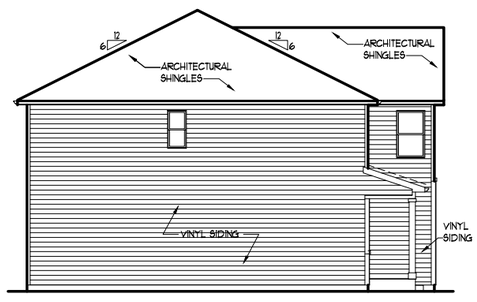
ELEVATION "D5"



TYPICAL RIGHT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL LEFT ELEVATION

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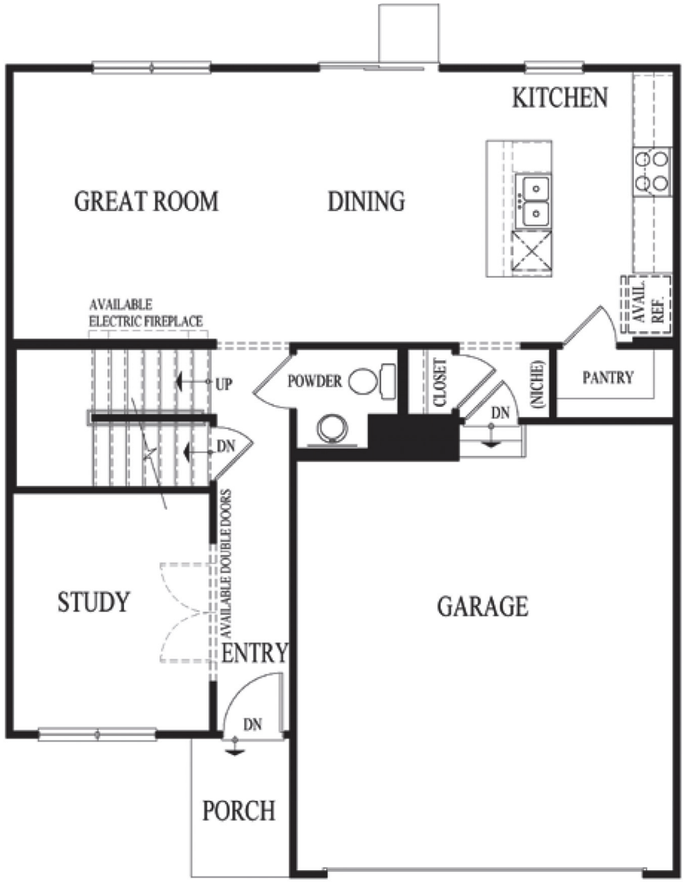
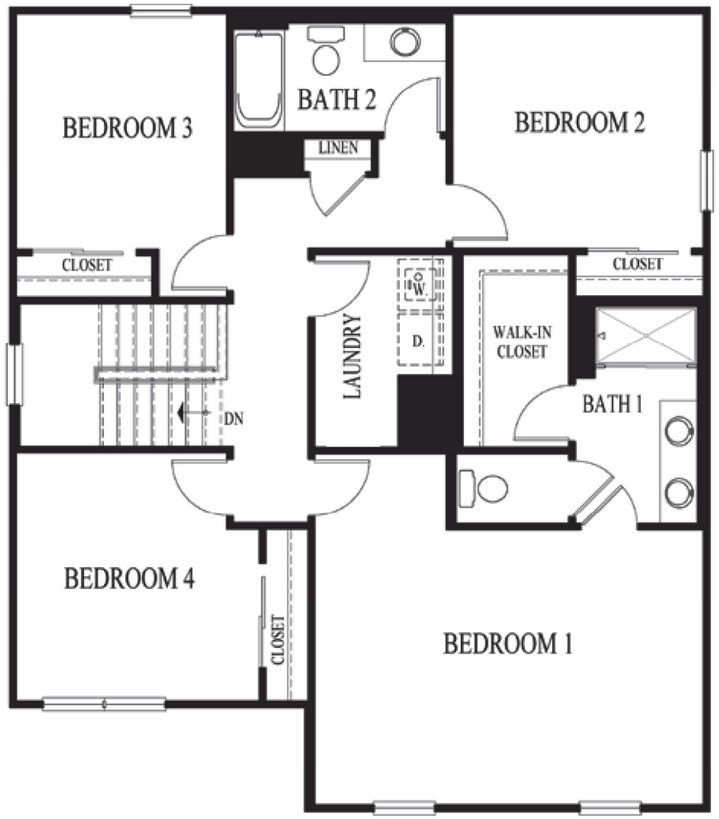
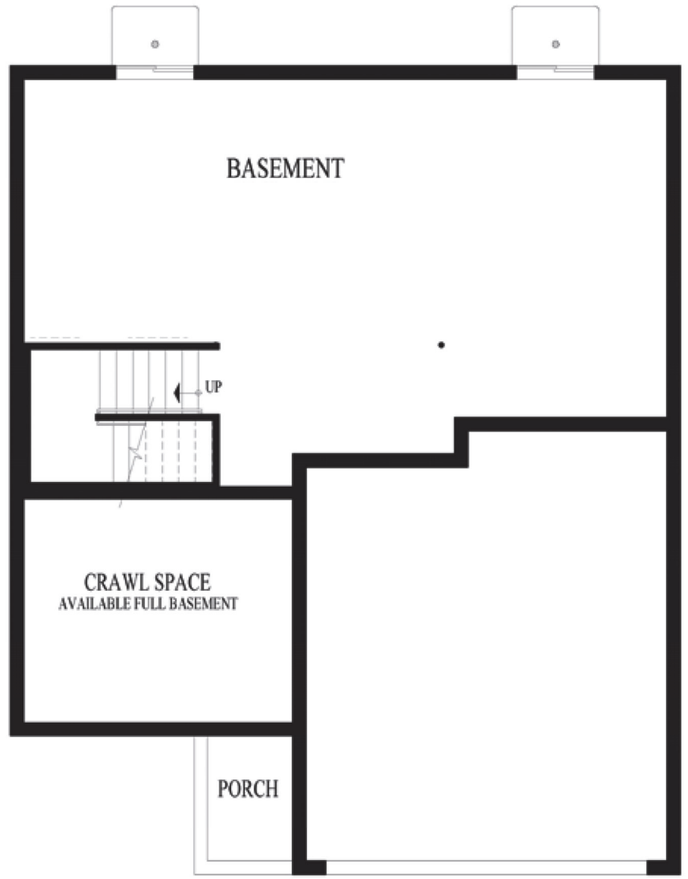


Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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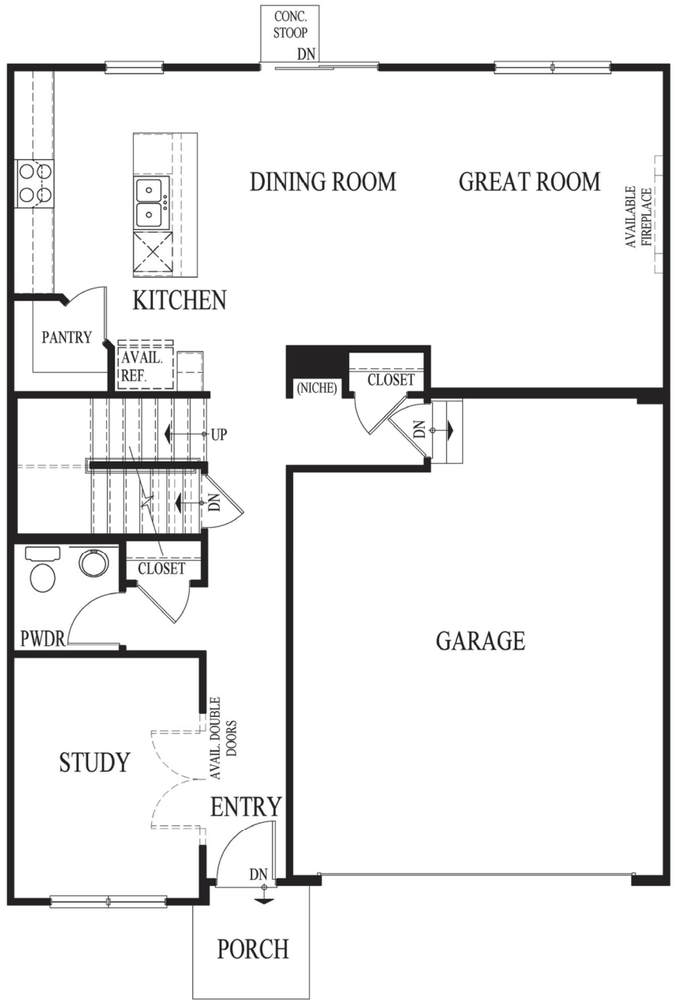
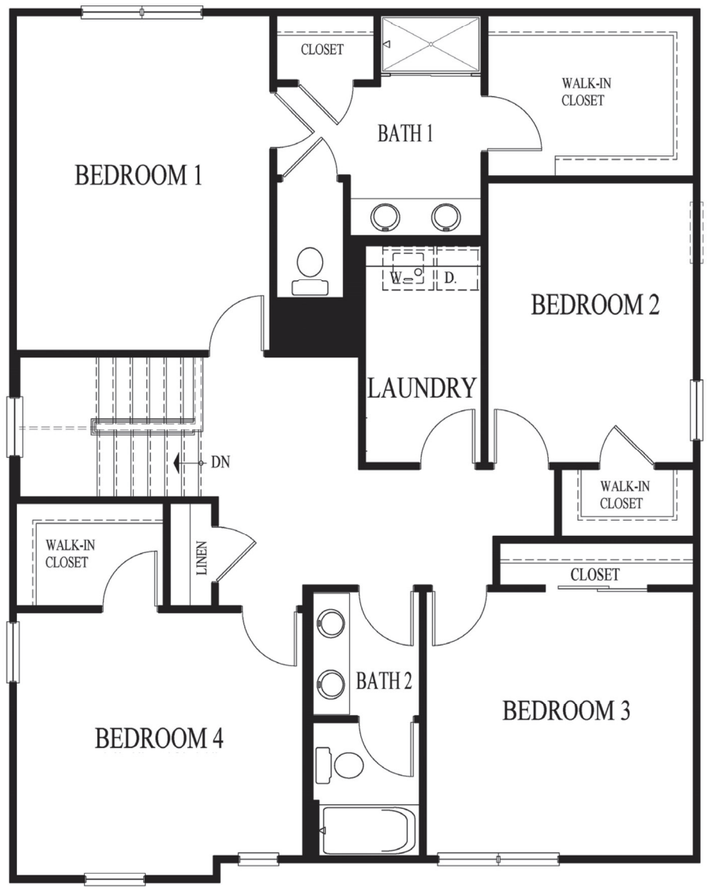
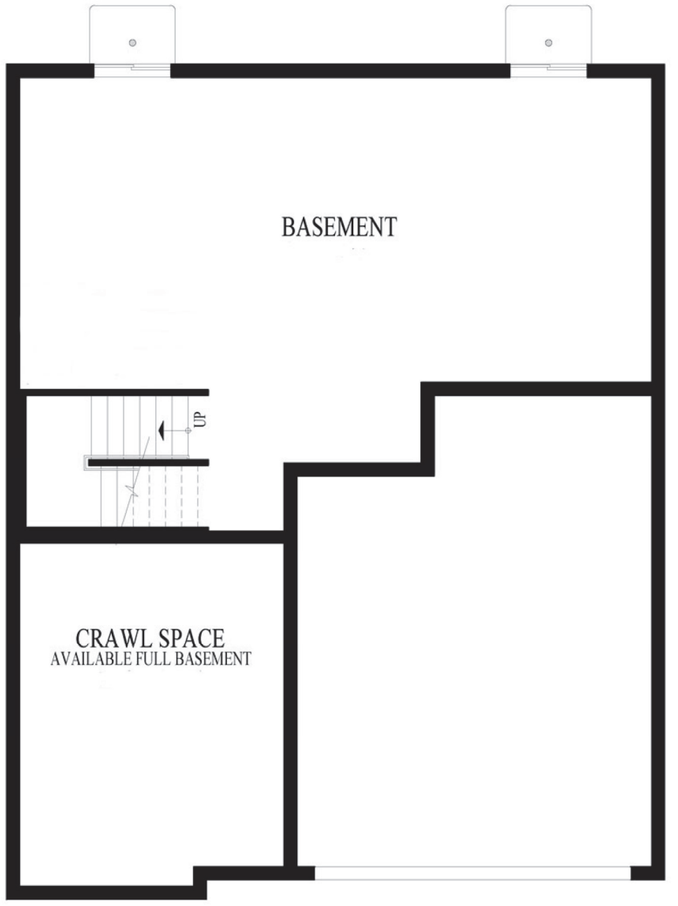


Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

D.R. Horton is an equal housing opportunity builder. With basement foundations, water heaters and HVAC systems will be relocated to the first or second floors, as specified. All pricing, included features, terms, availability and amenities, are subject to change at any time without notice or obligation. Elevations and exterior materials may vary. Square footages, measurements and dimensions are approximate and will vary based on foundation type and options selected. Pictures, artist renderings, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Options and upgrades are available at an additional cost and are subject to availability and construction cut-off dates. REV 240716

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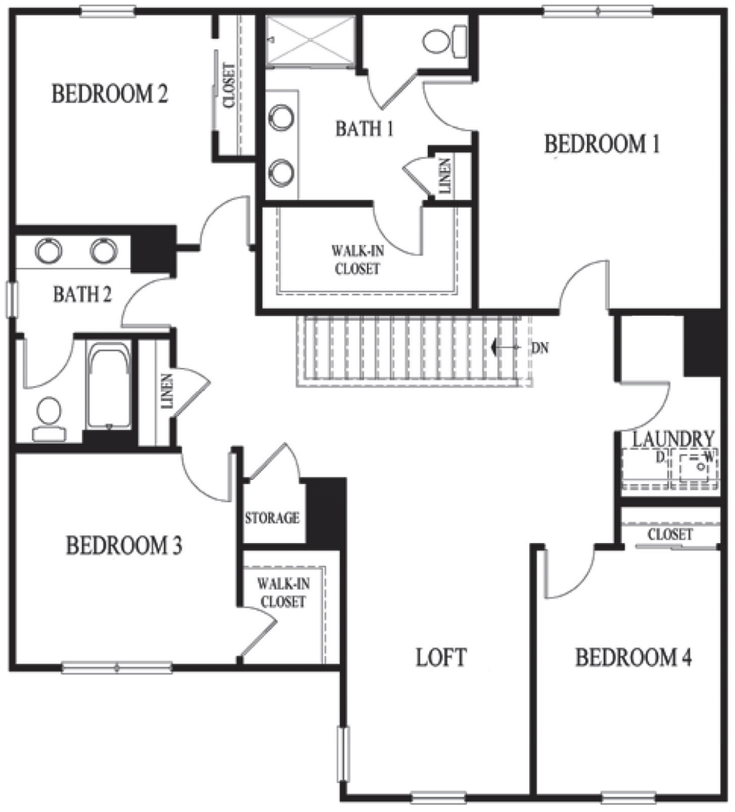
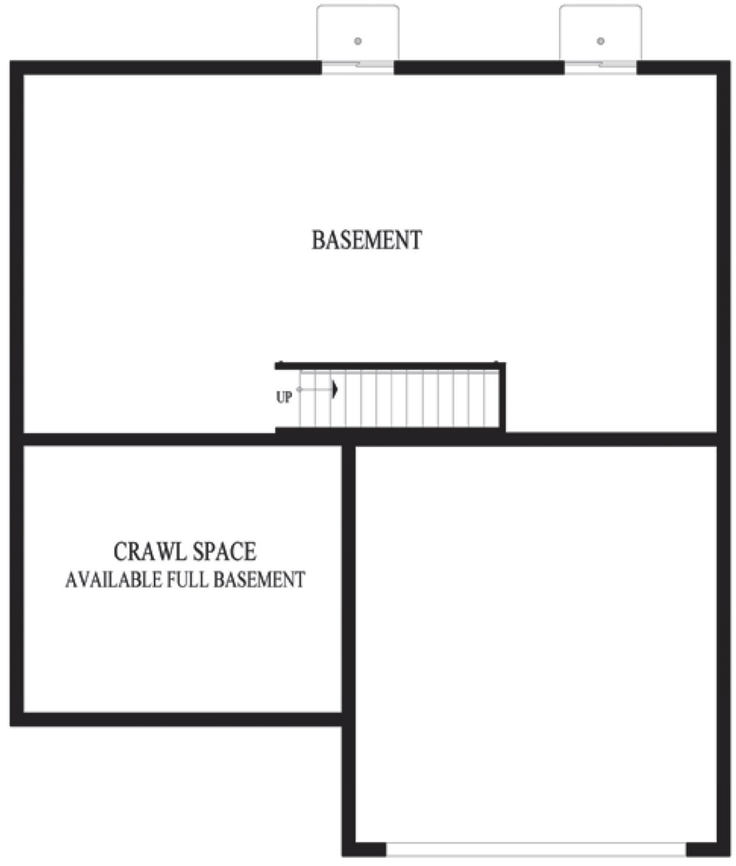
Main Level



Upper Level



Partial Basement*

*Mechanical and window locations may vary. See a sales representative for details.

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Final Landscape Plan

PRAIRIE LANDING

Joliet, Illinois

November 14, 2024

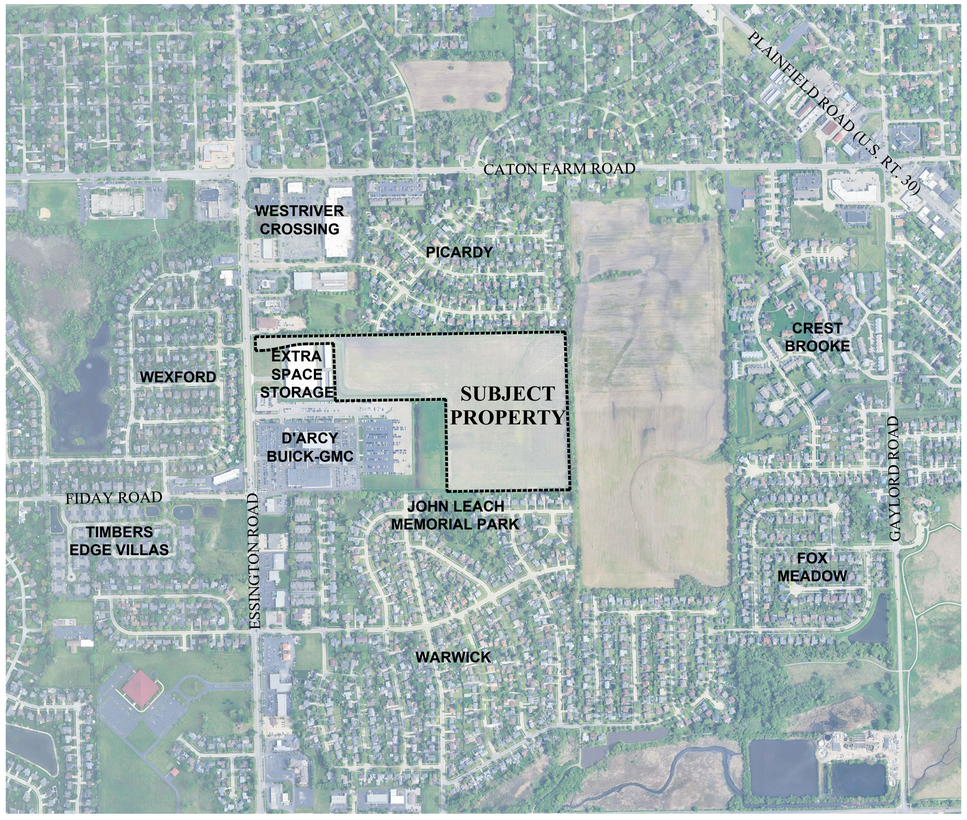
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MANHARD CONSULTING
333 E. BUTTERFIELD RD. STE. 600
LOMBARD, IL 60148



LOCATION MAP

SCALE: 1"=600'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	AMENITY PLANS
6	MONUMENT DETAILS
7	TREE PRESERVATION PLAN
8	TREE PRESERVATION PLAN & INVENTORY
9	TREE INVENTORY
10	LANDSCAPE SPECIFICATIONS

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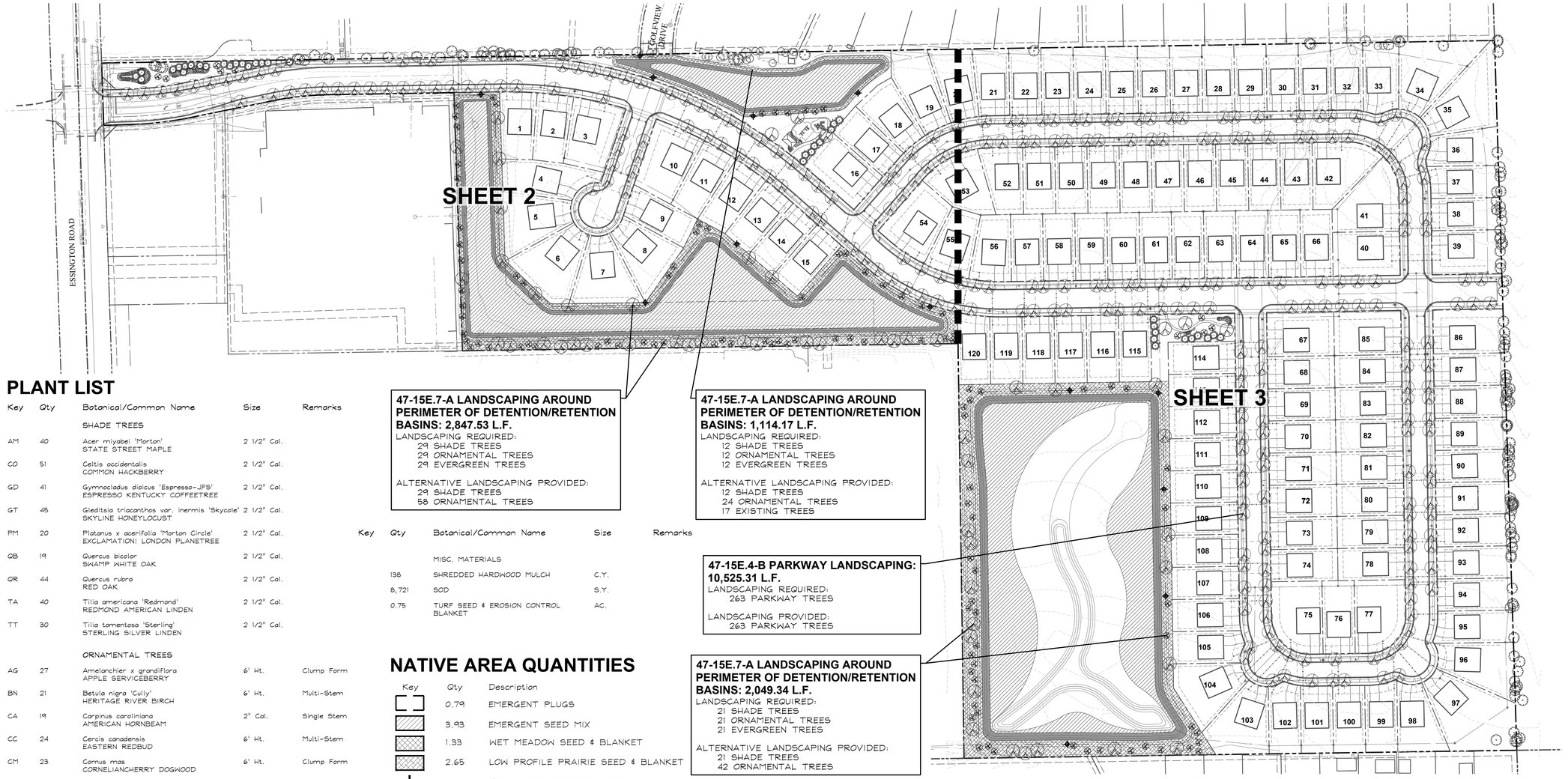

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AM	40	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
CO	51	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GD	41	Gymnocladus dioicus 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
GT	45	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
PM	20	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	19	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QR	44	Quercus rubra RED OAK	2 1/2" Cal.	
TA	40	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TT	30	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	27	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
BN	21	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CA	19	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
CC	24	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	23	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump Form
		EVERGREEN TREES		
PA	16	Picea abies NORWAY SPRUCE	8' Ht.	
PP	14	Picea pungens COLORADO SPRUCE	8' Ht.	
PS	8	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
HP	15	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
VT	15	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
WB	15	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
JB	18	Juniperus conferta 'Blue Pacific' BLUE PACIFIC JUNIPER	24" Wide	4' O.C.
JK	13	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
CK	50	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
SA	47	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
		PERENNIALS		
AB	49	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
EC	55	Echinacea 'CBG Gone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
HH	64	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
SE	22	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.

47-15E.7-A LANDSCAPING AROUND PERIMETER OF DETENTION/RETENTION BASINS: 2,847.53 L.F.
LANDSCAPING REQUIRED:
29 SHADE TREES
29 ORNAMENTAL TREES
29 EVERGREEN TREES

ALTERNATIVE LANDSCAPING PROVIDED:
29 SHADE TREES
58 ORNAMENTAL TREES

47-15E.7-A LANDSCAPING AROUND PERIMETER OF DETENTION/RETENTION BASINS: 1,114.17 L.F.
LANDSCAPING REQUIRED:
12 SHADE TREES
12 ORNAMENTAL TREES
12 EVERGREEN TREES

ALTERNATIVE LANDSCAPING PROVIDED:
12 SHADE TREES
24 ORNAMENTAL TREES
17 EXISTING TREES

Key	Qty	Botanical/Common Name	Size	Remarks
		MISC. MATERIALS		
	138	SHREDDED HARDWOOD MULCH	C.Y.	
	8,721	SOD	S.Y.	
	0.75	TURF SEED & EROSION CONTROL BLANKET	AC.	

47-15E.4-B PARKWAY LANDSCAPING: 10,525.31 L.F.
LANDSCAPING REQUIRED:
263 PARKWAY TREES

LANDSCAPING PROVIDED:
263 PARKWAY TREES

NATIVE AREA QUANTITIES

Key	Qty	Description
	0.79	EMERGENT PLUGS
	3.93	EMERGENT SEED MIX
	1.33	WET MEADOW SEED & BLANKET
	2.65	LOW PROFILE PRAIRIE SEED & BLANKET
	14	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

47-15E.7-A LANDSCAPING AROUND PERIMETER OF DETENTION/RETENTION BASINS: 2,049.34 L.F.
LANDSCAPING REQUIRED:
21 SHADE TREES
21 ORNAMENTAL TREES
21 EVERGREEN TREES

ALTERNATIVE LANDSCAPING PROVIDED:
21 SHADE TREES
42 ORNAMENTAL TREES

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. No trees shall be planted within 5' of a hydrant, underground utility or 10' from an above ground utility structure or pole. Trees to be planted clear of all traffic control services and signs. Mulch must not touch tree trunks.
9. All trees planted by an applicant shall be guaranteed for two (2) years from the date of acceptance and shall be replaced by the applicant at no charge to the Village, should they die or be in a declining condition in the opinion of the Village arborist. The replacement tree shall be of the same size, species and quality, and shall carry the same two (2) year guarantee.

0 50' 100' 200' 300'
SCALE: 1"=100'
NORTH

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PRAIRIE LANDING
JOLIET, ILLINOIS

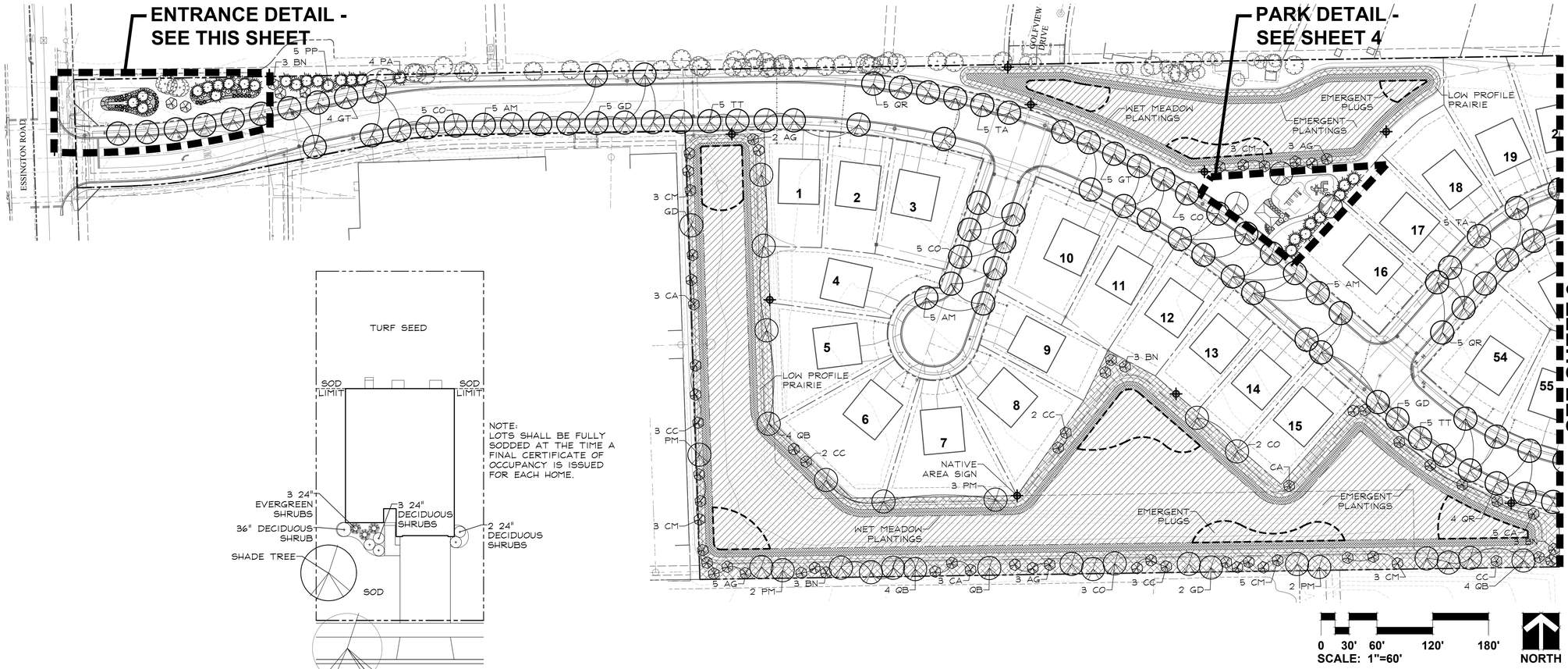
OVERALL LANDSCAPE PLAN

1 11.14.2024
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.
1 OF 10

811 Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:



TYPICAL LOT LANDSCAPING

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

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JOLIET, ILLINOIS

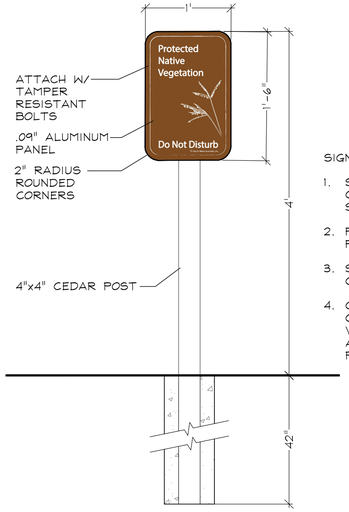
LANDSCAPE PLAN

1 11.14.2024
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.
2 OF 10

811 Know what's below. Call before you dig.

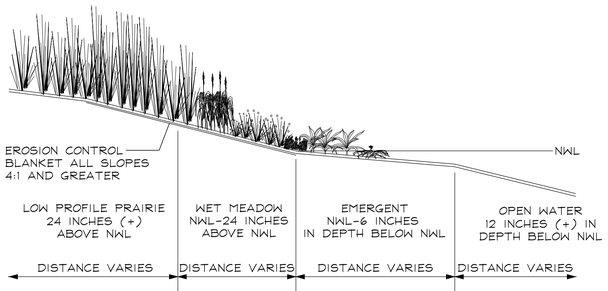
XREFS
PLOT COMPID



SIGN NOTES:

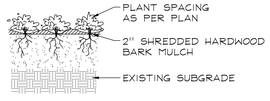
1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

NATIVE AREA SIGN DETAIL
SCALE: NTS

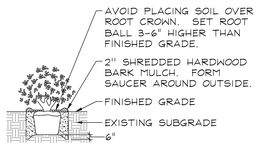


NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

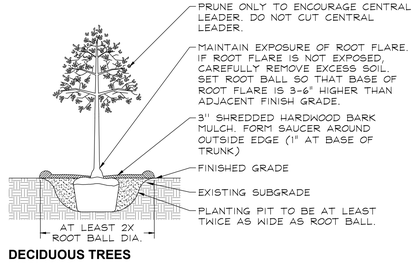
PLANTING DETAILS



PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
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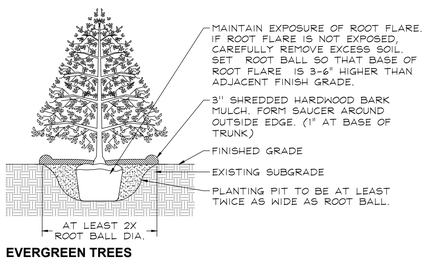
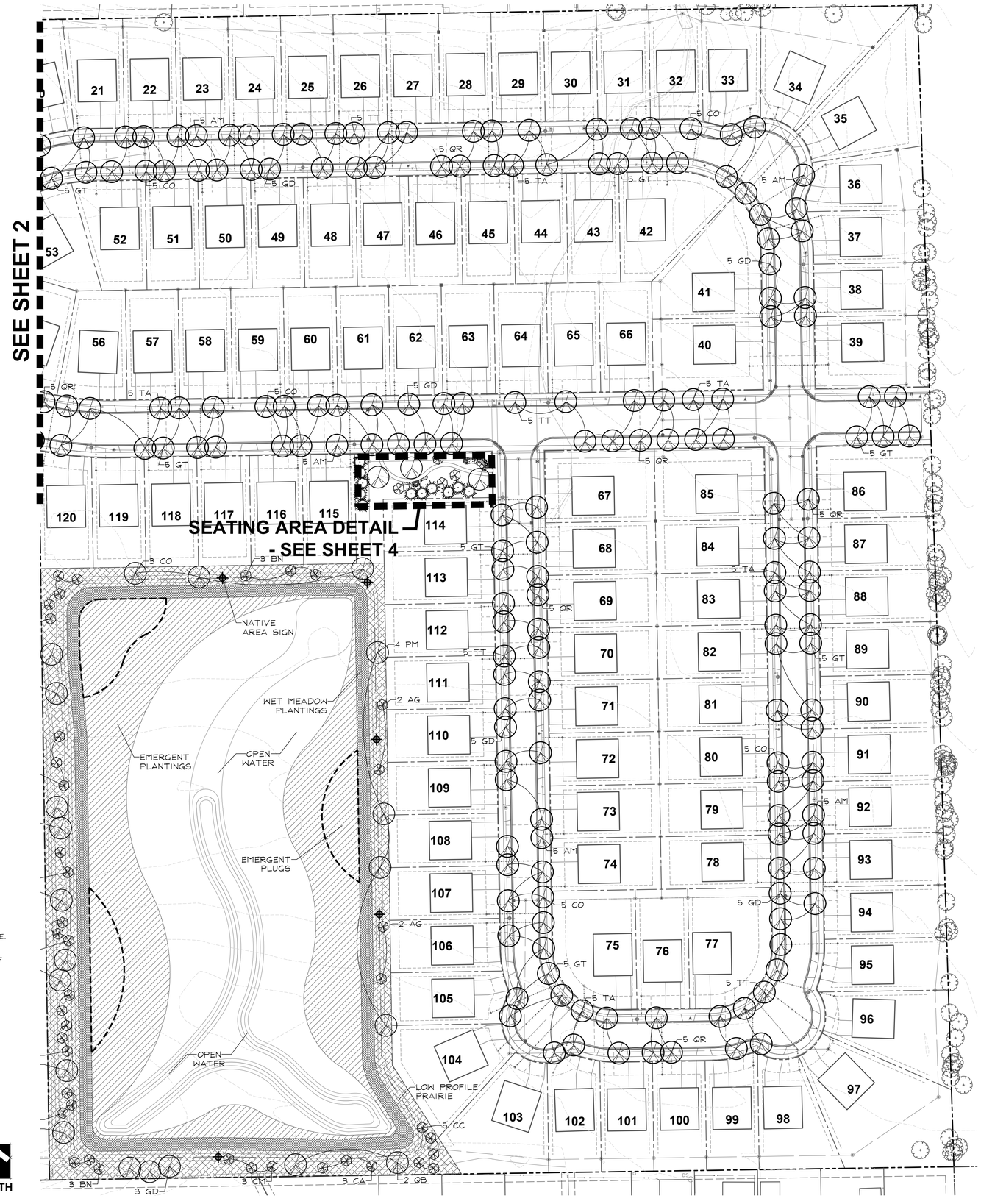


EVERGREEN TREES
NOT TO SCALE



0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

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PRAIRIE LANDING
JOLIET, ILLINOIS
LANDSCAPE PLAN

1	11.14.2024	
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SHEET NO.	3 OF 10

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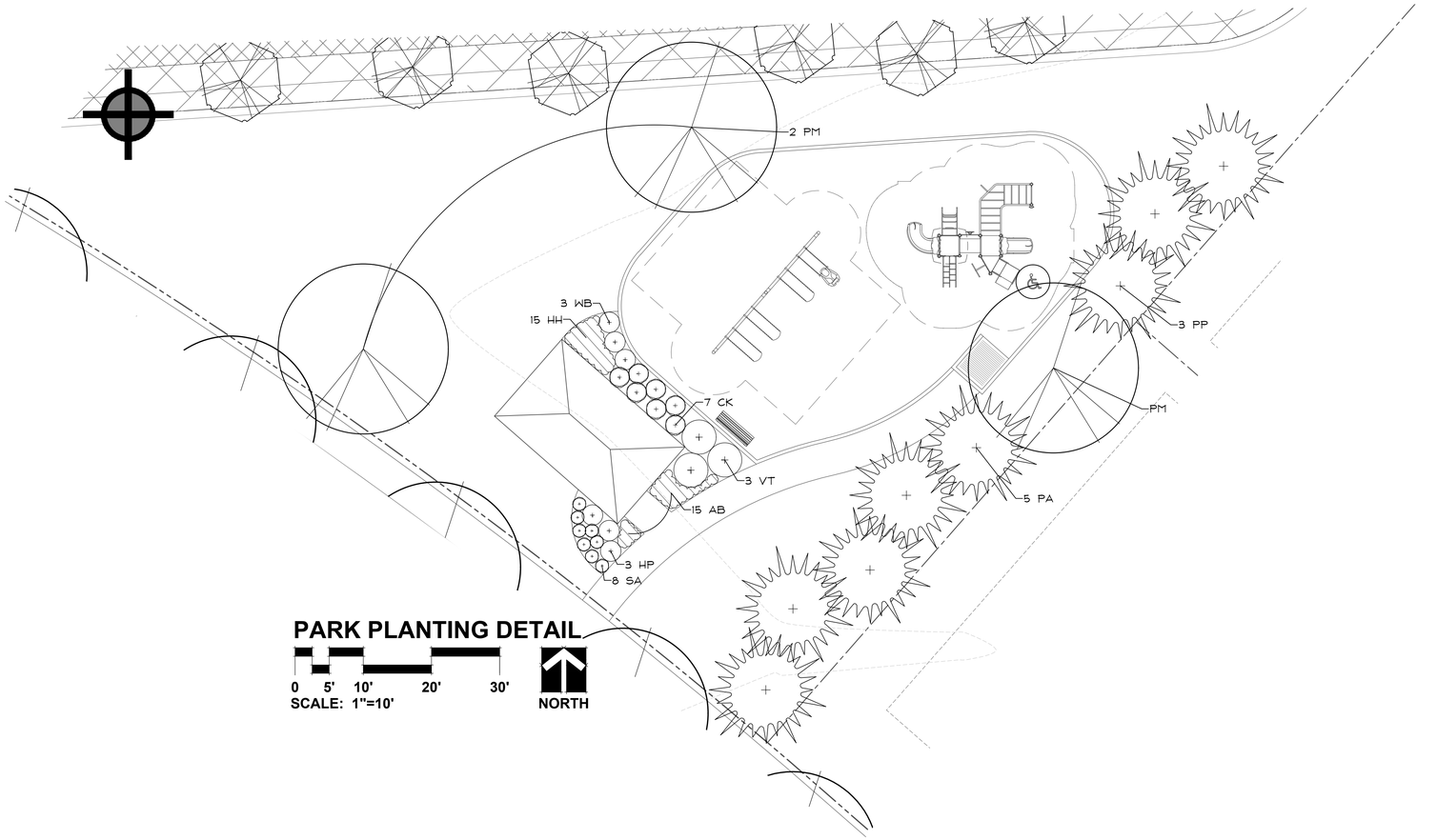
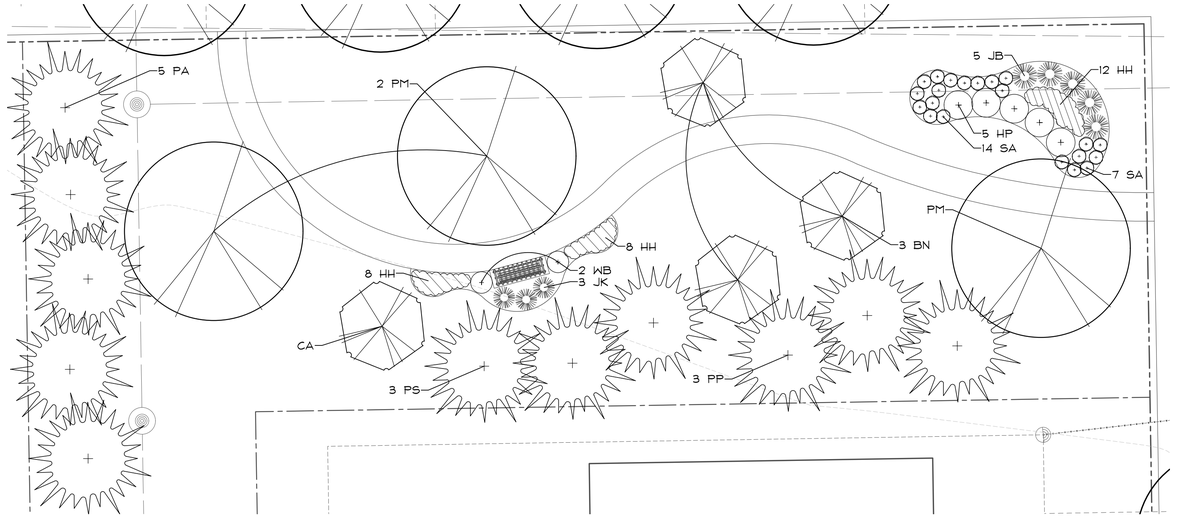


PARK PLANTING DETAIL

0 5' 10' 20' 30'

SCALE: 1"=10'

NORTH



SEATING AREA PLANTING DETAIL

0 5' 10' 20' 30'

SCALE: 1"=10'

NORTH

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LANDSCAPE DETAILS

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SHEET NO.	

4 OF 10

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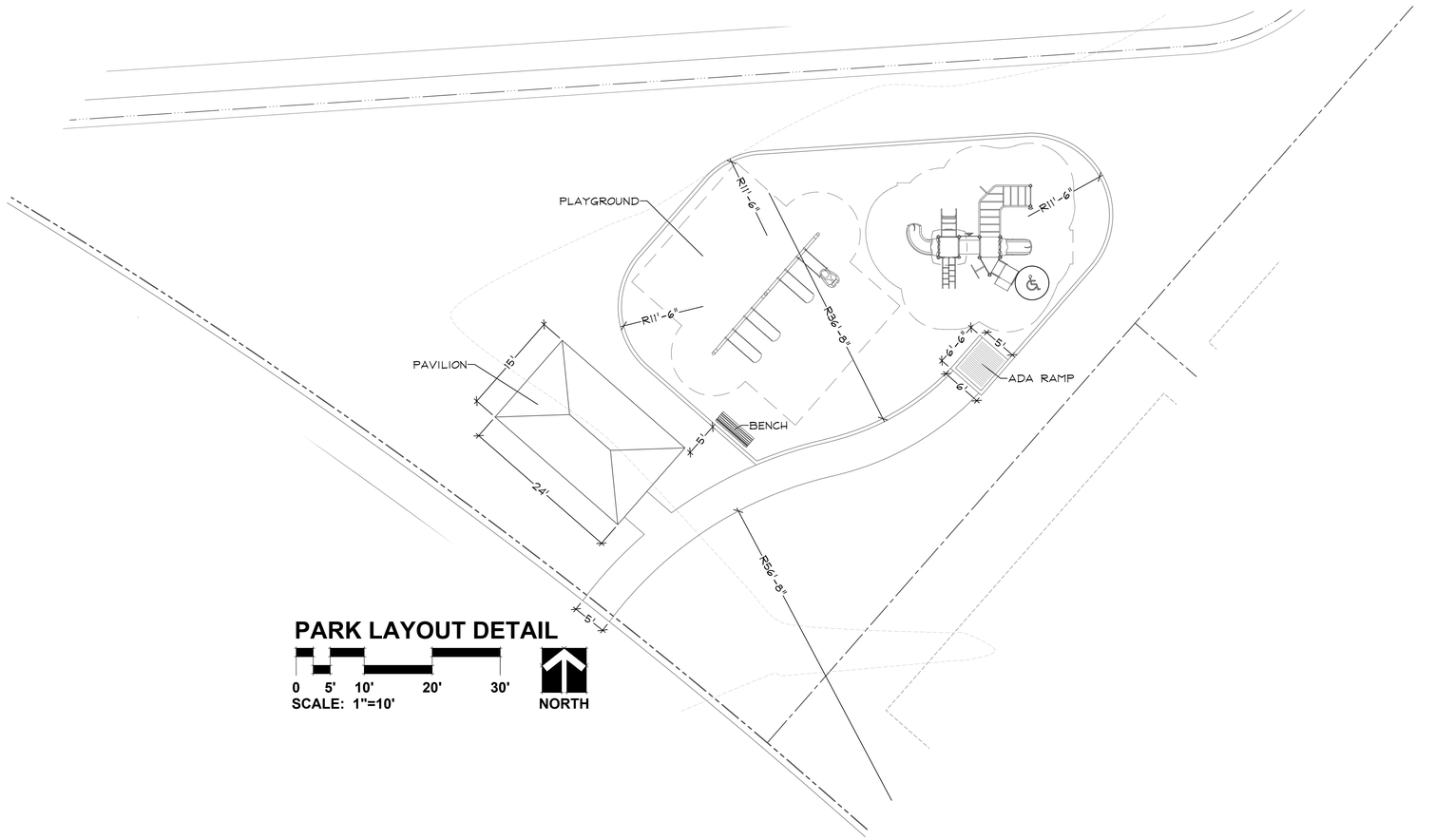
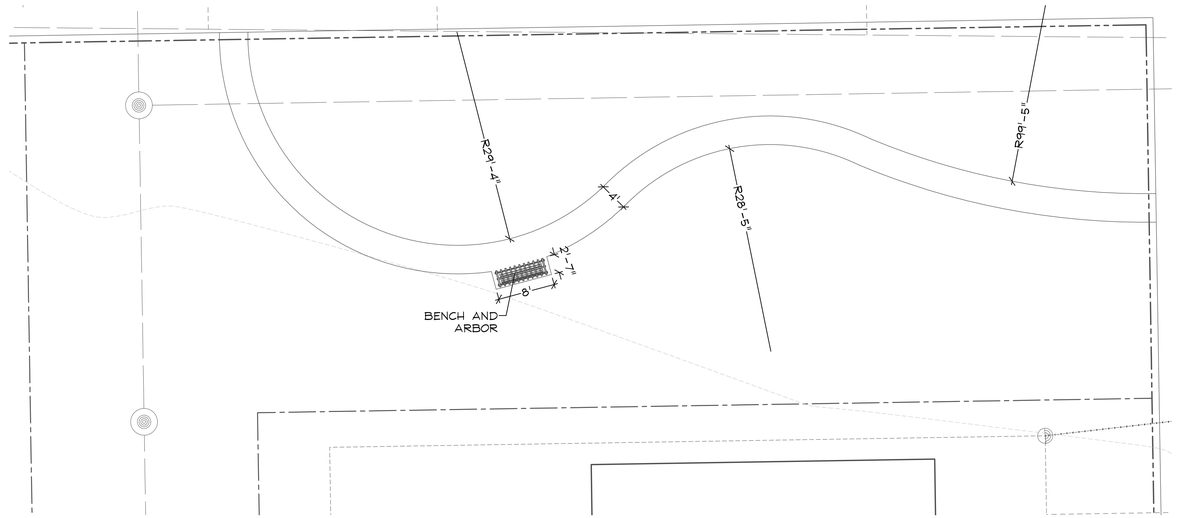


PARK LAYOUT DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH



SEATING AREA LAYOUT DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH

SITE FURNISHING SCHEDULE

ITEM	MANUFACTURER	MODEL	QUANTITY	DETAILS
BENCH	XXX	XXX XXX	2	SURFACE MOUNTED COLOR: BLACK FINISH: POWDER COAT
CONCRETE WALKS/PAD			XXX S.F.	
CONCRETE CURB			XX LF	
DECORATIVE PAVERS	UNILOCK	HOLLAND STONE	XXX SF	PATTERN:HERRINGBONE WITH SOLDIER COURSE BORDER COLOR: NATURAL
UPLIGHTS	ALLIANCE - OR APPROVED EQUAL	BULLET LIGHT 200 - 5W	2 EA.	MATERIAL: CAST BRASS CATALOG NUMBER: LLALBL200LED
PAVILION	XX	XX	1 EA.	ROOF COLOR: XX COLUMN COLOR: XX SIZE: 24' x 15'

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AMENITY PLANS

1 11.14.2024
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DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.
5 OF 10

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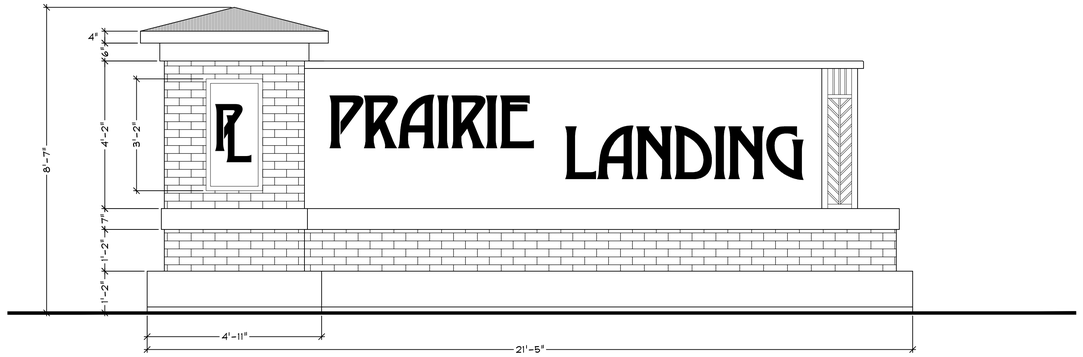
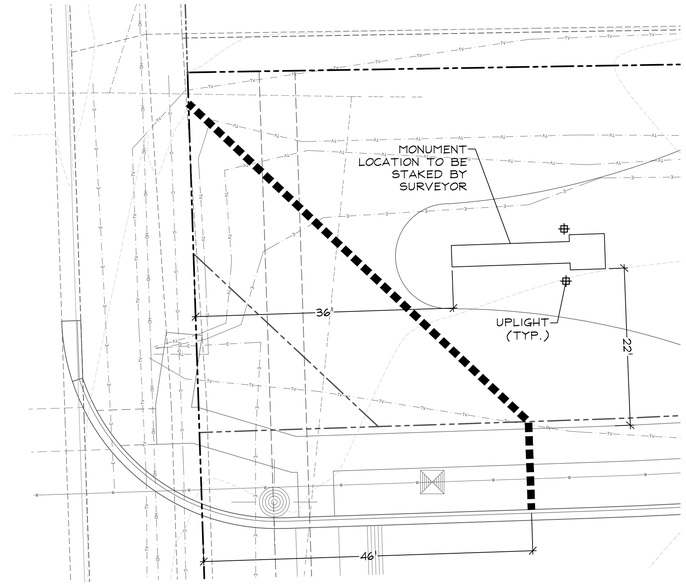
PLOT CONFIG



MONUMENT DETAIL

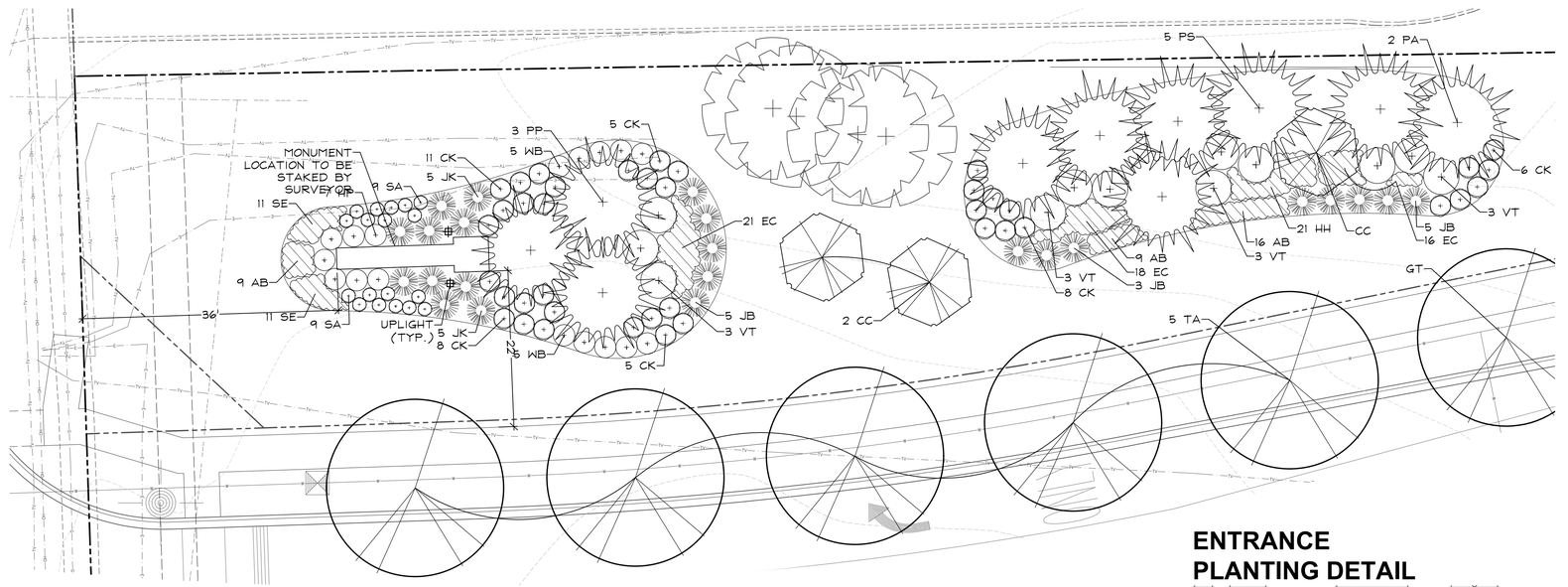
0 1/4" 1/2" 1" 1 1/2"
SCALE: 1/2"=1'



MONUMENT LAYOUT DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH



ENTRANCE PLANTING DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH

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MONUMENT DETAILS

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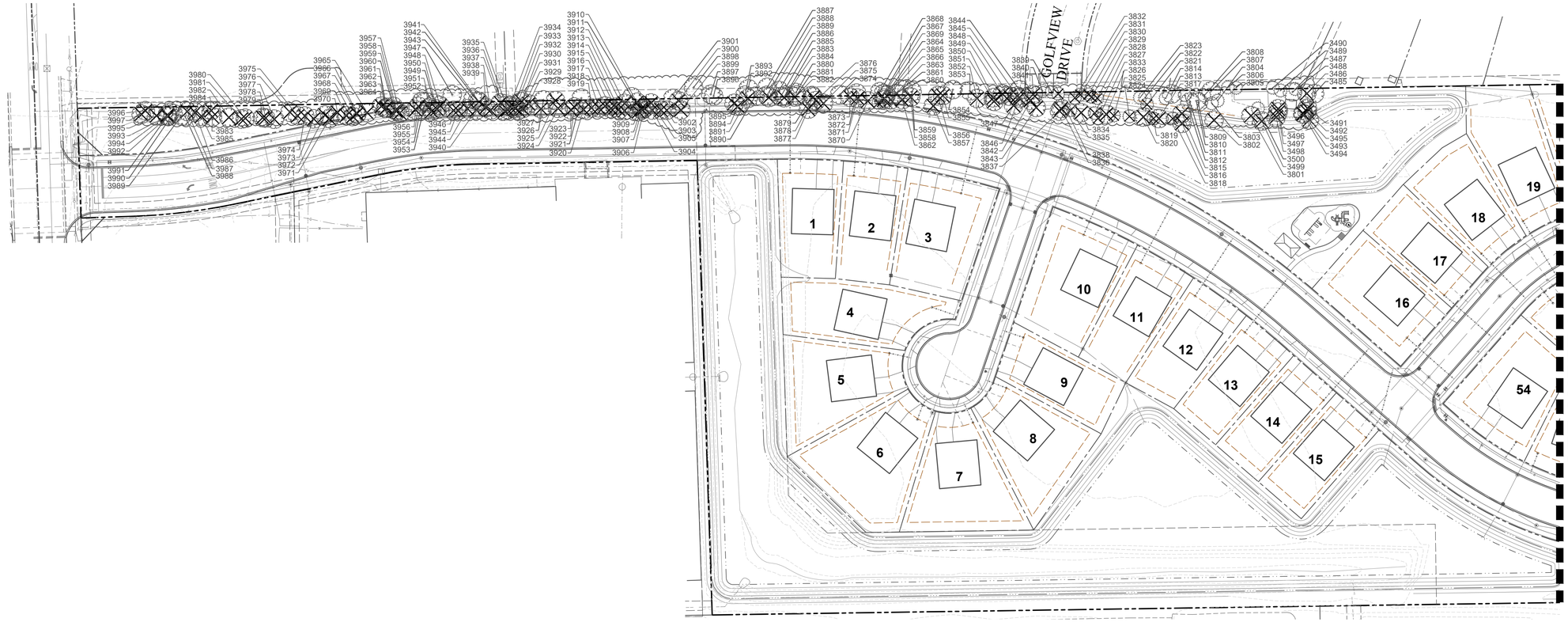
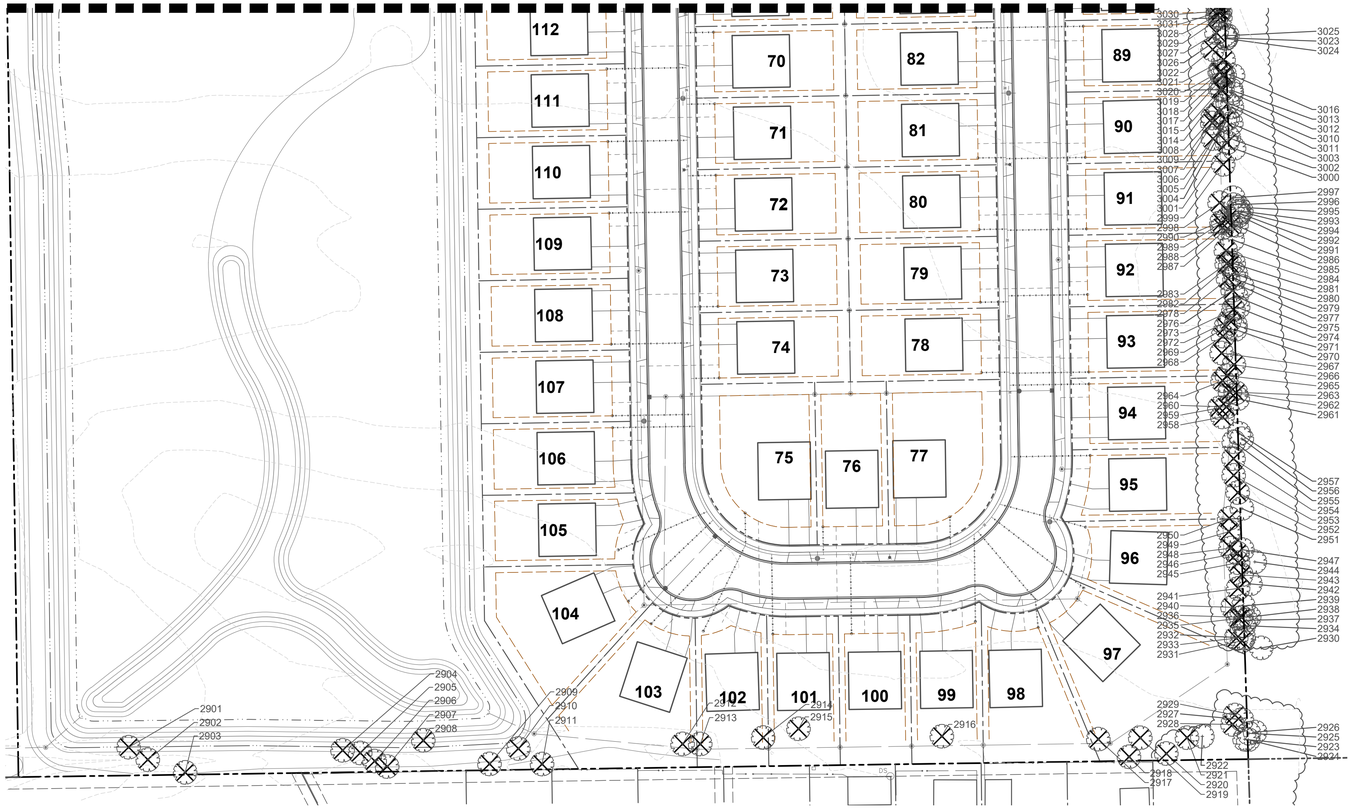
CHECKED	DHS
SHEET NO.	

6 OF 10

XREFS
PLOT CONFIG

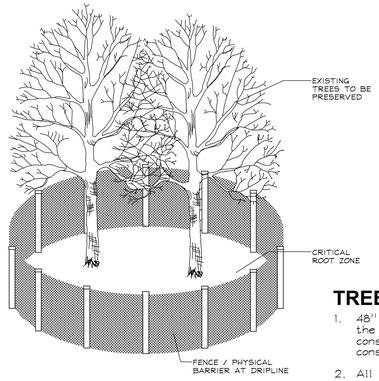




LEGEND

1234 EXISTING TREE

1234 EXISTING TREE TO BE REMOVED



TREE PRESERVATION DETAIL

(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels,lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

Know what's below. Call before you dig.

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LOMBARD, IL 60148

PRAIRIE LANDING
JOLIET, ILLINOIS

TREE PRESERVATION PLAN

REVISIONS	
1	11.14.2024

DATE	11.01.2024
PROJECT NO.	DR23154
DRAWN	SMR
CHECKED	DHS
SHEET NO.	7 OF 10

XREFS
PLOT CONFIG

RATING AND SURVEY CRITERIA

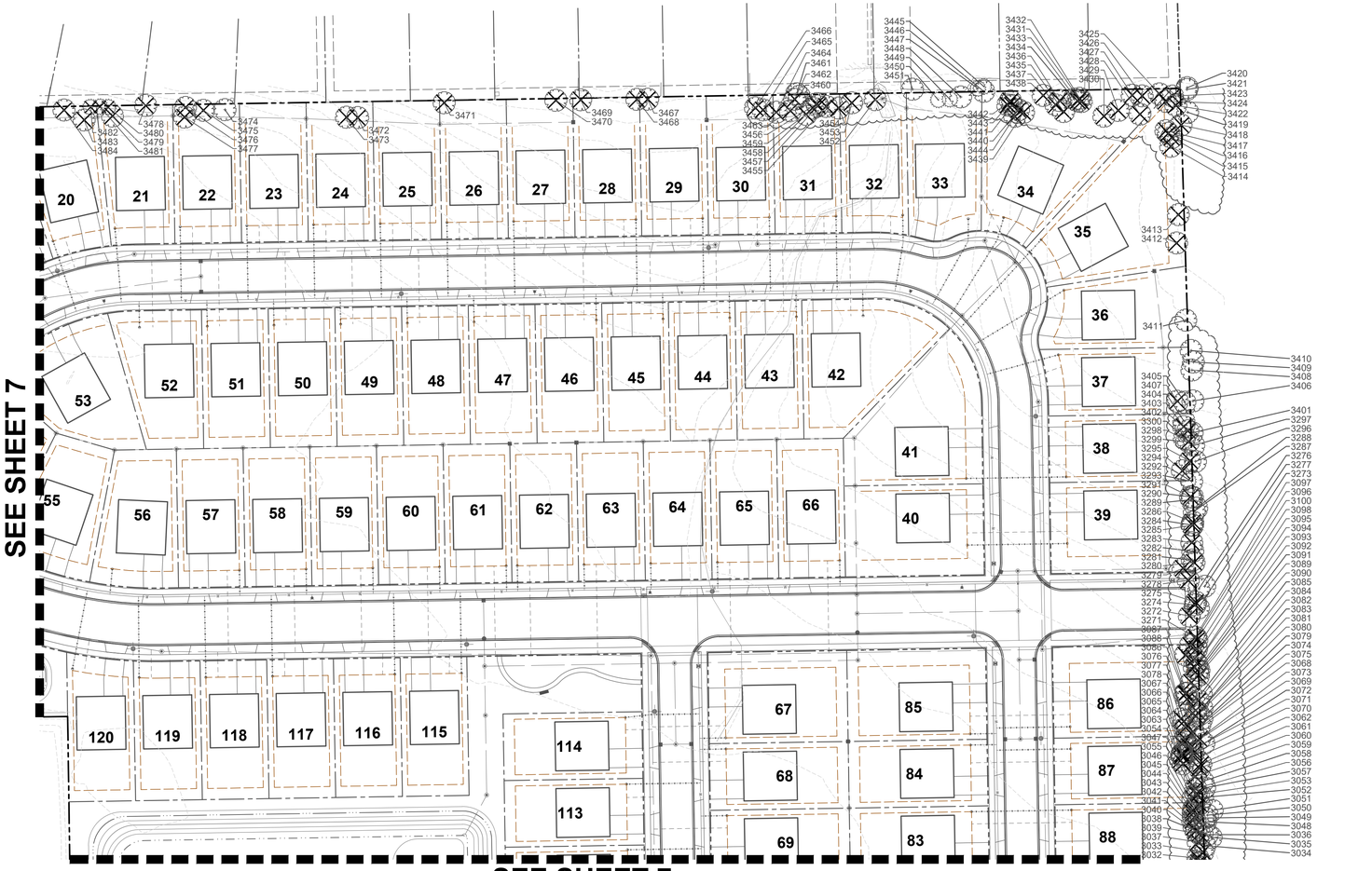
1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitous growth only, decay

TOTAL TREE COUNT: 524 (2901-3098, 3100, 3271-3300, 3401-3500, 3801-3997)

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
2901	*Pyrus calleryana*	Pear	6	3 - Fair	Crowded		Remove
2902	*Fraxinus sp.*	Ash	14,14	5 - Poor	V-shaped joint|Double Leader|Split Risk	Dead Leader	Remove
2903	*Pyrus calleryana*	Pear	5	2 - Good			Remove
2904	*Gleditsia triacanthos*	Honey Locust	14	2 - Good			Remove
2905	*Malus sp.*	Crabapple	7	3 - Fair		Trunk Scar	Remove
2906	Prunus serotina	Black Cherry	18	3 - Fair	Unbalanced	Trunk Scar	Remove
2907	*Fraxinus sp.*	Ash	7	5 - Poor		>50% dead wood|Dead Leader|Adventitous Growth	Remove
2908	*Fraxinus sp.*	Ash	7,6	5 - Poor	V-shaped joint|Double Leader|Split Risk	Trunk Scar	Remove
2909	*Prunus serotina*	Black Cherry	11	4 - Fair/Poor	Lean		Remove
2910	*Fraxinus sp.*	Ash	6,5,5	5 - Poor	V-shaped joint|Multi Leader|Split Risk	30% dead wood	Remove
2911	*Fraxinus sp.*	Ash	6	3 - Fair	Lean|Unbalanced		Remove
2912	*Morus alba*	White Mulberry	23,22,14	5 - Poor	V-shaped joint|Double Leader|Multi Leader	Trunk Scar	Remove
2913	*Fraxinus sp.*	Ash	11	3 - Fair	Lean	10% dead wood	Remove
2914	*Fraxinus sp.*	Ash	7,6	5 - Poor	V-shaped joint|Double Leader|Split Risk	20% dead wood	Remove
2915	*Pyrus calleryana*	Pear	7,5,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
2916	*Prunus serotina*	Black Cherry	26	4 - Fair/Poor	Fused Leaders	Fungus-Stem	Remove
2917	*Acer saccharinum*	Silver Maple	11,10	5 - Poor	V-shaped joint|Double Leader|Split Risk	Trunk Scar	Remove
2918	*Prunus serotina*	Black Cherry	18,13	5 - Poor	V-shaped joint|Double Leader|Split Risk|Broken Leader	Trunk Scar	Remove
2919	*Pyrus calleryana*	Pear	17	2 - Good	Lean		Remove
2920	*Morus alba*	White Mulberry	16,13	5 - Poor	V-shaped joint|Double Leader|Split Risk	Trunk Scar	Remove
2921	*Prunus serotina*	Black Cherry	11,8	5 - Poor	V-shaped joint|Double Leader|Split Risk	>50% dead wood|Trunk Damage	Remove
2922	*Juniperus virginiana*	Red Cedar	8, 35` Tall	3 - Fair			Preserve
2923	*Celtis occidentalis*	Hackberry	22	2 - Good	Unbalanced		Preserve
2924	*Maclura pomifera*	Osage Orange	20,18,16	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Wood rot|Trunk Scar	Preserve
2925	*Maclura pomifera*	Osage Orange	15	4 - Fair/Poor	Lean|Crown Lean|Crowded	30% dead wood	Preserve
2926	Maclura pomifera	Osage Orange	18	5 - Poor	Horizontal Growth	40% dead wood|Trunk Damage	Preserve
2927	*Celtis occidentalis*	Hackberry	28	2 - Good	Unbalanced	Callus	Preserve
2928	*Celtis occidentalis*	Hackberry	7	4 - Fair/Poor	Crown Lean|Crowded		Remove
2929	*Celtis occidentalis*	Hackberry	6,2	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
2930	*Prunus serotina*	Black Cherry	12,7,6	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Wood rot|Cavity	Preserve
2931	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Unbalanced|Crown Lean		Remove
2932	*Prunus serotina*	Black Cherry	9	3 - Fair	Lean		Preserve
2933	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor	Unbalanced	Trunk Damage	Remove
2934	*Prunus serotina*	Siberian Elm	29	3 - Fair		10% dead wood|Trunk Scar	Preserve
2935	*Prunus serotina*	Black Cherry	11	4 - Fair/Poor	Lean|Unbalanced	Fungus-Stem	Remove
2936	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Unbalanced		Remove
2937	*Prunus serotina*	Black Cherry	4	6 - Dead			Preserve
2938	*Prunus serotina*	Black Cherry	6	5 - Poor	Lean	30% dead wood|Sparse foliage	Preserve
2939	*Celtis occidentalis*	Hackberry	12	3 - Fair	Unbalanced		Remove
2940	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
2941	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor	Unbalanced|Crowded	Trunk Scar	Remove
2942	*Morus alba*	White Mulberry	23,13,10	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader/Cavity	Preserve
2943	*Prunus serotina*	Black Cherry	21	5 - Poor	Crown Lean|Crowded	20% dead wood|Wood rot|Trunk Damage	Remove
2944	*Prunus serotina*	Black Cherry	17	3 - Fair	Unbalanced	20% dead wood	Preserve
2945	*Prunus serotina*	Black Cherry	12	6 - Dead			Remove
2946	*Prunus serotina*	Black Cherry	6,5	5 - Poor	V-shaped joint|Double Leader|Split Risk	Dead Leader/Cavity	Remove
2947	*Prunus serotina*	Black Cherry	6	6 - Dead			Preserve
2948	*Maclura pomifera*	Osage Orange	14	5 - Poor	Unbalanced|Crowded	Cavity	Remove
2949	*Maclura pomifera*	Osage Orange	7	4 - Fair/Poor	Unbalanced|Crowded	30% dead wood	Remove
2950	*Maclura pomifera*	Osage Orange	13	5 - Poor	Strong lean|Crowded		Remove
2951	*Prunus serotina*	Black Cherry	15,11	4 - Fair/Poor	U-shaped joint|Double Leader|Lean|Crown Lean		Preserve
2952	*Maclura pomifera*	Osage Orange	3,20, 20, 15,14,11	5 - Poor	V-shaped joint|Multi Leader|Split Leaders	30% dead wood	Remove
2953	*Maclura pomifera*	Osage Orange	2,20,19,18,15,13,1	5 - Poor	V-shaped joint|Multi Leader|Split Leaders	Cavity	Remove
2954	*Celtis occidentalis*	Hackberry	20	4 - Fair/Poor		Cavity	Remove
2955	*Celtis occidentalis*	Hackberry	14	3 - Fair	Crown Lean|Crowded		Preserve
2956	*Prunus serotina*	Black Cherry	18	4 - Fair/Poor	Lean	10% dead wood|Trunk Scar	Preserve
2957	*Prunus serotina*	Black Cherry	13	4 - Fair/Poor	Lean|Crown Lean	20% dead wood|Dead Limbs	Preserve
2958	*Maclura pomifera*	Osage Orange	8,6	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crowded		Remove
2959	*Ulmus pumila*	Siberian Elm	7	4 - Fair/Poor	Crown Lean|Crowded|Broken Limb		Remove
2960	*Maclura pomifera*	Osage Orange	26	5 - Poor	Fused Leaders|Lean	Trunk Damage	Remove
2961	*Prunus serotina*	Black Cherry	12	6 - Dead			Preserve
2962	*Prunus serotina*	Black Cherry	13	6 - Dead			Remove
2963	*Prunus serotina*	Black Cherry	20	3 - Fair	Unbalanced|Crown Lean		Remove
2964	*Ulmus pumila*	Siberian Elm	6	3 - Fair	Unbalanced		Remove
2965	*Prunus serotina*	Black Cherry	5	5 - Poor	Strong lean|Crowded		Remove
2966	Prunus serotina	Black Cherry	29	5 - Poor	Split Leaders|Strong lean		Remove
2967	*Maclura pomifera*	Osage Orange	7,2	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crowded		Remove
2968	*Celtis occidentalis*	Hackberry	9	2 - Good			Remove
2969	*Celtis occidentalis*	Hackberry	4	2 - Good	Crowded		Remove
2970	*Prunus serotina*	Black Cherry	15,10	5 - Poor	U-shaped joint|Double Leader|Broken Leader	20% dead wood	Preserve
2971	*Prunus serotina*	Black Cherry	21	5 - Poor		30% dead wood|Wood rot|Cavity|Trunk Damage	Preserve
2972	*Prunus serotina*	Black Cherry	9	5 - Poor	Strong lean|Crowded		Remove
2973	*Morus alba*	White Mulberry	7	4 - Fair/Poor	Crown Lean|Crowded		Remove
2974	*Prunus serotina*	Black Cherry	24,17	5 - Poor	V-shaped joint|Double Leader|Broken Limb	20% dead wood|Trunk Damage	Preserve
2975	*Unknown*	Unknown	9	6 - Dead			Preserve
2976	*Prunus serotina*	Black Cherry	14	5 - Poor	Unbalanced	30% dead wood|Trunk Damage	Remove
2977	*Morus alba*	White Mulberry	15,13,9	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Lean|Crown Lean		Preserve
2978	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
2979	*Prunus serotina*	Black Cherry	24	3 - Fair		10% dead wood	Preserve
2980	*Prunus serotina*	Black Cherry	7	5 - Poor	Lean|Crown Lean|Crowded	Trunk Damage	Preserve
2981	*Prunus serotina*	Black Cherry	23	3 - Fair	Unbalanced		Preserve
2982	*Prunus serotina*	Black Cherry	8	6 - Dead			Remove
2983	*Prunus serotina*	Black Cherry	14,12	5 - Poor	U-shaped joint|Double Leader|Lean	Cavity|Trunk Damage	Remove
2984	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
2985	*Prunus serotina*	Black Cherry	18	5 - Poor	Broken Limb	Dead Limbs|Fungus-Stem|Trunk Damage	Preserve
2986	Prunus serotina	Black Cherry	7	3 - Fair	Lean		Preserve
2987	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean	50% dead wood	Remove
2988	*Ulmus pumila*	Siberian Elm	13	4 - Fair/Poor	Lean|Unbalanced|Broken Limb	10% dead wood	Remove
2989	*Prunus serotina*	Black Cherry	14	3 - Fair			Remove
2990	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
2991	*Prunus serotina*	Black Cherry	8	5 - Poor	Strong lean|Crown Lean	50% dead wood|Dead Leader	Preserve
2992	*Unknown*	Unknown	6	6 - Dead			Preserve
2993	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	Lean|Crown Lean	20% dead wood	Preserve
2994	*Prunus serotina*	Black Cherry	17	4 - Fair/Poor	Lean	20% dead wood|Trunk Scar	Preserve
2995	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	Lean|Crown Lean|Crowded		Preserve
2996	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Crown Lean	Fungus-Stem	Preserve
2997	*Celtis occidentalis*	Hackberry	15	2 - Good	Unbalanced		Preserve
2998	*Ulmus pumila*	Siberian Elm	6	4 - Fair/Poor	Crown Lean|Crowded	20% dead wood	Remove
2999	*Prunus serotina*	Black Cherry	12	5 - Poor	Strong lean		Remove
3000	*Prunus serotina*	Black Cherry	16,14,13,10	5 - Poor	V-shaped joint|Multi Leader|Split Risk	20% dead wood|Cavity	Preserve
3001	*Prunus serotina*	Black Cherry	9	5 - Poor	Strong lean	Cavity	Remove
3002	*Prunus serotina*	Black Cherry	16,12,12	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader/Cavity	Preserve
3003	*Prunus serotina*	Black Cherry	24	4 - Fair/Poor	Fused Leaders|Lean	10% dead wood	Preserve
3004	*Prunus serotina*	Black Cherry	10	3 - Fair			Preserve
3005	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Crown Lean|Crowded		Remove
3006	Prunus serotina	Black Cherry	5	3 - Fair			Remove
3007	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3008	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean		Remove
3009	*Prunus serotina*	Black Cherry	6	6 - Dead			Remove
3010	*Acer negundo*	Box Elder	6	4 - Fair/Poor	Lean|Crown Lean		Preserve
3011	*Prunus serotina*	Black Cherry	10	3 - Fair	Lean|Unbalanced		Preserve
3012	*Celtis occidentalis*	Hackberry	18,4	3 - Fair	Double Leader	Trunk Scar	Preserve
3013	*Prunus serotina*	Black Cherry	21,17	5 - Poor	V-shaped joint|Double Leader|Split Risk	Cavity	Preserve
3014	*Celtis occidentalis*	Hackberry	5	3 - Fair	Unbalanced|Crown Lean		Remove
3015	*Prunus serotina*	Black Cherry	10	3 - Fair	Unbalanced		Remove
3016	*Celtis occidentalis*	Hackberry	17	4 - Fair/Poor	Unbalanced		Preserve
3017	*Prunus serotina*	Black Cherry	5	6 - Dead			Remove
3018	*Prunus serotina*	Black Cherry	7	5 - Poor	Strong lean	Trunk Scar	Remove
3019	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Crowded		Remove
3020	*Prunus serotina*	Black Cherry	20	4 - Fair/Poor	Lean|Unbalanced	Fungus-Stem|Trunk Damage	Remove
3021	*Celtis occidentalis*	Hackberry	24	2 - Good			Remove
3022	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Crowded	20% dead wood	Remove
3023	*Celtis occidentalis*	Hackberry	6	3 - Fair	Crown Lean|Crowded		Preserve
3024	*Celtis occidentalis*	Hackberry	10	2 - Good	Crowded		Preserve
3025	*Prunus serotina*	Black Cherry	36	3 - Fair		Fungus-Stem|Trunk Scar	Preserve
3026	Celtis occidentalis	Hackberry	7	3 - Fair	Crown Lean|Crowded		Preserve
3027	*Prunus serotina*	Black Cherry	4,3	5 - Poor	V-shaped joint|Double Leader|Split Risk|Lean|Crowded		Remove
3028	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3029	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean		Remove
3030	*Unknown*	Unknown	7	6 - Dead			Remove
3031	*Prunus serotina*	Black Cherry	9,7,5	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Strong lean	Trunk Damage	Remove
3032	*Prunus serotina*	Black Cherry	8	5 - Poor	Strong lean	Trunk Damage	Remove
3033	*Acer negundo*	Box Elder	17	4 - Fair/Poor	Unbalanced	Trunk Scar	Remove
3034	*Prunus serotina*	Black Cherry	22	4 - Fair/Poor		30% dead wood|Dead Limbs|Trunk Damage	Preserve
3035	*Celtis occidentalis*	Hackberry	16	3 - Fair	Lean|Unbalanced	10% dead wood	Preserve
3036	*Celtis occidentalis*	Hackberry	12	3 - Fair			Preserve
3037	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor	Lean|Unbalanced	20% dead wood	Remove
3038	*Celtis occidentalis*	Hackberry	9	3 - Fair	Unbalanced|Crown Lean	Trunk Scar	Preserve
3039	*Prunus serotina*	Black Cherry	12	3 - Fair	Lean		Remove
3040	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3041	*Prunus serotina*	Black Cherry	12	5 - Poor	Strong lean|Crowded		Remove
3042	*Morus alba*	White Mulberry	14	4 - Fair/Poor	Lean|Crown Lean|Crowded	Trunk Scar	Remove
3043	*Prunus serotina*	Black Cherry	4	6 - Dead			Remove
3044	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Crowded		Remove
3045	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean|Crowded		Remove
3046	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3047	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3048	*Maclura pomifera*	Osage Orange	7,4	5 - Poor	V-shaped joint|Double Leader|Split Risk		Preserve

TREE INVENTORY CONTINUED ON SHEET 8



LEGEND

1234 **EXISTING TREE**

1234 **EXISTING TREE TO BE REMOVED**

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MANHARD CONSULTING
333 E. BUTTERFIELD RD. STE. 600
LOMBARD, IL 60148

PRAIRIE LANDING
JOLIET, ILLINOIS

TREE PRESERVATION PLAN & INVENTORY

1	11.14.2024	
REVISIONS		

DATE	11.01.2024
PROJECT NO.	DR23154
DRAWN	SMR
CHECKED	DHS
SHEET NO.	

8 OF 10

Know what's below. Call before you dig.

PLOT DWG:
XREFS:

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
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Rating	Description	Criteria
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5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREE COUNT: 524 (2001-3098, 3100, 3271-3300, 3401-3500, 3801-3997)

3049	*Celtis occidentalis*	Hackberry	4	3 - Fair	Crowded		Preserve
3050	*Madura pomifera*	Osage Orange	14,10,10,9	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader|Cavity	Preserve
3051	*Celtis occidentalis*	Hackberry	20	2 - Good			Preserve
3052	*Prunus serotina*	Black Cherry	10	3 - Fair			Preserve
3053	*Prunus serotina*	Black Cherry	14	3 - Fair			Remove
3054	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Unbalanced	20% dead wood	Remove
3055	*Prunus serotina*	Black Cherry	6	5 - Poor	Broken Leader	Adventitious Growth	Remove
3056	*Prunus serotina*	Black Cherry	14	3 - Fair	Crown Lean		Remove
3057	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean	20% dead wood	Preserve
3058	*Prunus serotina*	Black Cherry	11	4 - Fair/Poor	Lean	40% dead wood|Sparse foliage	Preserve
3059	*Prunus serotina*	Black Cherry	9,5	5 - Poor	Fused Leaders	Dead Leader	Remove
3060	*Prunus serotina*	Black Cherry	8	6 - Dead			Remove
3061	*Unknown*	Unknown	8,4	6 - Dead			Remove
3062	*Prunus serotina*	Black Cherry	6	3 - Fair	Lean		Remove
3063	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3064	*Morus alba*	White Mulberry	7	5 - Poor	Unbalanced|Crowded	Trunk Damage	Remove
3065	*Prunus serotina*	Black Cherry	5	5 - Poor	Unbalanced|Crowded	Trunk Damage	Remove
3066	*Prunus serotina*	Black Cherry	5	6 - Poor	Unbalanced|Crowded	Trunk Damage	Remove
3067	*Prunus serotina*	Black Cherry	6,4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3068	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3069	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Unbalanced|Crowded	Trunk Scar	Remove
3070	*Prunus serotina*	Black Cherry	6	5 - Poor	Strong lean		Remove
3071	*Prunus serotina*	Black Cherry	12	5 - Poor	Crown Lean	40% dead wood|Sparse foliage	Remove
3072	*Madura pomifera*	Osage Orange	19,14,7,7,6,4,4	5 - Poor	V-shaped joint|Multi Leader|Split Risk	40% dead wood|Trunk Damage	Preserve
3073	*Prunus serotina*	Black Cherry	32	4 - Fair/Poor		Trunk Damage|Sparse foliage	Remove
3074	*Celtis occidentalis*	Hackberry	9	3 - Fair	Unbalanced|Crowded		Preserve
3075	*Celtis occidentalis*	Hackberry	5	3 - Fair	Unbalanced|Crowded		Preserve
3076	*Prunus serotina*	Black Cherry	4	3 - Fair	Unbalanced|Crown Lean		Remove
3077	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean		Remove
3078	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Fused Leaders|Lean|Crown Lean|Crowded		Remove
3079	*Prunus serotina*	Black Cherry	6	3 - Fair	Lean		Preserve
3080	*Prunus serotina*	Black Cherry	6	6 - Dead			Remove
3081	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Crown Lean	30% dead wood	Remove
3082	*Prunus serotina*	Black Cherry	5	5 - Poor	Horizontal Growth		Remove
3083	*Prunus serotina*	Black Cherry	7	5 - Poor	Lean|Crown Lean	Trunk Damage	Remove
3084	*Prunus serotina*	Black Cherry	6	5 - Poor	Strong lean	30% dead wood|Dead Leader	Remove
3085	*Prunus serotina*	Black Cherry	25,10,6,4	5 - Poor	Crown Lean	Dead Leader|Trunk Damage	Preserve
3086	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Unbalanced|Crown Lean	Sparse foliage	Remove
3087	*Prunus serotina*	Black Cherry	4	3 - Fair	Crown Lean|Crowded		Remove
3088	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3089	*Ulmus pumila*	Siberian Elm	12,9	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3090	*Prunus serotina*	Black Cherry	7	4 - Fair/Poor	Lean|Crown Lean	20% dead wood	Remove
3091	*Prunus serotina*	Black Cherry	11,8	4 - Fair/Poor	U-shaped joint|Double Leader|Lean	Sparse foliage	Preserve
3092	*Prunus serotina*	Black Cherry	18	4 - Fair/Poor	Crown Lean	Trunk Damage	Remove
3093	*Ulmus pumila*	Siberian Elm	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3094	*Morus alba*	White Mulberry	6	5 - Poor	Crown Lean	>50% dead wood|Trunk Damage	Remove
3095	*Morus alba*	White Mulberry	4,3	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3096	*Ulmus pumila*	Siberian Elm	7	3 - Fair	Unbalanced		Remove
3097	*Celtis occidentalis*	Hackberry	4	3 - Fair	Unbalanced|Crown Lean		Remove
3098	*Prunus serotina*	Black Cherry	14,6	5 - Poor	V-shaped joint|Double Leader|Split Risk|Lean		Remove
3100	*Prunus serotina*	Black Cherry	6	5 - Poor		Dead Leader|Fungus-Stem|Wood rot	Remove
3271	*Prunus serotina*	Black Cherry	15,11	5 - Poor	V-shaped joint|Double Leader|Split Risk	Sparse foliage	Remove
3272	*Prunus serotina*	Black Cherry	5	3 - Fair	Crown Lean		Remove
3273	*Celtis occidentalis*	Hackberry	7	3 - Fair	Unbalanced|Crowded		Preserve
3274	*Prunus serotina*	Black Cherry	19,16,8	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader|Sparse foliage	Remove
3275	*Celtis occidentalis*	Hackberry	11	3 - Fair	Unbalanced|Crowded		Remove
3276	*Prunus serotina*	Black Cherry	7,6	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
3277	*Prunus serotina*	Black Cherry	12	4 - Fair/Poor	Lean	20% dead wood	Preserve
3278	*Prunus serotina*	Black Cherry	11	3 - Fair	Unbalanced		Remove
3279	*Pyrus calleryana*	Pear	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3280	*Prunus serotina*	Black Cherry	18,14	5 - Poor	Double Leader|Split Leaders	Dead Leader	Remove
3281	*Celtis occidentalis*	Hackberry	30	3 - Fair		Trunk Damage	Preserve
3282	*Prunus serotina*	Black Cherry	14	3 - Fair	Unbalanced		Remove
3283	*Prunus serotina*	Black Cherry	18,16	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3284	*Celtis occidentalis*	Hackberry	8	3 - Fair	Crown Lean|Crowded		Remove
3285	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3286	*Prunus serotina*	Black Cherry	9	6 - Dead			Remove
3287	*Prunus serotina*	Black Cherry	16,15	5 - Poor	U-shaped joint|Double Leader	Dead Leader|Hollow|Cavity	Preserve
3288	*Celtis occidentalis*	Hackberry	8	3 - Fair	Unbalanced|Crowded		Preserve
3289	*Celtis occidentalis*	Hackberry	9	3 - Fair	Crown Lean|Crowded		Preserve
3290	*Prunus serotina*	Black Cherry	11	3 - Fair			Remove
3291	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3292	*Prunus serotina*	Black Cherry	20,10	3 - Fair	U-shaped joint|Double Leader|Unbalanced		Preserve
3293	*Juniperus virginiana*	Red Cedar	7,25' Tall	3 - Fair	Crowded		Preserve
3294	*Madura pomifera*	Osage Orange	7,7,6,4,4	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3295	*Prunus serotina*	Black Cherry	8,6	4 - Fair/Poor	U-shaped joint|Double Leader	40% dead wood|Vines	Remove
3296	*Prunus serotina*	Black Cherry	8	3 - Fair	Lean		Preserve
3297	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Unbalanced|Crown Lean	40% dead wood	Remove
3298	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Crown Lean|Crowded		Remove
3299	*Juniperus virginiana*	Red Cedar	12,35' Tall	3 - Fair	Crowded		Preserve
3300	*Ulmus pumila*	Siberian Elm	22	3 - Fair	Unbalanced		Preserve
3401	*Prunus serotina*	Black Cherry	7	5 - Poor	Strong lean	Vines	Preserve
3402	*Prunus serotina*	Black Cherry	4	5 - Poor	Lean|Crown Lean|Crowded		Remove
3403	*Prunus serotina*	Black Cherry	24,12	5 - Poor	U-shaped joint|Double Leader	>50% dead wood|Dead Leader|Trunk Damage	Remove
3404	*Celtis occidentalis*	Hackberry	11	2 - Good			Preserve
3405	*Celtis occidentalis*	Hackberry	6	3 - Fair	Crown Lean	10% dead wood	Preserve
3406	*Celtis occidentalis*	Hackberry	7	3 - Fair	Lean|Unbalanced|Crown Lean		Preserve
3407	*Pyrus calleryana*	Pear	5	3 - Fair	Unbalanced		Remove
3408	*Prunus serotina*	Black Cherry	10,9	5 - Poor	V-shaped joint|Double Leader|Split Risk|Unbalanced		Preserve
3409	*Prunus serotina*	Black Cherry	20,13	5 - Poor	V-shaped joint|Double Leader|Split Risk		Preserve
3410	*Prunus serotina*	Black Cherry	11,9,8,8	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Dead Leader	Preserve
3411	*Prunus serotina*	Black Cherry	8	3 - Fair			Preserve
3412	*Ulmus pumila*	Siberian Elm	4	2 - Good			Remove
3413	*Prunus serotina*	Black Cherry	12,8,7,5,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk	>50% dead wood	Remove
3414	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3415	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Crown Lean	10% dead wood	Remove
3416	*Prunus serotina*	Black Cherry	7	3 - Fair		20% dead wood	Remove
3417	Prunus serotina	Black Cherry	8	5 - Poor	Strong lean		Remove
3418	*Ulmus pumila*	White Mulberry	10	3 - Fair			Remove
3419	*Celtis occidentalis*	Hackberry	15	2 - Good			Preserve
3420	*Ulmus pumila*	White Mulberry	20	3 - Fair	Unbalanced		Preserve
3421	*Celtis occidentalis*	Hackberry	13	3 - Fair	Lean|Unbalanced		Preserve
3422	*Prunus serotina*	Black Cherry	14,10	5 - Poor	V-shaped joint|Double Leader|Split Risk|Strong lean	Wood rot	Remove
3423	*Acer negundo*	Box Elder	6	4 - Fair/Poor	Unbalanced|Crown Lean		Remove
3424	*Prunus serotina*	Black Cherry	11,9	5 - Poor	V-shaped joint|Double Leader|Split Risk	Dead Leader	Remove
3425	*Morus alba*	White Mulberry	20	3 - Fair			Remove
3426	*Prunus serotina*	Black Cherry	13	4 - Fair/Poor	Lean|Unbalanced		Remove
3427	*Prunus serotina*	Black Cherry	15,7	5 - Poor	V-shaped joint|Double Leader|Split Risk	Cavity	Remove
3428	*Acer negundo*	Box Elder	14	4 - Fair/Poor	Lean|Unbalanced|Crowded		Remove
3429	*Acer negundo*	Box Elder	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3430	*Acer negundo*	Box Elder	11	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3431	*Prunus serotina*	Black Cherry	12	3 - Fair	Unbalanced|Crown Lean		Remove
3432	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean|Crown Lean	Trunk Damage	Remove
3433	*Prunus serotina*	Black Cherry	8,6	5 - Poor	V-shaped joint|Double Leader|Split Risk|Lean		Remove
3434	*Ulmus americana*	American Elm	36	3 - Fair			Remove
3435	*Ulmus pumila*	Siberian Elm	6	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3436	*Prunus serotina*	Black Cherry	13,4	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
3437	Morus alba	White Mulberry	21	5 - Poor	Double Leader|Fused Leaders	Cavity	Remove
3438	*Prunus serotina*	Black Cherry	11,8	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3439	*Ulmus americana*	American Elm	6,2	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crowded		Remove
3440	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3441	*Unknown*	Unknown	10,4	6 - Dead			Remove
3442	*Morus alba*	White Mulberry	14	3 - Fair	Lean|Unbalanced		Remove
3443	*Prunus serotina*	Black Cherry	8	3 - Fair	Lean|Unbalanced		Remove
3444	*Morus alba*	White Mulberry	7,4	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
3445	*Picea pungens*	Colorado Spruce	9,30' Tall	3 - Fair		20% dead wood	Preserve
3446	*Prunus serotina*	Black Cherry	14	3 - Fair	Lean		Remove
3447	*Picea pungens*	Colorado Spruce	10,30' Tall	3 - Fair	Lean	20% dead wood	Preserve
3448	*Gleditsia triacanthos*	Honey Locust	22	3 - Fair	Unbalanced		Remove
3449	*Juniperus virginiana*	Red Cedar	7,25' Tall	3 - Fair			Preserve
3450	*Juniperus virginiana*	Red Cedar	7,25' Tall	3 - Fair		20% dead wood	Preserve
3451	*Celtis occidentalis*	Hackberry	38	5 - Poor	Unbalanced	Wood rot|Cavity|Trunk Damage	Preserve
3452	*Prunus serotina*	Black Cherry	17	4 - Fair/Poor	Lean	50% dead wood	Remove
3453	*Prunus serotina*	Black Cherry	30	4 - Fair/Poor		Trunk Damage	Remove
3454	*Prunus serotina*	Black Cherry	24	3 - Fair	Unbalanced	10% dead wood	Remove
3455	*Prunus serotina*	Black Cherry	8	4 - Fair/Poor	Lean|Unbalanced	30% dead wood	Remove
3456	*Prunus serotina*	Black Cherry	9	4 - Fair/Poor	Lean	10% dead wood|Trunk Damage	Remove
3457	*Prunus serotina*	Black Cherry	10	6 - Dead			Remove
3458	*Prunus serotina*	Black Cherry	10	4 - Fair/Poor	Lean|Unbalanced		Remove
3459	*Prunus serotina*	Black Cherry	7	3 - Fair	Unbalanced		Remove
3460	*Celtis occidentalis*	Hackberry	24	5 - Poor	Broken Limb		Preserve
3461	*Prunus serotina*	Black Cherry	15,14,13,13	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Strong lean|Broken Leader	Dead Leader	Preserve
3462	*Celtis occidentalis*	Hackberry	5	5 - Poor	Lean	Trunk Damage	Remove
3463	*Pyrus calleryana*	Pear	10,8,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Unbalanced		Remove
3464	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3465	*Morus alba*	White Mulberry	13,7	6 - Poor	V-shaped joint|Double Leader|Split Risk|Unbalanced		Remove
3466	*Fraxinus sp.*	Ash	5	6 - Dead			Remove
3467	*Prunus serotina*	Black Cherry	20	4 - Fair/Poor		20% dead wood|Trunk Damage	Remove
3468	*Prunus serotina*	Black Cherry	16	5 - Poor		20% dead wood|Wood rot|Cavity	Remove
3469	*Prunus serotina*	Black Cherry	26	5 - Poor		Fungus-Stem|Wood rot|Cavity	Remove
3470	*Prunus serotina*	Black Cherry	23,22,16,19	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Trunk Damage	Remove
3471	*Prunus serotina*	Black Cherry	12,11	5 - Poor	V-shaped joint|Double Leader|Split Risk	Trunk Scar	Remove
3472	*Morus alba*	White Mulberry	9,7,6,6,4	5 - Poor	V-shaped joint|Multi Leader|Split Risk	Cavity	Remove
3473	*Prunus serotina*	Black Cherry	7	3 - Fair		10% dead wood	Remove
3474	*Betula nigra*	River Birch	10	3 - Fair	Lean		Remove
3475	*Acer saccharinum*	Silver Maple	16,12	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3476	*Morus alba*	White Mulberry	15,10	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3477	*Morus alba*	White Mulberry	19	3 - Fair	Unbalanced|Crowded		Remove
3478	*Maclura pomifera*	Osage Orange	25,19,15	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3479	*Salix nigra*	Black Willow	9	2 - Good	Lean		Remove
3480	*Picea pungens*	Colorado Spruce	14,45' Tall	3 - Fair		10% dead wood	Remove
3481	*Picea pungens*	Colorado Spruce	6,25' Tall	3 - Fair		20% dead wood	Remove
3482	*Picea pungens*	Colorado Spruce	16,40' Tall	3 - Fair	Lean		Remove
3483	*Morus alba*	White Mulberry	6,4	5 - Poor		Dead Leader|Adventitious Growth	Remove
3484	*Prunus serotina*	Black Cherry	31	4 - Fair/Poor		30% dead wood|Dead Limbs|Trunk Scar	Remove
3485	*Morus alba*	White Mulberry	8	3 - Fair	Crown Lean		Preserve
3486	*Prunus serotina*	Black Cherry	5	5 - Poor	Crowded	>50% dead wood|Vines	Remove
3487	*Pinus sylvestris*	Scots Pine	20,50' Tall	4 - Fair/Poor		30% dead wood	Remove
3488	*Fraxinus sp.*	Ash	4	4 - Fair/Poor	Unbalanced|Crown Lean|Crowded		Remove
3489	*Pinus sylvestris*	Scots Pine	19,50' Tall	3 - Fair		20% dead wood	Preserve
3490	*Picea pungens*	Colorado Spruce	5,20' Tall	4 - Fair/Poor		30% dead wood	Preserve
3491	*Prunus serotina*	Black Cherry	12	4 - Fair/Poor	Lean|Crown Lean	20% dead wood	Remove
3492	*Morus alba*	White Mulberry	14,10	5 - Poor	V-shaped joint|Double Leader|Split Risk|Lean		Remove
3493	*Prunus serotina*	Black Cherry	6	4 - Fair/Poor	Lean|Unbalanced|Crowded		Remove
3494	*Morus alba*	White Mulberry	15,3	5 - Poor	V-shaped joint|Split Risk		Remove
3495	*Gleditsia triacanthos*	Honey Locust	11	4 - Fair/Poor	Unbalanced|Crown Lean	20% dead wood	Remove
3496	*Morus alba*	White Mulberry	5	4 - Fair/Poor		30% dead wood	Remove
3497	*Acer sp.*	Maple Cultivar	7	3 - Fair	Lean|Unbalanced		Remove
3498	*Morus alba*	White Mulberry	9,7,6	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3499	*Tilia americana*	American Basswood	12	3 - Fair			Remove
3500	*Picea pungens*	Colorado Spruce	7,25' Tall	2 - Good			Preserve
3801	*Morus alba*	White Mulberry	4,3,2,2	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3802	*Tilia americana*	American Basswood	6,6,3,3,2,2,2	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3803	*Pinus sylvestris*	Scots Pine	11	4 - Fair/Poor	Unbalanced|Crowded	30% dead wood	Preserve
3804	*Pinus sylvestris*	Scots Pine	12	4 - Fair/Poor	Unbalanced|Crowded	40% dead wood	Preserve
3805	*Pinus nigra*	Austrian Pine	22,30' Tall	4 - Fair/Poor		30% dead wood	Preserve
3806	*Pinus sylvestris*	Scots Pine	19,45' Tall	3 - Fair		20% dead wood	Preserve
3807	*Acer sp.*	Maple Cultivar	28	3 - Fair			Preserve
3808	*Juniperus virginiana*	Red Cedar	7,20' Tall	4 - Fair/Poor	Lean|Unbalanced	30% dead wood	Preserve
3809	*Prunus serotina*	Black Cherry	4,3,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Lean		Remove
3810	*Prunus serotina*	Black Cherry	4	5 - Poor	Lean|Crown Lean|Broken Leader		Remove
3811	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Lean	Fungus-Stem|Trunk Scar	Preserve
3812	*Pinus sylvestris*	Scots Pine	9	5 - Poor	Unbalanced|Crowded	50% dead wood	Preserve
3813	*Acer rubrum*	Red Maple	13	2 - Good			Preserve
3814	*Picea pungens*	Colorado Spruce	5,15' Tall	3 - Fair	Lean|Unbalanced		Preserve
3815	*Quercus rubra*	Red Oak	12	4 - Fair/Poor		50% dead wood	Remove
3816	*Acer saccharinum*	Silver Maple	4	4 - Fair/Poor	Lean|Unbalanced|Crowded		Remove
3817	*Quercus bicolor*	Swamp White Oak	8	2 - Good			Remove
3818	*Picea pungens*	Colorado Spruce	7,25' Tall	2 - Good			Remove
3819	*Picea pungens*	Colorado Spruce	8,25' Tall	2 - Good			Remove
3820	*Acer rubrum*	Red Maple	4,3,2	2 - Good			Remove
3821	*Pinus sylvestris*	Scots Pine	10,35' Tall	4 - Fair/Poor	Lean|Unbalanced		Remove
3822	*Pinus sylvestris*	Scots Pine	14,50' Tall	4 - Fair/Poor		30% dead wood	Remove
3823	*Pinus strobus*	White Pine	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3824	*Picea pungens*	Colorado Spruce	8,30' Tall	2 - Good			Remove
3825	*Pinus strobus*	White Pine	7,25' Tall	2 - Good			Remove
3826	*Quercus bicolor*	Swamp White Oak	8	2 - Good			Remove
3827	*Pinus strobus*	White Pine	8,15' Tall	2 - Good			Remove
3828	*Picea pungens*	Colorado Spruce	11,20' Tall	4 - Fair/Poor	Unbalanced|Crowded	30% dead wood	Remove
3829	*Picea pungens*	Colorado Spruce	7,25' Tall	4 - Fair/Poor	Lean|Unbalanced|Crowded		Remove
3830	*Picea pungens*	Colorado Spruce	14,40' Tall	3 - Fair		20% dead wood	Remove
3831	*Picea pungens*	Colorado Spruce	8,25' Tall	4 - Fair/Poor	Lean|Unbalanced	20% dead wood	Remove
3832	*Picea pungens*	Colorado Spruce	4,20' Tall	4 - Fair/Poor	Unbalanced	40% dead wood	Remove
3833	*Pinus strobus*	White Pine	7,20' Tall	2 - Good			Remove
3834	*Morus alba*	White Mulberry	16	4 - Fair/Poor	Fused Leaders		Remove
3835	*Pinus strobus*	Scots Pine	6,12' Tall	4 - Fair/Poor	Crowded	30% dead wood	Remove
3836	*Prunus serotina*	Black Cherry	4	4 - Fair/Poor	Crowded	Trunk Scar	Remove
3837	Morus alba	White Mulberry	4,4,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3838	*Picea pungens*	Colorado Spruce	5,20' Tall	3 - Fair	Lean	20% dead wood	Remove
3839	*Picea pungens*	Colorado Spruce	11,40' Tall	4 - Fair/Poor	Lean	Trunk Damage	Preserve
3840	*Picea pungens*	Colorado Spruce	9,30' Tall	3 - Fair		20% dead wood	Preserve
3841	*Pyrus calleryana*	Pear	4	3 - Fair	Unbalanced|Crowded		Preserve
3842	*Juglans nigra*	Black Walnut	7	3 - Fair	Lean		Remove
3843	*Pyrus calleryana*	Pear	9	5 - Poor		>50% dead wood|Adventitious Growth	Remove
3844	*Acer sp.*	Maple Cultivar	22	3 - Fair		20% dead wood	Preserve
3845	*Prunus serotina*	Black Cherry	6,3,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Lean		Remove
3846	*Morus alba*	White Mulberry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3847	*Prunus serotina*	Black Cherry	6,6	4 - Fair/Poor		Trunk Damage	Remove
3848	*Morus alba*	White Mulberry	6,3	5 - Poor	V-shaped joint|Double Leader|Split Risk		Remove
3849	*Pyrus calleryana*	Pear	4	3 - Fair			Remove
3850	*Celtis occidentalis*	Hackberry	8	2 - Good			Remove
3851	*Fraxinus sp.*	Ash	5	5 - Poor		50% dead wood|Trunk Scar	Remove
3852	*Juglans nigra*	Black Walnut	15	2 - Good		20% dead wood	Remove
3853	*Prunus serotina*	Black Cherry	6	3 - Fair			Preserve
3854	*Morus alba*	White Mulberry	11,6,5	4 - Fair/Poor	U-shaped joint|Multi Leader	Trunk Scar	Preserve
3855	*Morus alba*	White Mulberry	9	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3856	*Morus alba*	White Mulberry	8,6,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk		Remove
3857	*Celtis occidentalis*	Hackberry	6	3 - Fair	Unbalanced|Crown Lean		Remove
3858	*Prunus serotina*	Black Cherry	15,14	5 - Poor	V-shaped joint|Double Leader|Split Risk	10% dead wood	Remove
3859	*Celtis occidentalis*	Hackberry	8	3 - Fair	Crown Lean|Crowded		Preserve
3860	*Pyrus calleryana*	Pear	4	3 - Fair	Unbalanced		Preserve
3861	*Pyrus calleryana*	Pear	6	3 - Fair			Preserve
3862	*Ulmus americana*	American Elm	6	3 - Fair			Remove
3863	*Pyrus calleryana*	Pear	9	3 - Fair			Remove
3864	*Pyrus calleryana*	Pear	8	3 - Fair			Preserve
3865	*Celtis occidentalis*	Hackberry	10	3 - Fair	Unbalanced|Crown Lean		Remove
3866	*Prunus serotina*	Black Cherry	4	5 - Poor	Strong lean|Crown Lean	Fungus-Stem|Vines	Preserve
3867	*Prunus serotina*	Black Cherry	12,8	6 - Dead			Preserve
3868	*Morus alba*	White Mulberry	36	4 - Fair/Poor	Fused Leaders	Cavity	Preserve
3869	*Juniperus virginiana*	Red Cedar	8,25' Tall	3 - Fair			Remove
3870	*Fraxinus sp.*	Ash	4	5 - Poor	Strong lean	>50% dead wood	Remove
3871	*Prunus serotina*	Black Cherry	14	4 - Fair/Poor		Trunk Damage|Vines	Remove
3872	*Prunus serotina*	Black Cherry	10	3 - Fair	Lean	10% dead wood	Preserve
3873	*Malus sp.*	Crabapple	8,7,3	5 - Poor	V-shaped joint|Multi Leader|Split Risk|Lean	>50% dead wood	Remove
3874	*Celtis occidentalis*	Hackberry	20	5 - Poor	V-shaped joint|Split Risk	Cavity	Preserve
3875	*Prunus serotina*	Black Cherry	5	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3876	*Celtis occidentalis*	Hackberry	12	2 - Good	Unbalanced		Remove
3877	Morus alba	White Mulberry	5,5	5 - Poor	V-shaped joint|Double Leader|Split Risk|Crown Lean		Remove
3878	*Celtis occidentalis*	Hackberry	11	3 - Fair	Unbalanced|Crowded		Remove
3879	*Prunus serotina*	Black Cherry	17,15,12	5 - Poor	U-shaped joint|Multi Leader|Horizontal Growth	30% dead wood|Dead Limbs	Preserve
3880	*Celtis occidentalis*	Hackberry	23	4 - Fair/Poor	Lean|Unbalanced	Cavity	Preserve
3881	*Prunus serotina*	Black Cherry	24,18	5 - Poor	U-shaped joint|Double Leader	Wood rot|Cavity	Preserve
3882	*Celtis occidentalis*	Hackberry	12	3 - Fair	Unbalanced|Crowded		Remove
3883	*Celtis occidentalis*	Hackberry	22	4 - Fair/Poor	Unbalanced|Crown Lean|Broken Limb		Preserve
3884	*Celtis occidentalis*	Hackberry	4	4 - Fair/Poor	Lean|Crown Lean|Crowded		Remove
3885	*Celtis occidentalis*	Hackberry	10	3 - Fair	Unbalanced|Crown Lean		Preser

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natular or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
50% Kentucky Bluegrass (98/85)
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
40% Kentucky Bluegrass (98/85)
40% Perennial Ryegrass
20% Annual Ryegrass

C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
25% Discovery Hard Fescue
25% Tiffany Chewings Fescue
25% Florentine Creeping Red Fescue
25% Bighorn Sheeps Fescue

D. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
70% Kentucky 31 Tall Fescue
30% Perennial Ryegrass

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.6 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline Areas: Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWL.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.7 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630.668.7197
www.grwainc.com

CLIENT
D·R·HORTON
America's Builder
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER
MANHARD CONSULTING
333 E. BUTTERFIELD RD. STE. 600
LOMBARD, IL 60148

PRAIRIE LANDING
JOLIET, ILLINOIS

LANDSCAPE SPECIFICATIONS

1 11.14.2024
REVISIONS

DATE 11.01.2024
PROJECT NO. DR23154
DRAWN SMR
CHECKED DHS
SHEET NO.
10 OF 10

811 Know what's below. Call before you dig.

KREIS
PLOT CONFIG

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)

__X__ **Preliminary**
__X__ **Final**

NAME OF PUD: PRAIRIE LANDING

NAME OF PETITIONER: D.R. HORTON, INC. - MIDWEST

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: 630-772-3569 **E-MAIL**: cafunkhouser@DRHorton.com

BUSINESS ADDRESS: 1750 E Golf Rd, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: _____

INTEREST OF PETITIONER: Contract Purchaser

NAME OF LOCAL AGENT: Chris Funkhouser

ADDRESS: 1750 E Golf Rd, Suite 925 PHONE: 630-772-3569

OWNER: Westside Joliet Real Estate, LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: 847-875-8262 **E-MAIL**: Robert.calzaretta@yahoo.com

BUSINESS ADDRESS: 3501 Regent Drive PHONE: _____

CITY, STATE, ZIP: Paletine, IL 60067

BUSINESS PHONE: _____

ENGINEER: Mackie Consultants, LLC

ADDRESS: 9575 W. Higgins Rd, Ste. 500 PHONE: 847-696-1400

LAND SURVEYOR: Mackie Consultants, LLC

ADDRESS: 9575 W. Higgins Rd, Ste. 500 PHONE: 847-696-1400

ATTORNEY: Rosanova & Whitaker, Ltd

ADDRESS: 445 Jackson Ave. Suite 200 Naperville, IL 60540 PHONE: 630-355-4600

LEGAL DESCRIPTION OF PROPERTY: See attached Legal description

COMMON ADDRESS: 2200 block of Essington Rd. Joliet

PERMANENT INDEX NUMBER (Tax No.): 06-03-36-100-033-0000

SIZE: 43.949

NO. OF LOTS: 120

PRESENT USE: Vacant Agricultural EXISTING ZONING: R-2, R-4 & B-3

USES OF SURROUNDING PROPERTIES: North: B-3 (Gen Biz) & R-2 (Residential)

South: B-3 (Gen Biz) & R-2 (Residential)

East: Ag/Undeveloped Will County A-1

West: B-3 (Gen Biz)

Name of Park District: Plainfield Park District

Date Contacted Park District: 11-14-2024

Is any open space/park site being offered as part of a preliminary PUD? No (Private HOA parklette)

If yes, what amount? _____

(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 X No _____

If yes, describe: Requesting variance from masonry requirement of 50% of front facade for 50% of all homes.

Request is to allow 25% masonry on 100% of all homes in the community.

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: 06-03-36-100-033-0000

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, CHRIS FUNKHOUSER, 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: 11/15/2024 _____
Petitioner's Name

Subscribed and sworn to before me this 15 day of November, 2024

_____ 7/23/2025
Notary Public My Commission Expires:

"OFFICIAL SEAL"
SABRINA A BUELENS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/23/2025

CASE NO._____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR RECLASSIFICATION

PETITIONER'S NAME: D.R. HORTON, INC. - MIDWEST

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL #: 630-772-3569 **E-MAIL**: cafunkhouser@DRHorton.com

BUSINESS ADDRESS: 1750 E Golf Rd, Suite 925

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attached Legal Description

COMMON ADDRESS: 2200 block of Essington Rd. Joliet

PERMANENT INDEX NUMBER (Tax No. PIN): 06-03-36-100-033-0000

LOT SIZE: WIDTH Varies DEPTH Varies AREA 43.949

PRESENT USE: Vacant Agricultural ZONING: R-2, R-4 & B-3

USES OF SURROUNDING PROPERTIES:
NORTH B-3 (Gen Biz) & R-2 (Residential)
SOUTH B-3 (Gen Biz) & R-2 (Residential)
EAST: Ag/Undeveloped Will County A-1
WEST B-3 (Gen Biz)

ZONING CLASSIFICATION REQUESTED: R-2 (single-family residential)

REASON FOR REQUEST: Residential Development

PROPERTY INTEREST OF PETITIONER: Contract Purchaser

OWNER OF PROPERTY: Westside Joliet Real Estate, LLC

HOME ADDRESS: _____

CITY, STATE, ZIP: _____

HOME PHONE: _____

CELL: _____ **E-MAIL**: Robert.calzaretta@yahoo.com

BUSINESS ADDRESS: 3501 Regent Drive

CITY, STATE, ZIP: Paletine, IL 60067

BUSINESS PHONE: 847-875-8262

CELL: _____ **E-MAIL:** _____

BUSINESS ADDRESS: _____

CITY, STATE, ZIP: _____

BUSINESS PHONE: _____

The ownership of all property held in a trust must be submitted on a Certificate of Ownership.

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, CHRIS FUNKHOUSER, 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 Plan Commission.

_____
Petitioner's Signature

Subscribed and sworn to before me this 15 day of November, 2024

_____
Notary Public

"OFFICIAL SEAL"
SABRINA A BUELENS
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7/23/2025

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:

Property located east of the intersection of Essginton Rd. and Old Castle Rd.

PIN(s): 06-03-36-100-033-0000

III. *PROPERTY OWNERSHIP*

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

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

WESTSIDE JOLIET REALESTATE, LLC

ROBERT CALZARETTA, MANAGER 100%

3501 REGENT DR PALATINE, IL

847-875-8262

E-MAIL: ROBERT.CALZARETTA@YAHOO.COM FAX:

IV. BUSINESS OWNERSHIP

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

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

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

_____

_____

_____

_____

E-MAIL:_____ **FAX:**_____

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

SIGNED: _____

DATE: 11-5-24

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

ROBERT CALZARETTA, MANAGER 847-875-8262

_____

December 12, 2024

Prairie Landing – Planned Unit Development

Phasing for Prairie Landing:

DRH is excited to develop Prairie Landing in a streamlined, single-phase approach. Construction is set to begin in early spring 2025, with the first homes breaking ground by May. Sales are anticipated to launch in August 2025, with an expected absorption rate of 3-4 homes per month. Full buildout is projected to be completed within approximately three years.

Financial Plan:

DRH will self-develop Prairie Landing or collaborate with a partner developer to prepare the site, after which all lots will be sold back to DRH for home construction. With internal financing capabilities, DRH requires no external funding to bring this project to life.

Marketing Strategy:

For Prairie Landing, DRH leverages a proven, in-house approach rather than engaging an external market study firm. By analyzing regional and local sales data, we assess market velocity, optimal price points, and demand trends. Our experienced internal sales and marketing team will drive strategic efforts to connect with buyers, ensuring strong market presence and steady sales performance.

1750 E Golf Rd · Suite 925 · Schaumburg, IL 60173
(847) 362-9100
www.drhorton.com

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Final

Thursday, December 19, 2024

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
John Kella
Wendell Martin
Dominic Orlando
Roberto Perez
Debbie Radakovich
Brigette Roehr
Michael Turk

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

CALL TO ORDER

ROLL CALL

Present Jason Cox, Jeff Crompton, Brigette Roehr, Dominic Orlando, Debbie Radakovich, Michael F. Turk and Wendell Martin

Absent John Kella and Roberto Perez

ALSO PRESENT: Community Development Director Dustin Anderson, Interim Corporation Counsel Todd Lenzie, Deputy Director of Public Works Sean Mikos, Planner Jayne Bernhard, Planner Raymond Heitner, Planner Helen Miller, Civil Engineer Kyle Hinson, and Legal Assistant Katherine Fyksen

Planner Raymond Heitner explained a motion and vote for a temporary chair was required. Commissioner Orlando made a motion, seconded by Commissioner Radakovich to appoint Commissioner Roehr as temporary chair. All Commission members were in favor.

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 12-12-24 **TMP-8057**

Attachments: Plan Commission Meeting Minutes 12-12-24.pdf

A motion was made by Jason Cox, seconded by Michael F. Turk, to approve Plan Commission Meeting Minutes 12-12-24. The motion carried by the following vote:

Aye: Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Kella and Perez

CITIZENS TO BE HEARD ON AGENDA ITEMS

Commissioner Roehr and Mr. Heitner explained there were agenda copies available and described public comment procedures. No citizens spoke at that time.

OLD BUSINESS: PUBLIC HEARING

None

OLD BUSINESS

None

NEW BUSINESS: PUBLIC HEARING

PUD-12-24: Preliminary Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # **TMP-8056**

06-03-36-100-033-0000) (COUNCIL DISTRICT #1)

PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1) **TO BE TABLED**

Z-3-24: Reclassification of 17.9 Acres located at 2200 Essington Road from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1)

Attachments: PUD-12-24 PUD-13-24 Z-3-24 (Prairie Landing) Staff Report Packet

Mr. Heitner read the staff report into the record. Attorney and Entitlements Manager Steve Bauer with D.R. Horton, Inc. appeared on behalf of the petition and provided an overview of the proposed Planned Unit Development. In response to the Commission's questions, Mr. Bauer discussed number and type of homes, traffic signal, right of way, front building elevations, cul-de-sac, Delrose Street, sales price, and communication with Plainfield Community Consolidated School District. Deputy Director of Public Works Sean Mikos described cul-de-sacs, eyebrows, and snow removal.

Judy Gardner, area resident, spoke in favor of the petition.

Mary Simeone, area resident, spoke in opposition to the petition. Mr. Mikos responded to Commissioner Orlando's inquiry about flooding. Maria Lech and Allen Cruz, area residents, spoke in opposition to the petition. Commissioner Roehr and Mr. Mikos discussed HOA's. Planner Helen Miller explained a letter was received from Plainfield Community Consolidated School District's superintendent. Anthony Bromley, area resident, spoke in opposition to the petition. Ms. Lech spoke again. Debbie Slaboszewski and Alexa Bromley, area residents, spoke in opposition to the petition. Commissioner Roehr and Ms. Miller discussed the checklist received from the Plainfield Community Consolidated School District's superintendent. Sarah Rojas and Melissa Patton, area residents, spoke in opposition to the petition. Mr. Cruz and Ms. Simeone spoke again. Mr. Bauer responded to the public comments and Commissioner Roehr's questions about the storm water management system, berm, and lot size. In response to Commissioner Roehr's questions, Mr. Mikos discussed construction codes and Mr. Heitner explained complaint procedures. Sherry Harty, area resident, spoke in opposition to the petition. Mr. Mikos discussed easements. Mr. Bauer discussed the landscape plan and easements. Mr. Bromley spoke again. Steve Shanholtzer with Manhard Consulting and Mr. Bauer described utility easements. Ms. Harty spoke again. Mr. Bauer explained tree inventory tags.

In response to Commissioner Orlando's question, Mr. Bauer explained there were no multi-family homes. Mr Heitner responded to Commissioner Roehr's question regarding the votes. Commissioner Orlando inquired about flooding, Golfview Drive, and Vimy Ridge Drive. Mr. Mikos responded.

A motion was made by Mickael F. Turk, seconded by Dominic Orlando to table PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1) **TO BE TABLED**

Aye: Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Kella and Perez

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve PUD-12-24: Preliminary Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1)

Z-3-24: Reclassification of 17.9 Acres located at 2200 Essington Road from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1). The motion carried by the following vote:

Aye: Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Kella and Perez

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

Mr. Cruz spoke about a light and noise complaint. Ms. Roehr and Mr. Heitner described light and noise pollution complaint procedures.

Ms. Lech spoke about a dealership's ownership.

Ms. Simeone spoke about a light complaint.

Mr. Cruz spoke again about the Prairie Landing Planned Unit Development. Ms. Roehr and Mr. Heitner responded to Mr. Cruz's public comment.

ADJOURNMENT

Commissioner Crompton made a motion to approve adjournment. Commissioner Cox inquired about the Vice Chair election. Mr. Heitner responded.

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

Aye: Cox, Crompton, Roehr, Orlando, Radakovich, Turk and Martin

Absent: Kella and Perez

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.

-----Original Message-----
From: Greg Polnik <gpolnik@me.com>
Sent: Monday, December 16, 2024 2:13 PM
To: Public Comment <publiccomment@joliet.gov>
Subject: [External] Prairie Landing Subdivision (2200 Essington Road)

I am a homeowner on Delrose Street and have lived in this house for 33 years. Delrose Street should remain a dead end on the north end of the Warwick subdivision. As it is now Delrose is used as a cut through to Theodore Street on a regular basis and the cars travel well above the residential speed limit. If Delrose Street is allowed to go through there will most definitely be a serious injury or fatal accident at the corner of Delrose and Thomas Hickey. Please keep the Street a dead end.

Sent from my iPhone

-----Original Message-----
From: Linda Polnik <lpolnik@me.com>
Sent: Monday, December 16, 2024 2:05 PM
To: Public Comment <publiccomment@joliet.gov>
Subject: [External] Prairie Landing Subdivision

Concerning the building of the Prairie Landing subdivision. Having been a homeowner living in the Warwick subdivision on Delrose Street for the past 33 years my concern is that Delrose St. would not connect to any street within the new development. The traffic in front of our house is already busy and the drivers drive too fast. I propose that the north end of Delrose St. remain a dead end as it currently is.

Respectfully,
Linda Polnik
1711 Delrose St.

Sent from LP's IPhone

From: David Bean <davidbean2086@gmail.com>
Sent: Monday, December 16, 2024 5:13 PM
To: Public Comment <publiccomment@joliet.gov>
Subject: [External] Z-3-24 planned development

I as a long standing resident of Warwick 5 community do not wish to see multi-family residential buildings in the proposed location of 2200 essington road. R-4
PIN # 06-03-36-100-033-0000

From: Sara Pantazes <sarapantazes@sbcglobal.net>
Sent: Tuesday, December 17, 2024 12:37 PM
To: Public Comment <publiccomment@joliet.gov>
Subject: [External] PUD-12-24, PUD-13-24, Z-3-24

I support rezoning of this plot (Z-3-24) for 120 single family homes. I would like to see moderately priced homes go in this area. We need more affordable homes.

I do not support multi-family residential as our two area schools (Grand Prairie and Crystal Lawns) are near capacity and overcrowding risks the quality of education for our area children. I do not support a large apartment complex as we have seen crime and police incidents rise in many of our Joliet apartment complexes. I do not want to bring more of that to my area as it will extend into our current neighborhoods.

Sincerely

Sara Pantazes
1855 Corregidor, Joliet

From: Luke Gasper <gasperl1985@gmail.com>
Sent: Tuesday, December 17, 2024 2:08 PM
To: Public Comment <publiccomment@joliet.gov>
Subject: [External]

I am emailing regarding the public meeting on 2200 Essington rd rezoning that is taking place December 19th. I have the following questions:

1. If rezoned will it only be single family housing?
2. Will any housing be section 8 housing?
3. Who owns the land currently that is up for rezoning? Is it a politician? If it is a politician is it legal to change the zoning if they are in power?
4. Has the heavy traffic flow we currently have been taken into account?
5. Will this lead to a changing in school district zoning?
6. Would an entrance to the proposed development to through the present neighborhood? Or, will a new entrance be made off a major roadway?

These are just a few concerning questions I have regarding this possible rezoning/development.

Please email back the answers that can be provided or feel free to call me and leave a message 8156034942

Luke Gasper

---------- Forwarded message ---------
From: **Sharon Maher** <s.m.maher333@gmail.com>
Date: Thu, Dec 12, 2024 at 11:29 AM
Subject: proposed Development of Prairie Landing Subdivision zoning , PUD-12-24, PUD 13-24 and Z-3-24
To: <publiccomment@joliet.com>

Hello,

I have been a resident of Picardy Subdivision in Joliet for the past 34 years.My subdivision is adjacent to the area of the proposed rezoning and development.

I am very concerned with the proposed rezoning, especially the Z-3-24 proposal for Multi-Family Residential and General Business.

Surrounding subdivisions around this area are all single family, and the new proposals will change the space aesthetics , openness and character of our area. Traffic and drainage are my top concerns as they will affect our subdivision

Drainage of this area has always been a problem in our subdivision since I have lived here, as we are presently surrounded by corn fields. Believe me on this, as I own the retention lot next to 2804 Vimy Ridge Dr, Joliet, IL , and after hard rains, this lot, the road of Vimy Ridge Drive, and Neighbors' home lots flood.

It is my hope that our City of Joliet government will pay attention and support the needs and concerns of the homeowners surrounding this rezoning proposal.

Sincerely,

Sharon M Maher
2804 Vimy Ridge Drive
Joliet IL

From: Frank Kasper <finfan1354@gmail.com>
Sent: Tuesday, December 17, 2024 8:53 PM
To: Public Comment <publiccomment@joliet.gov>
Subject: [External] Fwd: PUD-12-24, PUD-13-24, Z-3-24

This is in response to the notice taped to my door on 12/16/24 regarding the upcoming hearing on 12/19/24. Unfortunately with that short of notice and time of day of the meeting I am unable to attend.

1. Can you explain if there are additional plans to address the increase in traffic that will occur on Essington Road with an additional 120 homes and apx. 240+ cars making their way to the small stretch of the area?

2. Where will the entrance to the subdivision be located? Will a traffic light be added to accommodate the traffic and avoid accidents for those turning into/out of the subdivision?

3. How are the currently overcrowded Plainfield Schools going to accommodate the influx of children?

4. Will there be Section 8 housing within this neighborhood? If so, can we look into ensuring that Section 8 housing is added to the Mayor's subdivision and all other politicians in Joliet?

5. Is this a political move for the mayor to finally sell his land and profit?

Frank Kasper

From: J. P. Rivette <jrivette665@gmail.com>
Sent: Tuesday, December 17, 2024 10:22 PM
To: Public Comment <publiccomment@joliet.gov>
Subject: [External] Plan Commission comments of concern

Hello,

We are writing in response to the Notice of Public Hearing Before the Joliet Plan Commission petitions PUD-12-24, PUD -13-24, and Z-3-24 dated December 6, 2024.

Our first concern is the date we received the notice. This document is dated December 6, 2024, yet our neighborhood did not receive the notice until December 16, 2024.

Why the delay in notifying the residents affected by this development? The timing of the notification letter and the timing of the meeting, 3 days and at 4 pm in the afternoon when most residents are working and unable to attend seems a little suspicious.

We do not object to the changing of the zoning from R-4 and B-3 to R-2. We would prefer to have single family homes as compared to multi family homes. We are concerned that the 120 homes would have a negative impact on Grand Prairie Grade School, Timber Ridge Middle School, and Plainfield Central High School.

The increased traffic from the neighborhood would also add to the already congested traffic on Caton Farm and Essington Roads.

We would ask if the change were approved, no Section 8 housing or rental properties be allowed. We have already experienced issues with Section 8 housing and rental properties in the Warwick Subdivision. The housing is not controlled regarding the number of individuals living in the home. The open selling and use of narcotics during all times of day and night, and complete disregard for the property and neighbors.

We hope that this development will be created with the current residents of Joliet and surrounding neighborhoods in mind.

Thank you for your time.

Mr. and Mrs. Jerome Rivette
1702 Cecily Dr.

Joliet, IL

Miller, Helen

From: Sheri Harty <sheriharty09@gmail.com>
Sent: Tuesday, February 18, 2025 3:31 PM
To: Miller, Helen; citycounsil@joliet.gov; Jolietplancommision@joliet.gov
Subject: 2200 Essington Road Project

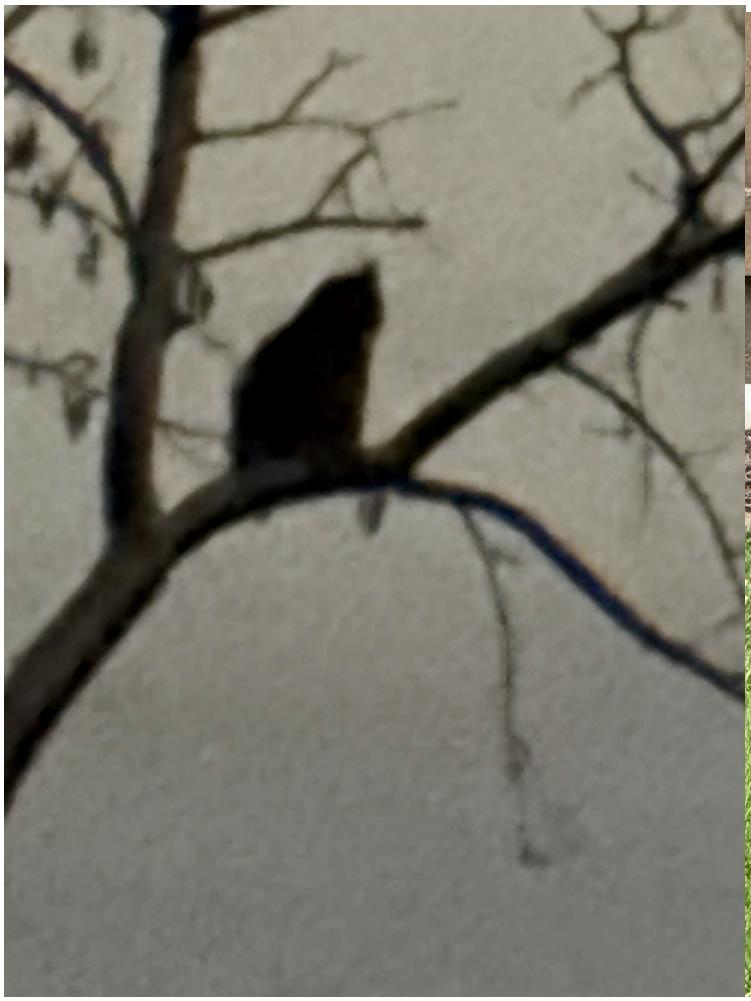
This email originated from an external source. Please exercise caution when opening attachments or clicking links

Good Afternoon,

I am a resident on Vimy Ridge Dr. in the Picardy Subdivision and just would like to bring light to a couple concerns I have.
It is not my land to determine what is to happen, I get that. I am asking to be considerate of the animal life that has resided along with us toward the end of the block. We have deers, ducks, possum, racoons, owls, many birds and squirrels.
Please consider giving us a retention pond somewhere here in the back. The animals rely on that gully that runs through the property for water throughout the seasons.
I have groomed the trees behind my fence out of my pocket to maintain that park-like setting. I understand that it is a 10 foot easement and have no say, but I am asking to be considerate with your plans.

Thank you for your time and consideration.

Sheri Harty



nd it is a 10 foot easement that isn't mine and I have no say, but asking you to be considerate in your plans.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 211-25

File ID: 211-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: **Final Action:**

Title: Ordinances Associated with Prairie Landing Subdivision:

Ordinance Approving the Preliminary Planned Unit Development of Prairie Landing Subdivision (PUD-12-24)

Ordinance Approving the Reclassification of 17.9 Acres Located at 2200 Essington Road from R-4 (Multi-Family Residential) and B-3 (General Business) to R-2 (Single-Family Residential) Zoning (Z-3-24)

Agenda Date: 03/18/2025

Attachments: Ordinance - Preliminary PUD Prairie Landing PUD-12-24, Plat - Preliminary PUD Prairie Landing PUD-12-24, Exhibit A - Elevations PUD-12-24, Exhibit A - Floor Plans PUD-12-24, Ordinance - Zoning Reclassification 2200 Essington Rd Z-3-24, Zoning Exhibit Z-3-24, Park District Agreement Letter PUD-12-24, Preliminary Landscape Plan PUD-12-24, Phasing, Financial, Marketing Plan PUD-12-24, Illustrative Site Plan PUD-12-24, Maps PUD-12-24 Z-3-24, Plan Commission Staff Report Packet PUD-12-24 Z-3-24, Plan Commission Minutes 12-19-24, Public Comments 1-8 PUD-12-24 Z-3-24, Public Comment 9 PUD-12-24 Z-3-24

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/12/2025	Dustin Anderson	Approve	3/12/2025
1	3	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	4	3/13/2025	Beth Beatty	Approve	3/14/2025

Memo

File #: 212-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinances Associated with the Rock Run Crossings Lot 1 Resubdivision:

Ordinance Approving the Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision (P-1-25)

Ordinance Approving the Final Plat of Rock Run Crossings Lot 1 Resubdivision (FP-1-25)

Ordinance Approving the Recording Plat of Rock Run Crossings Lot 1 Resubdivision (RP-1-25)

BACKGROUND:
The petitioner, Cullinan Joliet, LLC, seeks approval of the Preliminary, Final Plats, and Recording Plats of Resubdivision of Lot 1 of the Rock Run Crossings Subdivision. The subject property lies within the Rock Run Crossings Redevelopment Project Area, which has been designated as a Tax Increment Financing District ("TIF District") since 2021. When it was created, it was the intention of the TIF District to include a future mixed-use development that would contain commercial retail, restaurant, entertainments attractions, recreational amenities, and a multi-family residential neighborhood over the entire 309-acre District area.

The subject property is a 14.335-acre portion of Lot 1 of the Rock Run Crossings Subdivision, which was created in 2021. When the Rock Run Collection Planned Unit Development was approved in 2023, the subject property was envisioned for future use of a gas station on what is shown as Lot 1, and commercial retail uses on what is shown as Lot 2. While the PUD allows multiple buildings to be located on one lot under unified ownership, the proposed subdivision would create two separate lots for the future end users. A new access drive which would service both Lot 1 and Lot 2 would stem off Rock Run Crossings Drive along the north side of Lot 1. A 10-foot landscaping easement would be provided along the Rock Run Crossings Drive frontage.

A sanitary sewer main exists along the west side of Lot 1. Development at Lot 1 will be able to tap into the water main at the southwest corner of the lot. As Lot 2 develops, the developer will be responsible for extending the water main to the north along Gateway Boulevard to provide service to future development in Lot 2.

PLAN COMMISSION PUBLIC HEARING:
The Plan Commission held a public hearing on the Preliminary and Final plat approvals at its February 20, 2025, meeting. Jim Testin from Cullinan Joliet LLC represented the petition. No members of the public spoke in favor of, or against the petition. Minutes of the meeting are attached hereto.

RECOMMENDATION OF THE PLAN COMMISSION:
Jeff Crompton moved the Plan Commission recommend approval of the Preliminary and Final Plats of Rock Run Crossings Lot 1 Resubdivision. Michael Turk seconded the motion, which passed with nine (9) aye votes and no nay votes. Voting aye were: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk, and Martin.

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

1. Ordinance Approving the Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision

2. Ordinance Approving the Final Plat of Rock Run Crossings Lot 1 Resubdivision

3. Ordinance Approving the Recording Plat of Rock Run Crossings Lot 1 Resubdivision, subject to the receipt of the following fees and documentation:

    a. A performance bond or letter of credit for public improvements in the amount of $11,182.50; and,
    b. A one and one-quarter percent (1 ¼%) inspection fee for public improvements in the amount of $134; and,
    c. An irrevocable offer of dedication for public improvements; and,
    d. An engineering review fee in the amount of $2,610.

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ORDINANCE NO. _____

AN ORDINANCE APPROVING THE PRELIMINARY PLAT OF
(Rock Run Crossings Lot 1 Resubdivision)

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

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

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

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

PASSED this ___ day of _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Rock Run Crossings Lot 1 Resubdivision
PIN: 05-06-22-101-002-0010 and 05-06-22-101-002-0020
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: P-1-25

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION
JOLIET, ILLINOIS

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:
05-06-22-101-002-0010
05-06-22-101-002-0020

LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS (±14.334 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	2.187 ACRES
LOT 2	12.148 ACRES
AVERAGE	7.167 ACRES

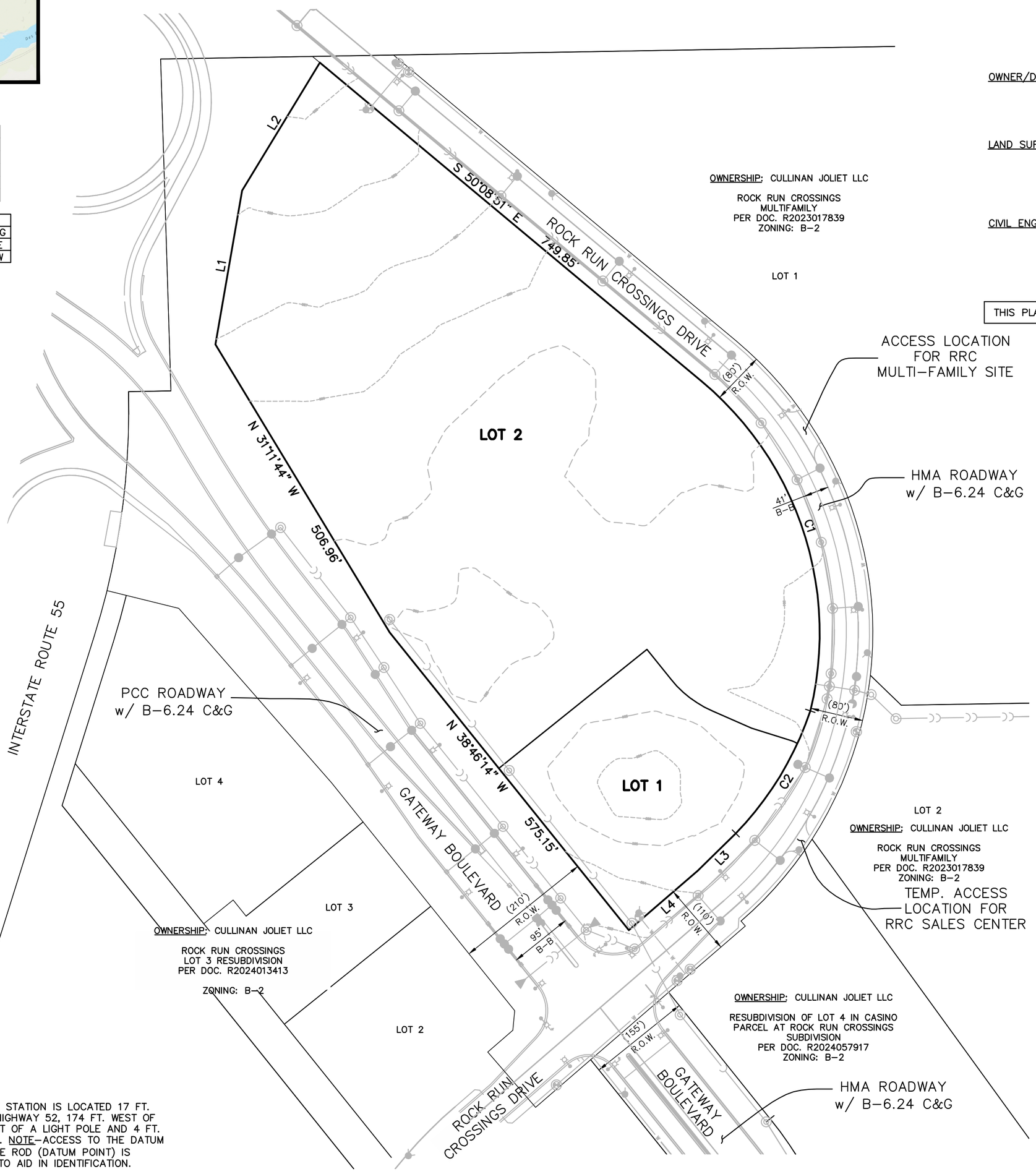
N

100 50 0 100
SCALE: 1 INCH = 100 FEET

VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 09°52'24" E	235.18'
L2	N 31°17'04" E	225.39'
L3	S 45°34'29" W	80.37'
L4	S 49°10'44" W	136.85'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	549.71'	493.00'	S 18°12'15" E
C2	217.89'	485.73'	S 31°18'46" W



OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
C/O JEFFREY R. PANKOW
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
C/O MATTHEW WORLINE
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.

BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 023 (PID DP5478): THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 614.12 NAVD88

SITE BENCHMARK:

CP #101: SET '+' IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.
NORTHING: 1759974.60
EASTING: 1022595.01
ELEVATION: 583.80 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.

2. THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.

3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.

4. PUE = DENOTES PUBLIC UTILITY EASEMENT.

5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.

7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.

12. EXISTING ZONING FOR PROPOSED LOTS 1-2 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1-2 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).

14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.

15. FULL ACCESS TO PROPOSED LOTS 1-2 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE. THERE SHALL BE NO ACCESS TO GATEWAY BOULEVARD.

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
MATTHEW M. WORLINE
LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON_____, 20___.

_____ _____
CHAIRPERSON SECRETARY

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON_____, 20___.

_____ _____
MAYOR CITY CLERK

SITE DATA TABLE		
LOT #	1	2
ZONING	B-2	B-2
PUD	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%
PROPOSED RCN	94	94
EXISTNG TREE COVERAGE	0%	0%
BUILDING SQ. FT.	TBD	TBD

* SUBJECT TO CHANGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849004 FILE NAME: LOT 1 PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 01-09-25 JOB NO.: 849.008
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
REVISED: 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25, 03-04-25/KMS

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PLOT FILE CREATED: 3/4/2025 BY: KRISTIN STAERKEL DRAWING PATH: P:\849004\DWG\ENG\DRAWINGS\PRELIMINARY\LOT 1 PREPLAT.DWG

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION
JOLIET, ILLINOIS

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°46'14" E	57.96'
L2	S 66°24'00" E	64.85'
L3	S 72°32'31" E	63.26'
L4	N 51°13'46" E	32.00'
L5	S 38°46'14" E	57.96'
L6	S 82°07'21" E	20.42'
L7	S 72°32'31" E	60.17'
L8	S 82°19'06" E	20.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	78.84'	163.50'	S 52°35'07" E
C2	9.42'	30.00'	S 63°32'54" E
C3	99.50'	131.50'	S 60°26'48" E
C4	9.20'	55.00'	S 77°19'56" E
C5	6.98'	465.73'	N 18°59'32" E
C6	49.20'	473.00'	N 10°39'34" E
C7	12.40'	25.00'	S 86°45'10" E

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

GAS PIPELINE EASEMENT PER DOC. R2022020153
N 31°17'04" E 225.39'
30'
40' GAS PIPELINE EASEMENT PER DOC. R2022020154
N 09°52'24" E 235.18'
N 31°17'44" W 506.96'
LOT 2
LOT 1
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS MULTIFAMILY PER DOC. R2023017839 ZONING: B-2
S 50°08'51" E 749.85'
30' LANDSCAPE EASEMENT PER DOC. R2023017839
ROCK RUN CROSSINGS DRIVE
LAND CONVEYED PER DOC. R2022029594
ACCESS LOCATION FOR RRC MULTI-FAMILY SITE
R=585.0 l=575.8
20' PUBLIC UTILITY EASEMENT PER DOC. R2022031684
6" SAN 262.62'
S 51°13'46" W 285.96'
PROPOSED DRIVEWAY TO AFFORD ACCESS TO LOTS 1 & 2
PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
PROPOSED INGRESS/EGRESS AND PUBLIC UTILITY AND DRAINAGE EASEMENT
R=493.00 L=549.71'
PRIMARY 60" STORM OUTFALL FOR LOTS 1 & 2
STORMWATER OVERFLOW ROUTE
DRAINAGE & ACCESS EASEMENT PER DOC. R2021065641
ACCESS CONTROL AND RIGHT OF WAY LINE PER DOC. R2022029594
N 35°46'14" W 312.53'
R=584.6 l=574.1
R=584.4 l=572.6
GATEWAY BOULEVARD
LAND CONVEYED PER DOC. R2022029594
PROPOSED 10' LANDSCAPE EASEMENT
S 45°34'29" W 80.37'
S 49°10'44" W 136.85'
L=164.81' R=485.73'
30' LANDSCAPE EASEMENT PER DOC. R2023017839
TEMP. ACCESS LOCATION FOR RRC SALES CENTER
ROCK RUN CROSSINGS DRIVE
LAND CONVEYED PER DOC. R2022029594
20' LANDSCAPE EASEMENT PER DOC. R2023017839

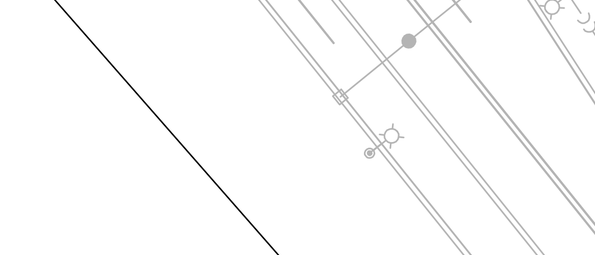
LOT 4
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOC. R2024013413
ZONING: B-2

LOT 3
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOC. R2024013413
ZONING: B-2

LOT 2
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION PER DOC. R2024013413
ZONING: B-2

LOT 2
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS MULTIFAMILY PER DOC. R2023017839 ZONING: B-2

LOT 4
OWNERSHIP: CULLINAN JOLIET LLC
RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION PER DOC. R2024057917
ZONING: B-2



PRIVATE DRIVE

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
4" HMA BINDER COURSE IL-19.0, N70
8" COMPACTED CA-6 BASE COURSE

PREPARED BY:

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DISC NO.: 849004 FILE NAME: LOT 1 PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 01-09-25 JOB NO.: 849.008
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
REVISED: 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25, 03-04-25/KMS

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PLOT FILE CREATED: 3/4/2025 BY: KRISTIN STAERKEL DRAWING PATH: P:\849004\DWG\ENG\DRAWINGS\PRELIMINARY\LOT 1 PREPLAT.DWG

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE FINAL PLAT OF
(Rock Run Crossings Lot 1 Resubdivision)

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 _____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Rock Run Crossings Lot 1 Resubdivision
PIN: 05-06-22-101-002-0010 and 05-06-22-101-002-0020
PLAN COMMISSION APPROVED: Yes
CONDITIONS IMPOSED: No
CED DOC. NO.: FP-1-25

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE

FINAL PLAT
ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:
05-06-22-101-002-0010
05-06-22-101-002-0020

VICINITY MAP

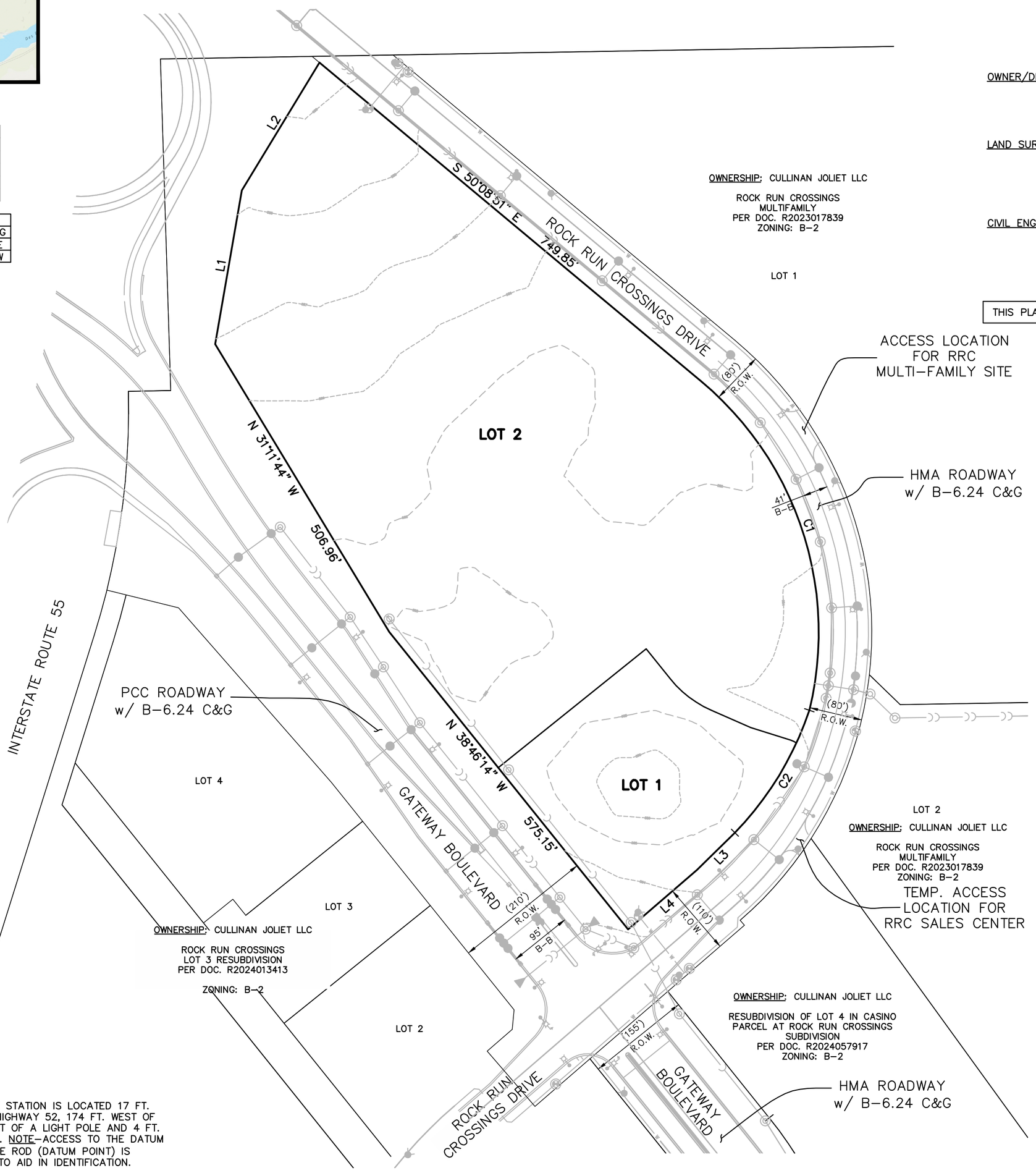
LINE TABLE		
LINE	BEARING	LENGTH
L1	N 09°52'24" E	235.18'
L2	N 31°17'04" E	225.39'
L3	S 45°34'29" W	80.37'
L4	S 49°10'44" W	136.85'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	549.71'	493.00'	S 18°12'15" E
C2	217.89'	485.73'	S 31°18'46" W

LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS (±14.334 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	2.187 ACRES
LOT 2	12.148 ACRES
AVERAGE	7.167 ACRES

N

100 50 0 100
SCALE: 1 INCH = 100 FEET



OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS MULTIFAMILY
PER DOC. R2023017839
ZONING: B-2

THIS PLAT IS NOT FOR RECORDING.

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
C/O JEFFREY R. PANKOW
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
C/O MATTHEW WORLINE
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 023 (PID DP5478): THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 614.12 NAVD88

SITE BENCHMARK:

CP #101: SET '+' IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.
NORTHING: 1759974.60
EASTING: 1022595.01
ELEVATION: 583.80 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.

2. THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.

3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.

4. PUE = DENOTES PUBLIC UTILITY EASEMENT.

5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.

7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.

12. EXISTING ZONING FOR PROPOSED LOTS 1-2 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1-2 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).

14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.

15. FULL ACCESS TO PROPOSED LOTS 1-2 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE. THERE SHALL BE NO ACCESS TO GATEWAY BOULEVARD.

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
MATTHEW M. WORLINE
LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON_____, 20___.

_____ _____
CHAIRPERSON SECRETARY

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON_____, 20___.

_____ _____
MAYOR CITY CLERK

SITE DATA TABLE		
LOT #	1	2
ZONING	B-2	B-2
PUD	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%
PROPOSED RCN	94	94
EXISTNG TREE COVERAGE	0%	0%
BUILDING SQ. FT.	TBD	TBD

* SUBJECT TO CHANGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

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DISC NO.: 849004 FILE NAME: FINAL PLAT-LOT 1
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 01-09-25 JOB NO.: 849.008
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
REVISED: 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25, 03-04-25/KMS

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PLOT FILE CREATED: 3/4/2025 BY: KRISTIN STAERKEL DRAWING PATH: P:\849004\DWG\SURVEY\DRAWINGS\PLATS\FINAL PLAT-LOT 1.DWG

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE

FINAL PLAT
ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

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CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
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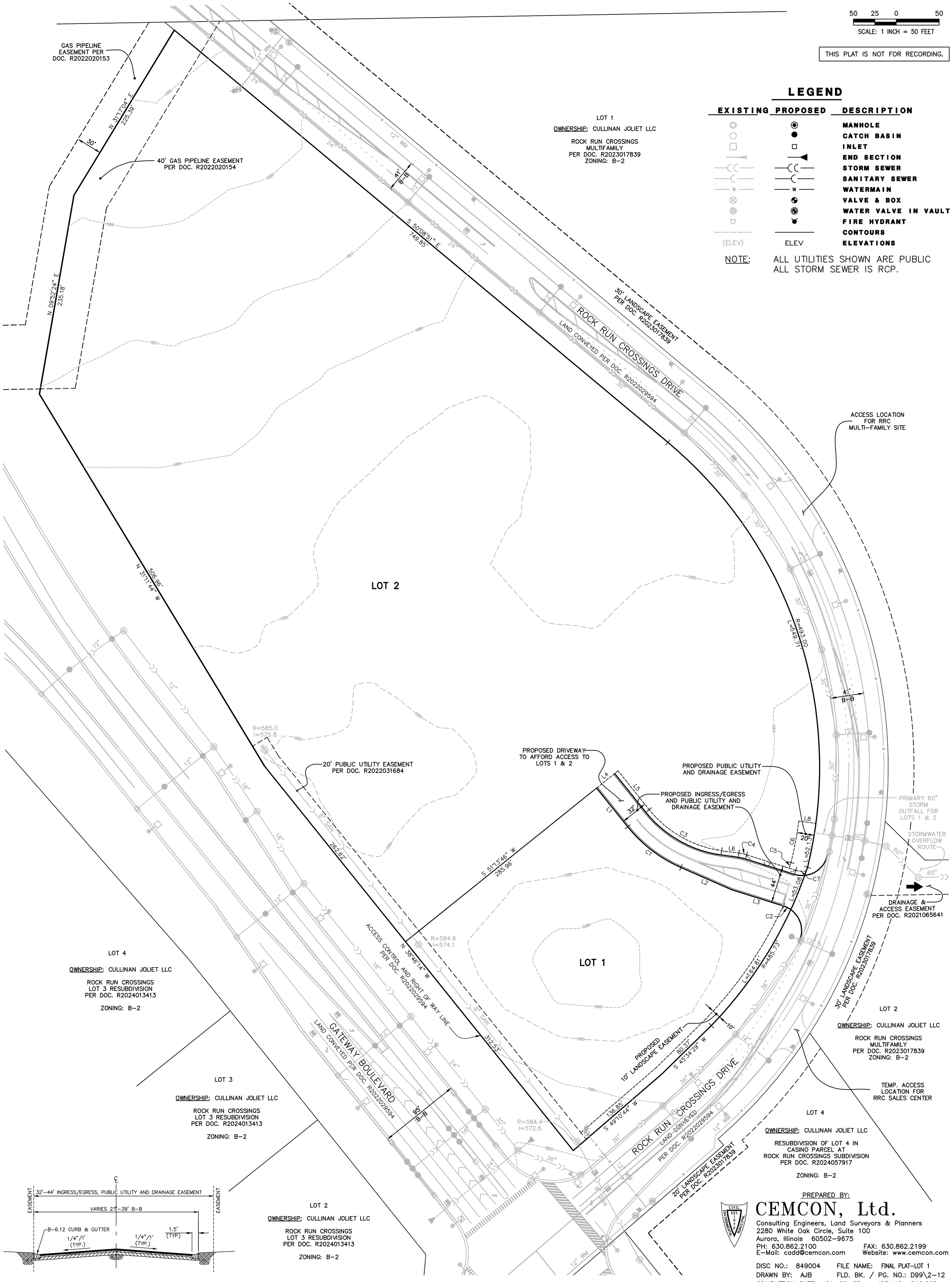

50 25 0 50

SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
◎	◉	MANHOLE
○	●	CATCH BASIN
□	□	INLET
	◀	END SECTION
—C—	—C—	STORM SEWER
—C—	—C—	SANITARY SEWER
—W—	—W—	WATERMAIN
⊗	◔	VALVE & BOX
⊗	◉	WATER VALVE IN VAULT
♉	●	FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

PRIVATE DRIVE

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
4" HMA BINDER COURSE IL-19.0, N70
8" COMPACTED CA-6 BASE COURSE

PREPARED BY:

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PLOT FILE CREATED: 3/4/2025 BY: KRISTIN STAERKEL DRAWING PATH: P:\849004\DWG\SURVEY\DRAWINGS\PLATS\FINAL PLAT-LOT 1.DWG

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE RECORDING PLAT OF
(Rock Run Crossings Lot 1 Resubdivision)

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 in the amount specified below;

2. A one and one quarter percent (1¼%) inspection fee for public improvements in the amount specified below; and

3. An engineering review fee in the amount specified below.

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

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

PASSED this ___ day of _____, 2025

_____ _____
MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

SUBDIVISION: Rock Run Crossings Lot 1 Resubdivision
PLAN COMMISSION APPROVED: N/A
PIN: 05-06-22-101-002-0010 and 05-06-22-101-002-0020
PERF. BOND/LOC AMOUNT: $11,182.50
INSPECTION FEE: $134.00
ENGINEERING REVIEW FEE: $2,610.00
CED DOC. NO.: RP-1-25

RECORDING PLAT OF
ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

NOTE:
KEYMAP FOR BOUNDARY ONLY. SEE FOLLOWING SHEET FOR PARTICULARS.

TOTAL AREA OF SUBDIVISION

14.334 ACRES

(MORE OR LESS)

VICINITY MAP

N

100 50 0 100

SCALE: 1 INCH = 100 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 09°52'24" E	235.18'
L2	N 31°17'04" E	225.39'
L3	S 45°34'29" W	80.37'
L4	S 49°10'44" W	136.85'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	549.71'	493.00'	S 18°12'15" E
C2	217.89'	485.73'	S 31°18'46" W

LOT AREA SUMMARY TABLE

LOT NUMBER	SQUARE FEET	ACRES
LOT 1	95,260	2.187
LOT 2	529,149	12.148

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

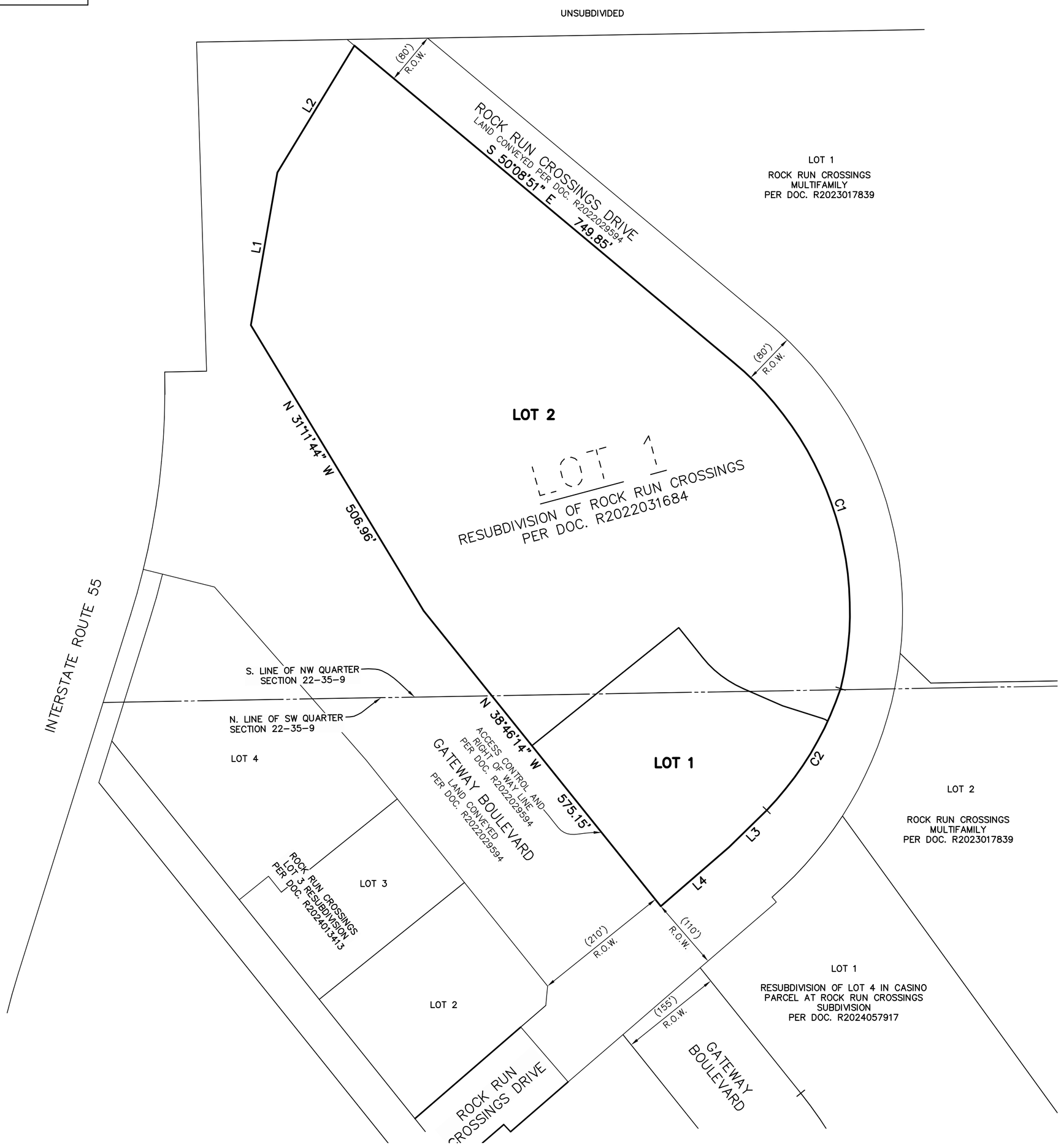
DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.U. & D.E. – INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, IS THE RECORD BEARINGS OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 2018, AS DOCUMENT NUMBER R2018073972.

FIP = FOUND IRON PIPE (ø AS SHOWN)
FIR = FOUND IRON ROD (ø AS SHOWN)



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2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849004 FILE NAME: RECORDING PLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 01-09-25 JOB NO.: 849.008
PROJECT REFERENCE: 849.001 & 849.004
CHECKED BY:
REVISED 03-04-25\AJB

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PLOT FILE CREATED: 3/5/2025 BY: TONY BILUS DRAWING PATH: P:\849004\DWG\SURVEY\DRAWINGS\PLATS\RECORDING PLAT.DWG

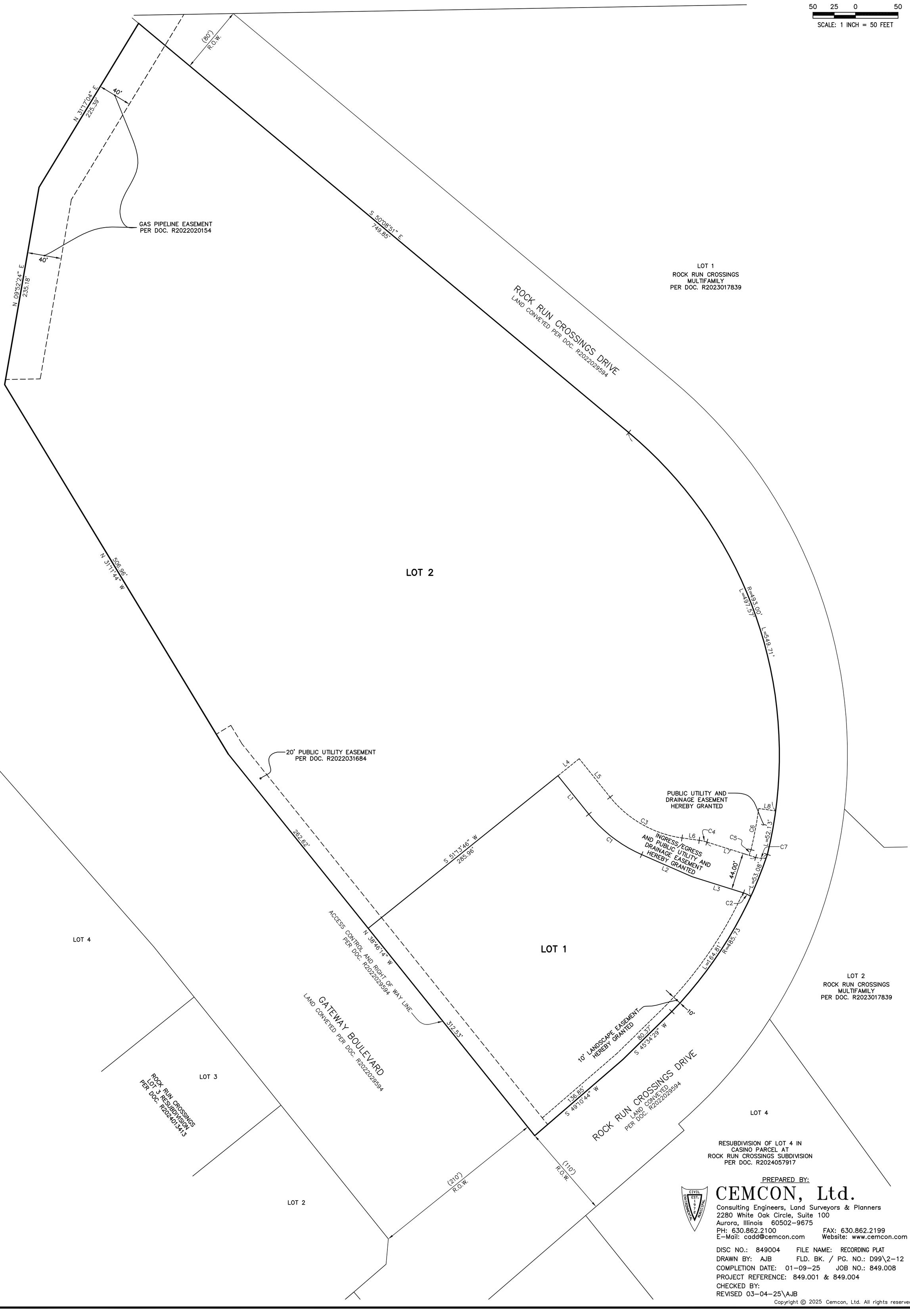
RECORDING PLAT OF

ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°46'14" E	57.96'
L2	S 66°24'00" E	64.85'
L3	S 72°32'31" E	63.26'
L4	N 51°13'46" E	32.00'
L5	S 38°46'14" E	57.96'
L6	S 82°07'21" E	20.42'
L7	S 72°32'31" E	60.17'
L8	S 82°19'06" E	20.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	78.84'	163.50'	S 52°35'07" E
C2	9.42'	30.00'	S 63°32'54" E
C3	99.50'	131.50'	S 60°26'48" E
C4	9.20'	55.00'	S 77°19'56" E
C5	6.98'	465.73'	N 18°59'32" E
C6	49.20'	473.00'	N 10°39'34" E
C7	12.40'	25.00'	S 86°45'10" E



PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
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RECORDING PLAT OF

ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF TAZEWELL)

THIS IS TO CERTIFY THAT CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE OWNER OF THE LAND DESCRIBED IN THE ATTACHED PLAT AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR USES AND PURPOSES INDICATED THEREIN.

THIS IS ALSO TO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY HEREON DESCRIBED HAS DETERMINED TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

TROY SCHOOL DISTRICT 30-C
MINOOKA HIGH SCHOOL DISTRICT 111
JOLIET JUNIOR COLLEGE DISTRICT 525

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

BY: CULLINAN COMPANIES L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY

ITS: PRESIDENT

BY: _____
MICHAEL GOLD

ITS: PRESIDENT

ADDRESS: 420 N. MAIN STREET, EAST PEORIA, IL 61611

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

I, _____A NOTARY PUBLIC, IN AND FOR SAID CITY, OR COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THIS PLAT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

GENERAL NOTES

1. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

2. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT REQUIREMENTS UNLESS MODIFIED BY P.U.D. REQUIREMENTS.

3. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

4. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

5. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

6. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, JEFFREY R. PANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET.
3. THAT ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE CITY OF JOLIET HAVE BEEN COMPLIED
4. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
5. 3/4 INCH IRON PIPE SET AT ALL LOT CORNERS EXCEPT WHERE PERMANENT IDOT SURVEY MARKERS HAVE PREVIOUSLY BEEN SET.
6. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
7. FIELD WORK COMPLETED JULY 28, 2019.
8. BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17197C0139G AND 17197C0255G BOTH WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONES X AS DESIGNATED AND DEFINED BY F.E.M.A.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2025.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF _____)

THIS IS TO CERTIFY THAT INB, NATIONAL ASSOCIATION, AS MORTGAGEE UNDER THE MORTGAGE RECORDED AS DOCUMENT NUMBER R2021014461, DATED FEBRUARY 4, 2021, HEREBY CONSENTS TO RECORDING OF THE PLAT AS HEREON SHOWN.

DATED AT _____, ILLINOIS, THIS ___ DAY OF _____, A.D., 20___.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) _____, (TITLE) _____ OF _____ AND (NAME) _____, (TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH (TITLE) _____ AND (TITLE) _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20_____.

_____
NOTARY PUBLIC

CORPORATE AUTHORITY CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE JOLIET CITY PLAN COMMISSION ON

_____A.D.,20____

_____ _____
PLAN COMMISSION CHAIRMAN PLAN COMMISSION SECRETARY

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

APPROVED BY ORDINANCE_____OF THE CITY COUNCIL OF THE CITY OF JOLIET ON

_____A.D.,20____

_____ _____
MAYOR CITY CLERK

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

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

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, _____, COUNTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, WILL COUNTY ILLINOIS,

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

_____
COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WILL)

THIS PLAT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D. 2021 AT _____ O'CLOCK ___ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

_____
WILL COUNTY RECORDER OF DEEDS

COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THE PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PN) _____.

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

_____
DIRECTOR

GRANT OF NON-EXCLUSIVE EASEMENT

CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY. ITS SUCCESSORS AND ASSIGNS ("GRANTOR"), FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT WHICH IS HEREBY ACKNOWLEDGED, GIVES AND GRANTS TO THE CITY OF JOLIET (THE "CITY"), ITS SUCCESSORS AND ASSIGNS: (I) A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING STORM WATER DRAINAGE PIPES, FEEDERS AND LATERALS, ASSOCIATED MANHOLES AND ANY NECESSARY FACILITIES APPURTENANT THERETO IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF STORM WATER RUNOFF, IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION FOR "DRAINAGE EASEMENT", OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE "STORM WATER MANAGEMENT EASEMENT AREAS") TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES; AND (II) A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING WATER MAINS, FEEDERS AND LATERALS, AND SANITARY SEWER DRAINAGE PIPES, FEEDERS AND LATERALS, AND ASSOCIATED MANHOLES AND ANY NECESSARY FACILITIES APPURTENANT THERETO IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION AND DRAINAGE OF WATER AND SANITARY SEWER SERVICES IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION FOR "PUE", "P.U. & D.E.", "PUBLIC UTILITY EASEMENT" OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE "WATER & SANITARY SEWER EASEMENT AREAS") TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES. THE STORM WATER MANAGEMENT EASEMENT AREAS AND THE WATER & SANITARY SEWER EASEMENT AREAS ARE HEREIN COLLECTIVELY REFERRED TO AS THE "EASEMENT AREAS". GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREAS IN ANY MANNER NOT INCONSISTENT WITH THE RIGHTS GRANTED HEREIN, INCLUDING WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT, USE, OPERATE, MAINTAIN, REPAIR AND REPLACE ACROSS, OVER AND/OR UNDER THE EASEMENT AREAS, TELEPHONE, TELEGRAPH, ELECTRICITY, WATER, GAS, GASOLINE, OIL AND SEWER LINES, DRIVEWAYS, PARKING LOTS AND OTHER FACILITIES AND STRUCTURES IN SUCH A MANNER AS NOT TO CREATE AN UNREASONABLE INTERFERENCE WITH THE USE OF THE EASEMENTS HEREIN GRANTED IN THE EASEMENT AREAS WITHOUT THE CITY'S CONSENT. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO MATERIALLY INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

GRANT OF NON-EXCLUSIVE EASEMENT

CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS ("GRANTOR'), IN CONSIDERATION OF THE SUM OF TEN AND NO/100 DOLLAR ($10.00) AND OTHER VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, HEREBY GIVES AND GRANTS TO COMMONWEALTH EDISON COMPANY, AN ILLINOIS CORPORATION, COMCAST CABLE COMMUNICATIONS, INC., AND ILLINOIS BELL TELEPHONE COMPANY DBO AT&T ILLINOIS, AN ILLINOIS CORPORATION (COLLECTIVELY "GRANTEES"), THEIR RESPECTIVE LICENSE AND SEVERALLY A NON-EXCLUSIVE EASEMENT TO CONSTRUCT, OPERATE, REPAIR, "MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, WIRES TRANSFORMERS, AND. 'OTHER' FACILITIES USED. IN CONNECTION WITH OVERHEAD TRANSMISSION 'AND DISTRIBUTION OF ELECTRICITY, COMMUNICATION, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION AS "PUE", "PU&DE', PUBLIC UTILITY EASEMENT" OR 'PUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE 'EASEMENT AREAS"), TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN, IN, OVER, UNDER, 'ACROSS, ALONG AND UPON THE SURFACE OF THE EASEMENT AREAS. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON AND OVER THE EASEMENT AREAS WITHOUT PRIOR CONSENT OF THE GRANTEES; PROVIDED HOWEVER, GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHT TO CONSTRUCT, USE, OPERATE, MAINTAIN, REPAIR AND REPLACE 'ACROSS, OVER AND/OR UNDER THE EASEMENT 'AREAS, TELEPHONE, TELEGRAPH, ELECTRICITY, WATER, GAS, GASOLINE, OIL AND SEWER LINES, RAIL AND RAIL RELATED FACILITIES, ROADS AND ROAD RELATED FACILITIES AND OTHER FACILITIES AND STRUCTURES. IN SUCH A MANNER AS NOT TO CREATE AN UNREASONABLE INTERFERENCE WITH THE USE OF THE EASEMENT HEREIN GRANTED IN THE EASEMENT AREA WITHOUT GRANTEES' CONSENT. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO MATERIALLY INTERFERE WITH THE OPERATION AND MAINTENANCE THEREOF.

GRANT OF NON-EXCLUSIVE EASEMENT

CULLINAN JOLIET, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (GRANTOR), IN CONSIDERATION OF THE SUM OF TEN AND 00/100 DOLLARS ($10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, IN HAND PAID BY THE GRANTEE, NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS. CORPORATION, DOING BUSINESS OS NICOR GAS ("NICOR'), DOES HEREBY GIVE AND GRANT UNTO SAID NICOR GAS, ITS SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE EASEMENT AND RIGHT-OF-WAY FOR THE PURPOSE OF LAYING, MAINTAINING, OPERATING, RENEWING, REPLACING AND REMOVING GAS MAINS AND ANY NECESSARY FACILITIES APPURTENANT. THEREBY IN, UPON, UNDER, ALONG AND ACROSS THE PROPERTY LABELED ON THIS PLAT OF SUBDIVISION FOR "PUE", "P.U. & D.E.", "PUBLIC UTILITY EASEMENT" OR "PUBLIC UTILITY AND DRAINAGE EASEMENT" (COLLECTIVELY, THE EASEMENT AREAS") TOGETHER WITH REASONABLE RIGHT OF ACCESS THERETO FOR SAID PURPOSES. GRANTOR RESERVES THE RIGHT TO USE THE EASEMENT AREAS IN ANY MANNER NOT INCONSISTENT WITH THE RIGHTS GRANTED HEREIN, INCLUDING WITHOUT LIMITATION, THE RIGHT TO CONSTRUCT, 'OPERATE, MAINTAIN, REPAIR AND REPLACE ACROSS, OVER AND/OR UNDER THE EASEMENT AREAS, TELEPHONE, TELEGRAPH, ELECTRICITY, WATER, GAS, GASOLINE, OIL AND SEWER LINES, RAIL AND RAIL RELATED FACILITIES, ROADS AND ROAD RELATED FACILITIES AND OTHER FACILITIES AND STRUCTURES. NICOR SHALL RESTORE ALL OF THAT PORTION OF GRANTOR'S PROPERTY IMPACTED, DAMAGED AND/OR DISTURBED BY NICOR OR DURING THE ORIGINAL INSTALLATION OF NICOR'S FACILITIES ON GRANTOR'S PROPERTY, AND ALSO DURING ANY SUBSEQUENT MAINTENANCE, REPAIR, REPLACEMENT OR REMOVAL OF NICOR'S FACILITIES ON GRANTOR'S PROPERTY, ALL TO A CONDITION AS GOOD AS OR BETTER THAN THAT WHICH EXISTED PRIOR TO NICOR ENTERING GRANTOR'S PROPERTY. REGARDING SUCH RESTORATION, GRANTOR ACKNOWLEDGES THAT PROPERTY RESTORATION IS, DEPENDENT UPON WEATHER, THEREFORE, WEATHER PERMITTING, NICOR AGREES THAT IT SHALL PERFORM ALL SUCH RESTORATION IN A TIMELY MANNER.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
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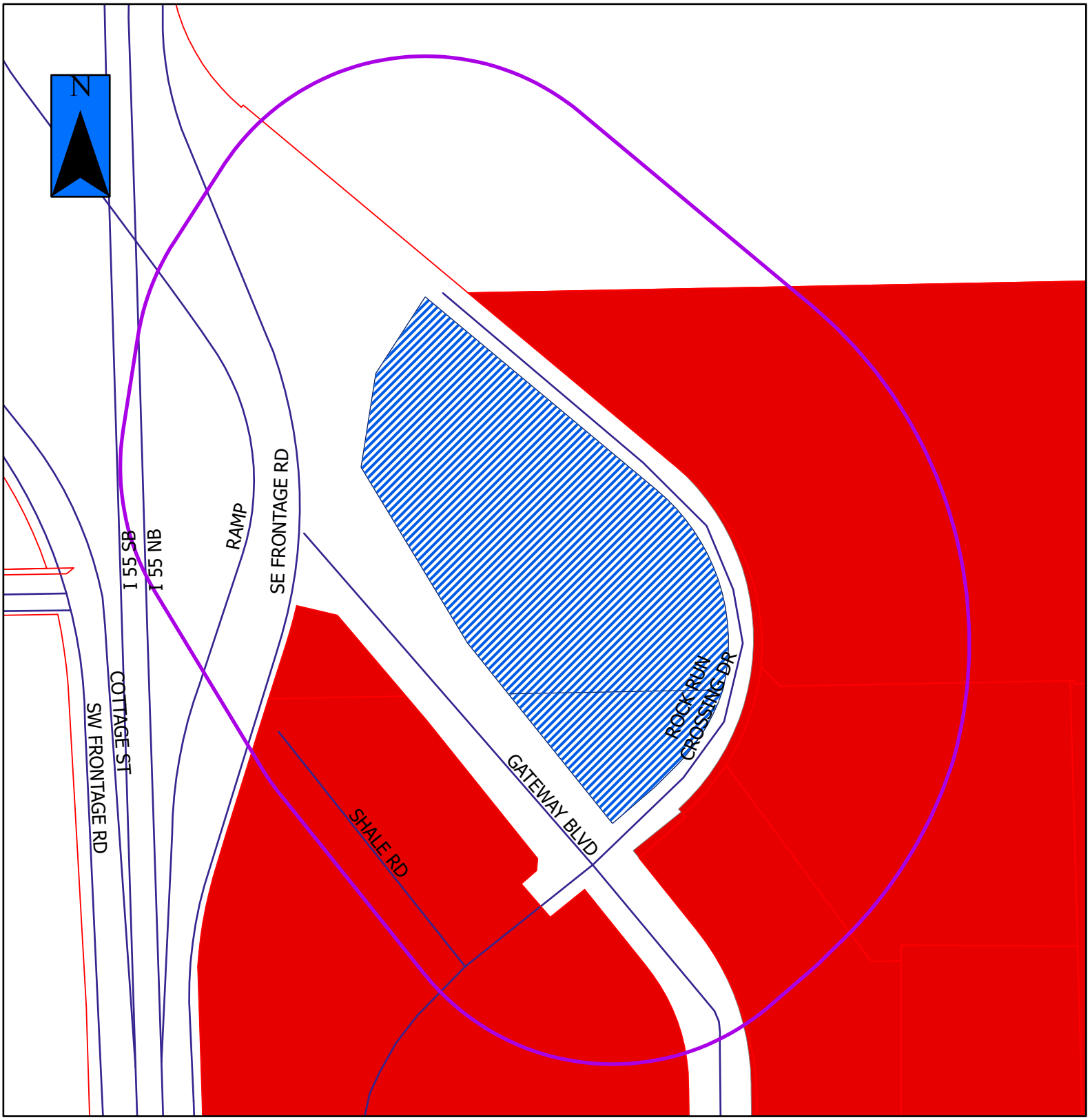
PLOT FILE CREATED: 3/5/2025 BY: TONY BLUS
DRAWING PATH: P:\849004\DWG\SURVEY\DRAWINGS\PLATS\RECORDING PLAT.DWG



P-1-25 & FP-2-25

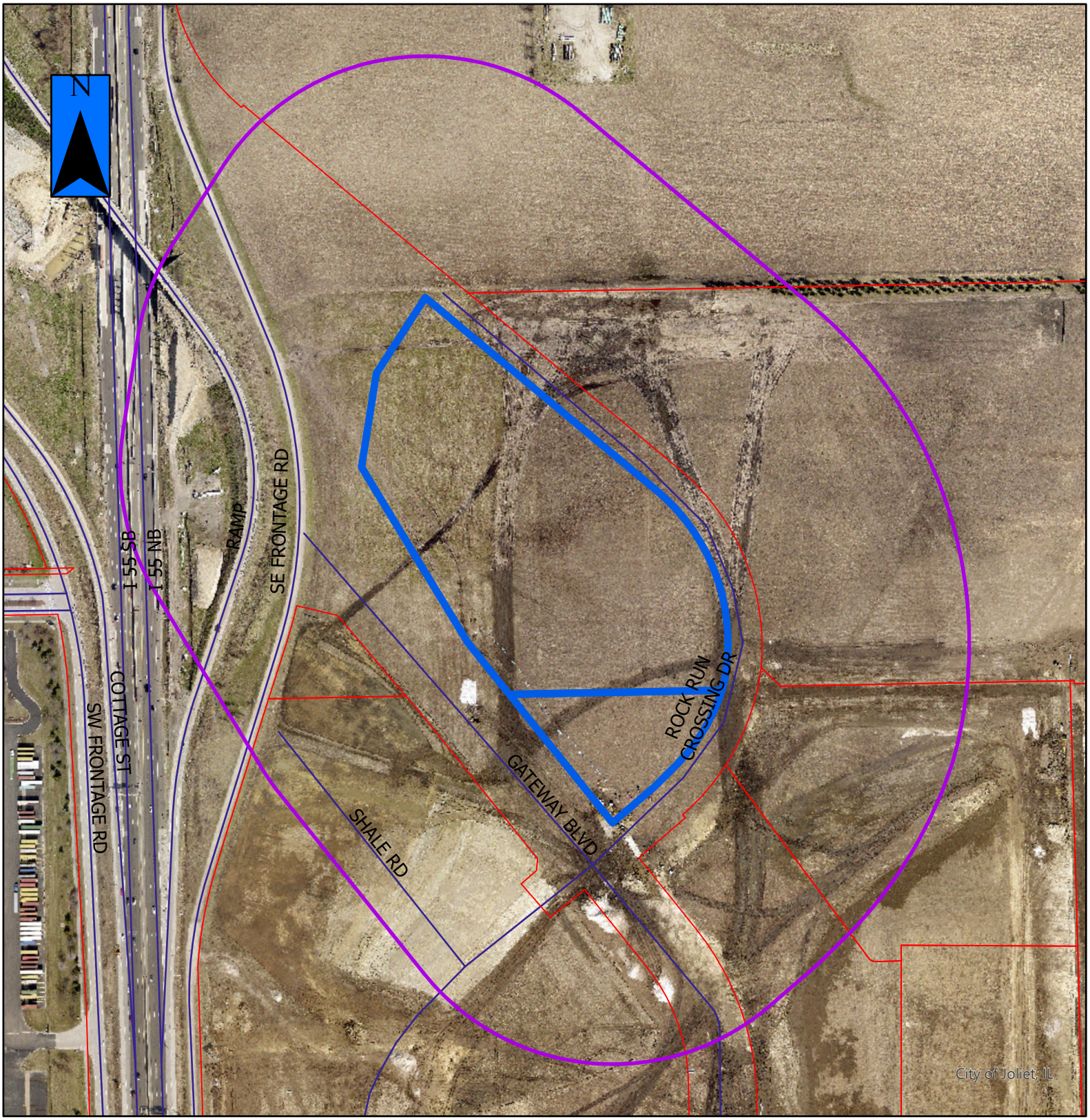
JOLIET PLANNING DIVISION

= 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



P-1-25a & FP-2-25a

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)

DATE: February 20, 2025

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: P-1-25: Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision.

FP-1-25: Final Plat of Rock Run Crossings Lot 1 Resubdivision.

GENERAL INFORMATION:

APPLICANT:	Cullinan Joliet, LLC
STATUS OF APPLICANT:	Developer
REQUESTED ACTION:	Approval of a preliminary plat and final plat.
PURPOSE:	To create a two-lot commercial subdivision.
EXISTING ZONING:	B-2 (Central Business District)
LOCATION:	Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard.
SIZE:	14.335 Acres
EXISTING LAND USE:	Undeveloped

SURROUNDING LAND USE & ZONING:

NORTH: Farmland; County A-1 (Agricultural)
SOUTH: Future Mixed Use; B-2 (Central Business District)
EAST: Future Multi-Family Residential; B-2 (Central Business District)
WEST: Interstate 55; Shorewood OCI (Office, Commercial, Institutional), Shorewood ORI (Office, Research, Light Industrial)

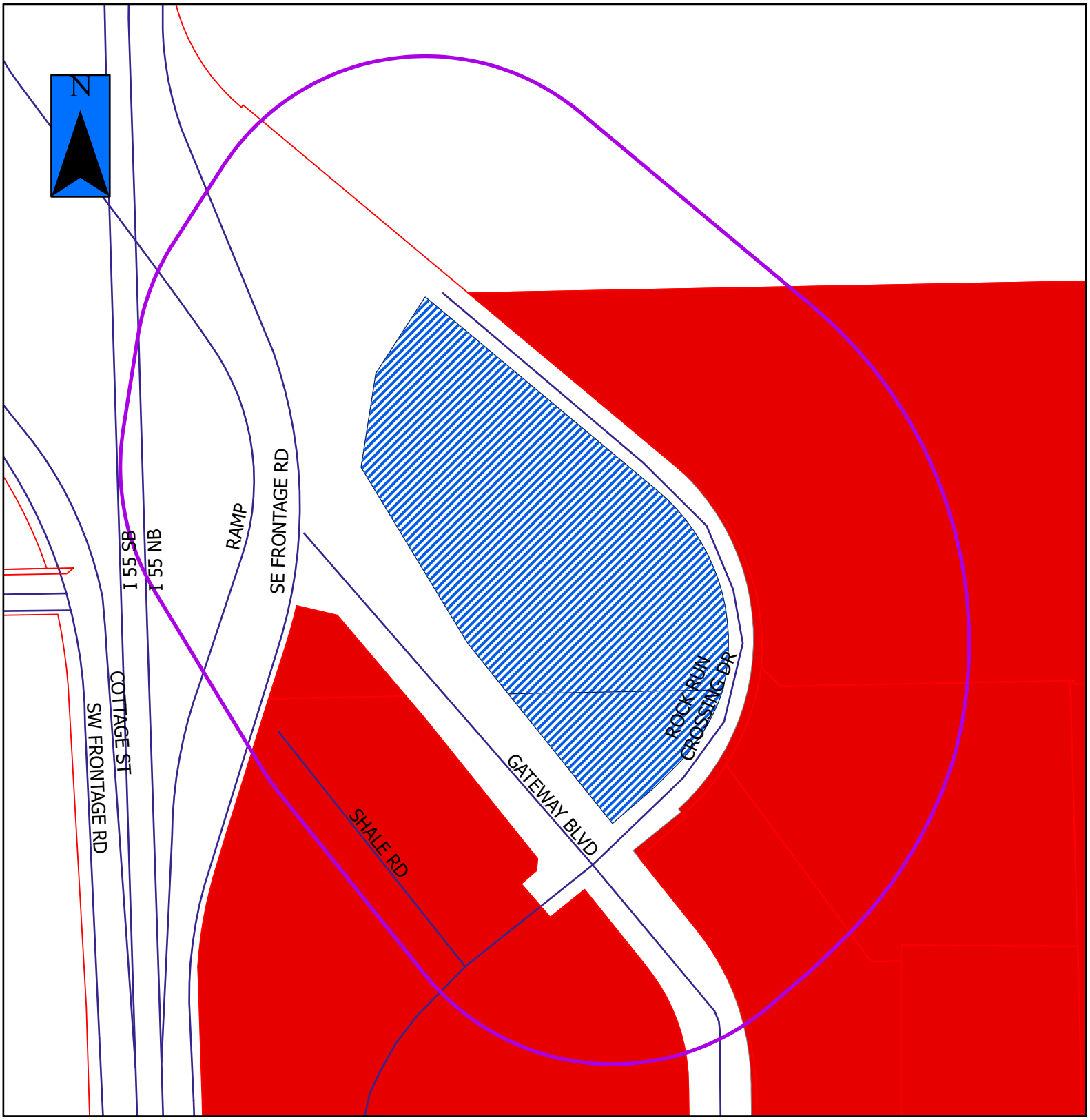
SITE HISTORY: The subject property lies within the Rock Run Crossings Redevelopment Project Area, which has been designated as a Tax Increment Financing District ("TIF District") since 2021. When it was created, it was the intention of the TIF District to include a future mixed-use development that would contain commercial retail, restaurant, entertainments attractions, recreational amenities, and a multi-family residential neighborhood over the entire 309-acre District area.

The subject property is a 14.335-acre portion of Lot 1 of the Rock Run Crossings Subdivision, which was created in 2021. When the Rock Run Collection Planned Unit Development was approved in 2023, the subject property was envisioned for future use of a gas station on what is shown as Lot 1, and commercial retail uses on what is shown as Lot 2. While the PUD allows multiple buildings to be located on one lot under unified ownership, the proposed subdivision would create two separate lots for the future end users.

SPECIAL INFORMATION: The petitioner seeks approval of the Preliminary and Final Plats of Resubdivision of Lot 1 of the Rock Run Crossings Subdivision. The applicant has also submitted for approval of a recording plat, which will be put before the City Council at a future meeting. Both lots would be situated between Rock Run Crossings Drive and Gateway Boulevard. A new access drive which would service both Lot 1 and Lot 2 would stem off Rock Run Crossings Drive along the north side of Lot 1. A 10-foot landscaping easement would be provided along the Rock Run Crossings Drive frontage.

A sanitary sewer main exists along the west side of Lot 1. Development at Lot 1 will be able to tap into the water main at the southwest corner of the lot. As Lot 2 develops, the developer will be responsible for extending the water main to the north along Gateway Boulevard to provide service to future development in Lot 2.

ANALYSIS: Approval of the preliminary and final plats of Rock Run Crossings Lot 1 Resubdivision will allow for future development of a two-lot commercial subdivision.



P-1-25 & FP-2-25

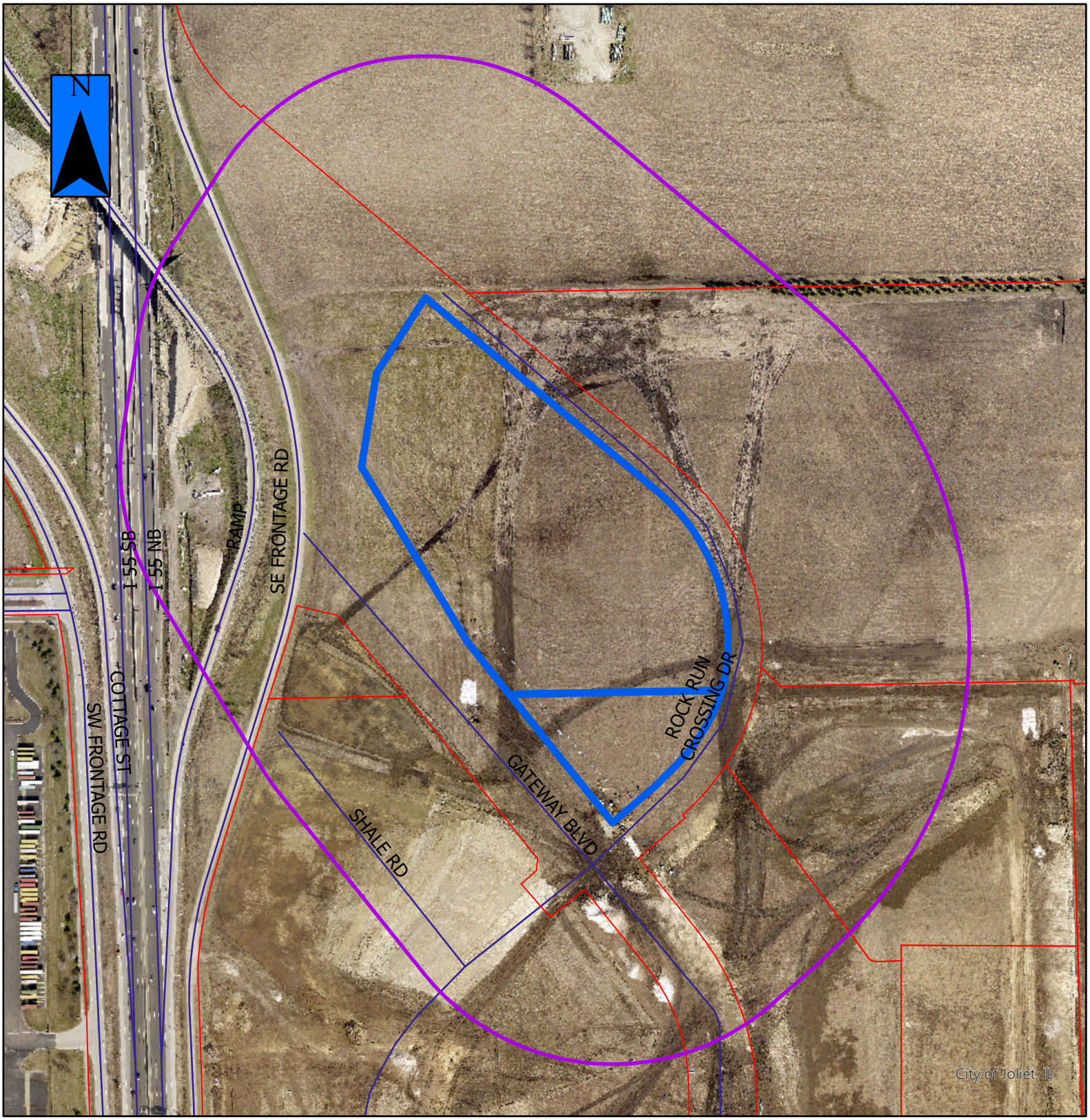
JOLIET PLANNING DIVISION

= 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

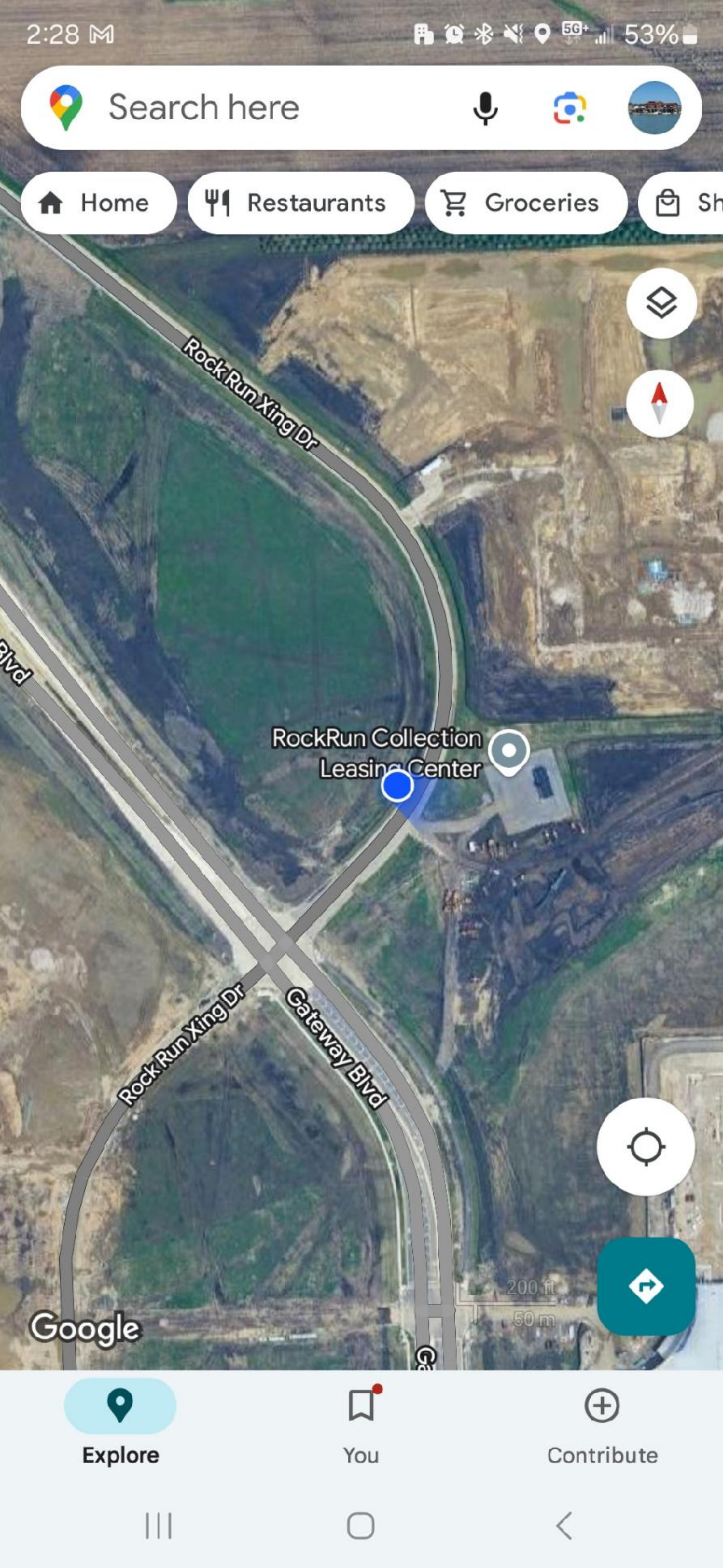


P-1-25a & FP-2-25a

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)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Leasing Center
Rock Run Xing Dr
Gateway Blvd
200 ft
50 m
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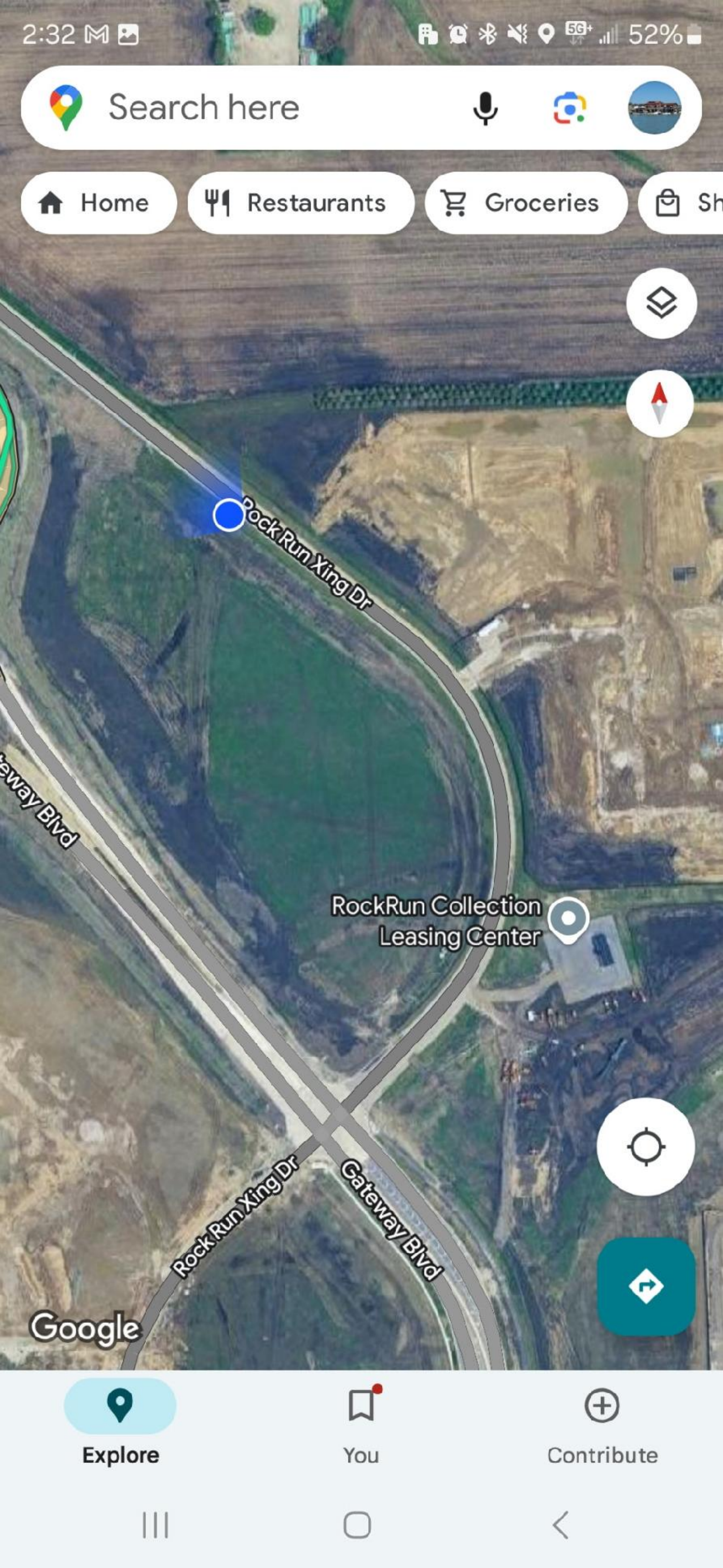
NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS
DATE/TIME: FREBRARY 20, 2025 - 4:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W JEFFERSON STREET, JOLIET
DESCRIPTION OF REQUEST:
P-1-25: PRELIMINARY PLAT OF ROCK RUN CROSSINGS LOT 1 RESUBDIVISION. (NORTHEAST CORNER OF ROCK RUN CROSSINGS DRIVE AND GATEWAY BOULEVARD) (PIN #'S 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5)
FP-1-25: F NAL PLAT OF ROCK RUN CROSSINGS LOT 1 RESUBDIVISION. (NORTHEAST CORNER OF ROCK RUN CROSSINGS DRIVE AND GATEWAY BOULEVARD) (PIN #'S 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5)
FOR MORE INFORMATION CALL:
815-724-4040 OR 815-724-4050
COMMUNITY & ECONOMIC DEVELOPMENT
CITY OF JOLIET
AVISO DE AUDIENCIA PUBLICA
CIUDAD DE JOLIET, IL
FECHA/HORA: 20 DE FEBRERO, 2025 - 4:00 P.M.
UBICACION: CAMARAS DEL CONSEJO MUNICIPAL
150 W JEFFERSON STREET, JOLIET
DESCRIPCIÓN DE LA SOLICITUD:
P-1-25: PLANO PRELIMINAR DE ROCK RUN CROSSINGS RESUBDIVISIóN DEL LOTE 1 (ESQUINA NORESTE DE ROCK RUN CROSSINGS DRIVE I GATEWAY BOULEVARD) (PIN #S: 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (DISTRITO DEL CONSEJO #5)
FP-1-25: PLANO FINAL DE ROCK RUN CROSSINGS RESUBDIVISIóN DEL LOTE 1 (ESQUINA NORESTE DE ROCK RUN CROSSINGS DRIVE I GATEWAY BOULEVARD) (PIN #S: 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (DISTRITO DEL CONSEJO #5)
PARA MÁS INFORMACIÓN, LLAME AL:
815-724-4040 O AL 815-724-4050
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET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52%
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Restaurants
Groceries
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Rock Run Xing Dr
eway Blvd
RockRun Collection
Leasing Center
Rock Run Xing Dr
Gateway Blvd
Google
Explore
You
Contribute

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, ILLINOIS
DATE/TIME: FREBRARY 20, 2025 - 4:00 P.M.
LOCATION: CITY HALL COUNCIL CHAMBERS
150 W JEFFERSON STREET, JOLIET
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P-1-25: PRELIMINARY PLAT OF ROCK RUN CROSSINGS LOT 1 RESUBDIVISION. (NORTHEAST CORNER OF ROCK RUN CROSSINGS DRIVE AND GATEWAY BOULEVARD) (PIN #'S 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5)
FP-1-25: FINAL PLAT OF ROCK RUN CROSSINGS LOT 1 RESUBDIVISION. (NORTHEAST CORNER OF ROCK RUN CROSSINGS DRIVE AND GATEWAY BOULEVARD) (PIN #'S 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5)
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PARA MAS INFORMACION, LLAME AL:
815-724-4040 O AL 815-724-4050
DEPARTAMENTO DE DESARROLLO COMUNITARIO
CIUDAD DE JOLIET

SHEET INDEX:

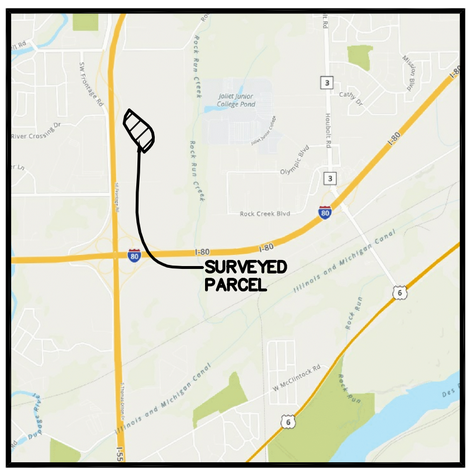
SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE

PERMANENT INDEX NUMBER:
05-06-22-101-002-0010
05-06-22-101-002-0020

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION
JOLIET, ILLINOIS

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

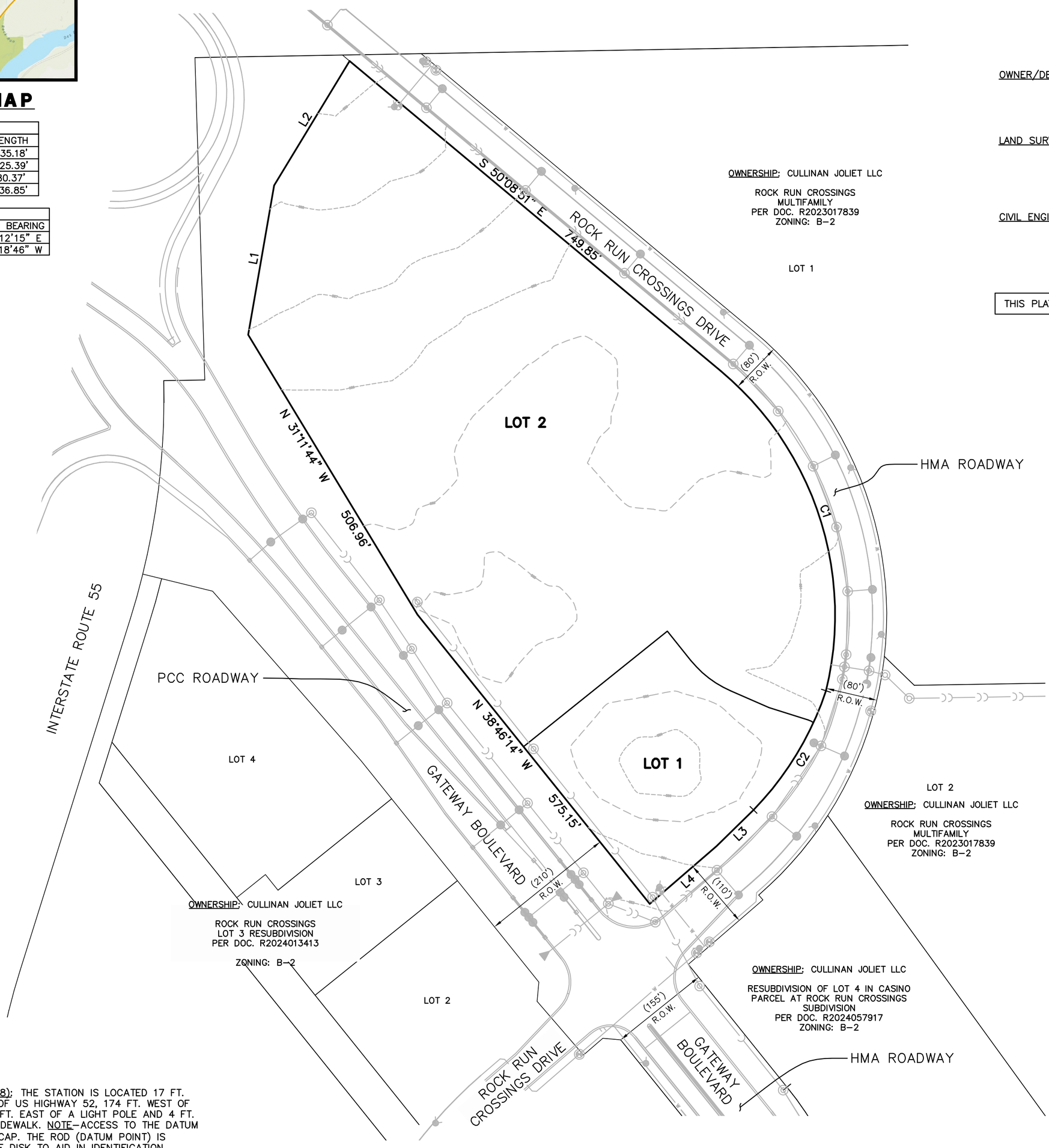
LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS (±14.334 ACRES)	
LOT NUMBER	LOT AREA (ACRES)
LOT 1	2.187 ACRES
LOT 2	12.148 ACRES
AVERAGE	7.167 ACRES



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 09°52'24" E	235.18'
L2	N 31°17'04" E	225.39'
L3	S 45°34'29" W	80.37'
L4	S 49°10'44" W	136.85'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	549.71'	493.00'	S 18°12'15" E
C2	217.89'	485.73'	S 31°18'46" W



N

100 50 0 100
SCALE: 1 INCH = 100 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
C/O JEFFREY R. PANKOW
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
C/O MATTHEW WORLINE
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.

BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 023 (PID DP5478): THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 614.12 NAVD88

SITE BENCHMARK:

CP #101: SET '+' IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.
NORTHING: 1759974.60
EASTING: 1022595.01
ELEVATION: 583.80 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.

2. THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.

3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.

4. PUE = DENOTES PUBLIC UTILITY EASEMENT.

5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.

7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.

12. EXISTING ZONING FOR PROPOSED LOTS 1-2 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1-2 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).

14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.

15. FULL ACCESS TO PROPOSED LOTS 1-2 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE. THERE SHALL BE NO ACCESS TO GATEWAY BOULEVARD.

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
MATTHEW M. WORLINE
LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON_____, 20___.

_____ _____
CHAIRPERSON SECRETARY

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON_____, 20___.

_____ _____
MAYOR CITY CLERK

SITE DATA TABLE		
LOT #	1	2
ZONING	B-2	B-2
PUD	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%
PROPOSED RCN	94	94
EXISTNG TREE COVERAGE	0%	0%
BUILDING SQ. FT.	TBD	TBD

* SUBJECT TO CHANGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849004 FILE NAME: LOT 1 PREPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 01-09-25 JOB NO.: 849.008
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
REVISED 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25

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PLOT FILE CREATED: 2/10/2025 BY: TONY BLUS
DRAWING PATH: P:\849004\DWG\ENG\DRAWINGS\PRELIMINARY\LOT 1 PREPLAT.DWG

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE

PRELIMINARY PLAT
FOR
ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION
JOLIET, ILLINOIS

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°46'14" E	57.96'
L2	S 66°24'00" E	64.85'
L3	S 72°32'31" E	63.26'
L4	N 51°13'46" E	32.00'
L5	S 38°46'14" E	57.96'
L6	S 82°07'21" E	20.42'
L7	S 72°32'31" E	60.17'
L8	S 82°19'06" E	20.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	78.84'	163.50'	S 52°35'07" E
C2	9.42'	30.00'	S 63°32'54" E
C3	99.50'	131.50'	S 60°26'48" E
C4	9.20'	55.00'	S 77°19'56" E
C5	6.98'	465.73'	N 18°59'32" E
C6	49.20'	473.00'	N 10°39'34" E
C7	12.40'	25.00'	S 86°45'10" E

N

50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
◎	◉	MANHOLE
○	●	CATCH BASIN
□	□	INLET
	◀	END SECTION
—C—	—C—	STORM SEWER
—C—	—C—	SANITARY SEWER
—W—	—W—	WATERMAIN
⊗	◔	VALVE & BOX
⊗	◉	WATER VALVE IN VAULT
☿	☿	FIRE HYDRANT
~588~	———	CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

LOT 1
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS MULTIFAMILY
PER DOC. R2023017839
ZONING: B-2

LOT 2
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS MULTIFAMILY
PER DOC. R2023017839
ZONING: B-2

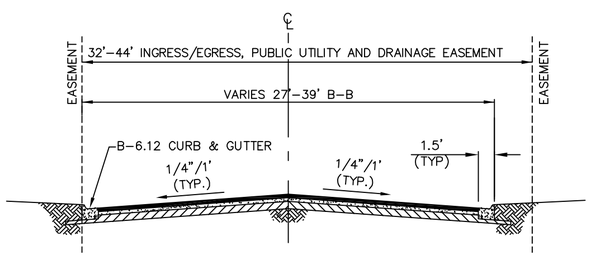
LOT 3
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

LOT 4
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

LOT 4
OWNERSHIP: CULLINAN JOLIET LLC
RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION
PER DOC. R2024057917
ZONING: B-2

N 31°17'04" E 225.39'
N 09°52'24" E 235.18'
S 50°08'51" E 749.85'
N 31°17'44" W 506.96'
S 51°13'46" W 285.96'
N 38°46'14" W 312.53'
R=585.0 l=575.8
R=584.6 l=574.1
R=584.4 l=572.6
R=493.00 L=549.71'
L=164.81' R=485.73'
L=52.13' L=53.06'
S 45°34'29" W 80.37'
S 49°10'44" W 136.85'
262.62'
32'
44'
10'

12" WM
8" SAN
20' PUBLIC UTILITY EASEMENT PER DOC. R2022031684
ACCESS CONTROL AND RIGHT OF WAY LINE PER DOC. R2022029594
ROCK RUN CROSSINGS DRIVE ROADWAY, CONVEYED PER DOC. R2022029594
GATEWAY BOULEVARD ROADWAY CONVEYED PER DOC. R2022029594
ROCK RUN CROSSINGS DRIVE HERETOFORE DEDICATED PER DOC. R2022029594
30' LANDSCAPE EASEMENT PER DOC. R2023017839
PROPOSED 10' LANDSCAPE EASEMENT
PROPOSED DRIVEWAY TO AFFORD ACCESS TO LOTS 1 & 2
PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
PROPOSED INGRESS/EGRESS AND PUBLIC UTILITY AND DRAINAGE EASEMENT
PRIMARY 60" STORM OUTFALL FOR LOTS 1 & 2
STORMWATER OVERFLOW ROUTE
DRAINAGE & ACCESS EASEMENT PER DOC. R2021065641
30' LANDSCAPE EASEMENT PER DOC. R2023017839
20' LANDSCAPE EASEMENT PER DOC. R2023017839



PRIVATE DRIVE

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
4" HMA BINDER COURSE IL-19.0, N70
8" COMPACTED CA-6 BASE COURSE

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

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SHEET 2: DETAIL PAGE

PERMANENT INDEX NUMBER:
05-06-22-101-002-0010
05-06-22-101-002-0020

FINAL PLAT
ROCK RUN CROSSINGS LOT 1 RESUBDIVISION

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

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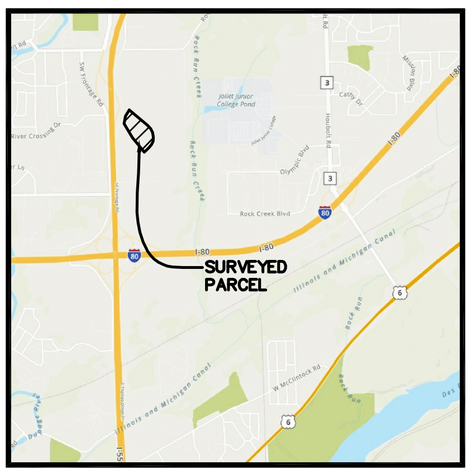
AVERAGE	7.167 ACRES



VICINITY MAP

LINE TABLE		
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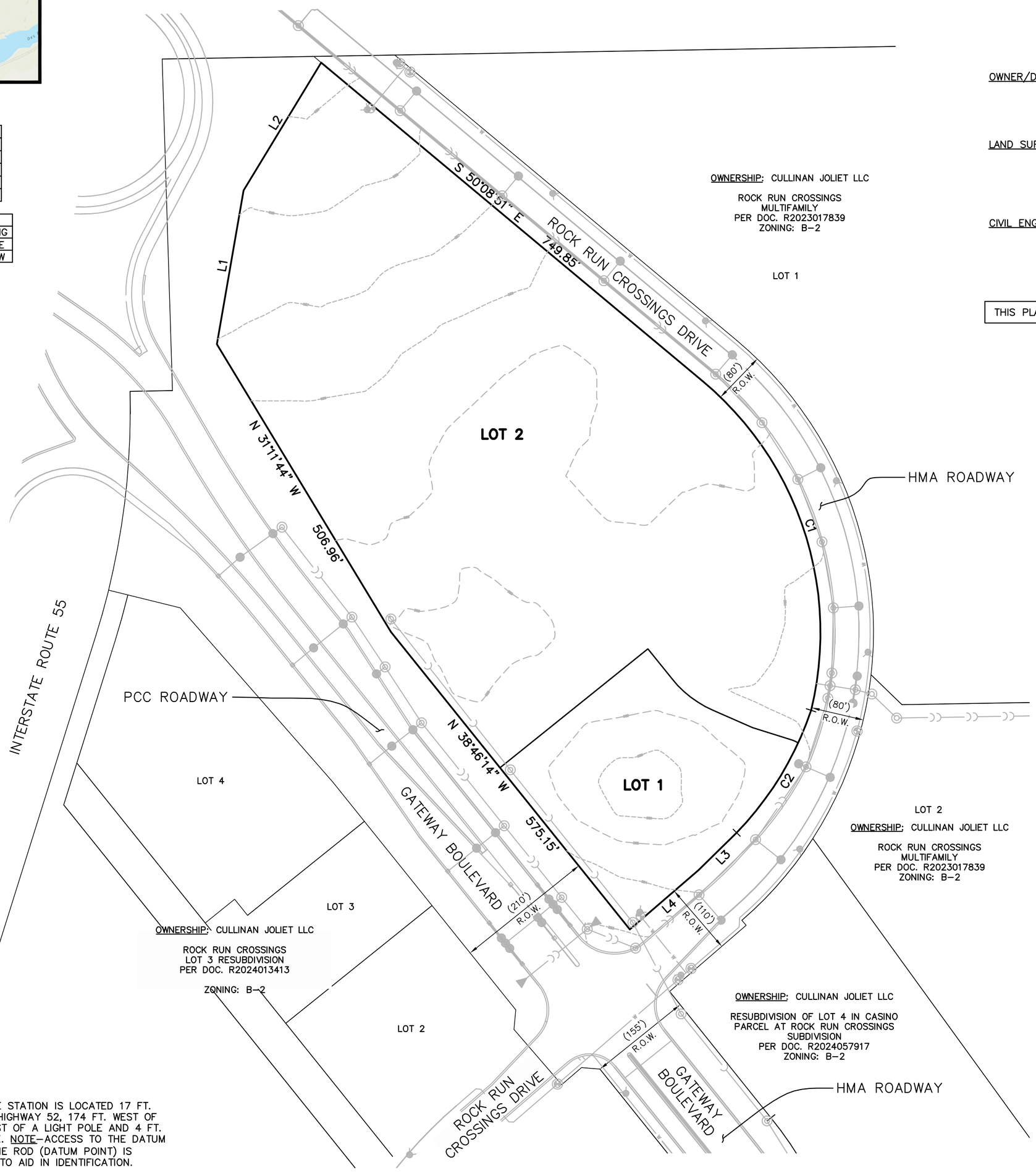

OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS MULTIFAMILY
PER DOC. R2023017839
ZONING: B-2

LOT 1

OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS MULTIFAMILY
PER DOC. R2023017839
ZONING: B-2

LOT 2

OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

LOT 3

OWNERSHIP: CULLINAN JOLIET LLC
RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION
PER DOC. R2024057917
ZONING: B-2

LOT 4

100 50 0 100
SCALE: 1 INCH = 100 FEET

OWNER/DEVELOPER: CULLINAN JOLIET, LLC
C/O MICHAEL GOLD
420 N. MAIN STREET
EAST PEORIA, IL 61611
PH: 309-999-1700

LAND SURVEYOR: CEMCON, LTD.
C/O JEFFREY R. PANKOW
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

CIVIL ENGINEER: CEMCON, LTD.
C/O MATTHEW WORLINE
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502
PH: 630-862-2100

THIS PLAT IS NOT FOR RECORDING.

BENCHMARK

ELEVATION REFERENCE MARK

NGS MONUMENT WRI 023 (PID DP5478): THE STATION IS LOCATED 17 FT. SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 174 FT. WEST OF THE CENTERLINE OF EARL ROAD, 51 FT. EAST OF A LIGHT POLE AND 4 FT. NORTH OF THE NORTH EDGE OF A SIDEWALK. NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.
ELEVATION: 614.12 NAVD88

SITE BENCHMARK:

CP #101: SET '+' IN TOP OF CURB IN FRONT OF FIRE HYDRANT LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF GATEWAY BOULEVARD AND ROCK RUN CROSSINGS DRIVE.
NORTHING: 1759974.60
EASTING: 1022595.01
ELEVATION: 583.80 NAVD88

GENERAL NOTES:

1. THE BASIS OF BEARING AND MEASUREMENT FOR THE PLAT, SHOWN HEREON, ARE THE RECORD BEARINGS OF THE RESUBDIVISION OF ROCK RUN CROSSINGS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022 AS DOCUMENT NUMBER R2022031684.

2. THE EXISTING IMPROVEMENTS AND TOPOGRAPHY, DEPICTED HEREON, ARE BASED ON DATA COLLECTED BY CEMCON, LTD. FROM JULY 2019.

3. PU&DE = DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT.

4. PUE = DENOTES PUBLIC UTILITY EASEMENT.

5. THE SUBJECT PROPERTY IS CURRENTLY IN A CITY OF JOLIET B-2 ZONING DISTRICT.

6. THE BUILDING SETBACKS AND LANDSCAPE REQUIREMENTS WILL CONFORM WITH THE CITY OF JOLIET B-2 ZONING DISTRICT UNLESS MODIFIED BY PUD-7-23 REQUIREMENTS.

7. MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITIES AND EASEMENTS SHALL INCLUDE: BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.

8. STORM WATER DETENTION WILL BE PROVIDED FOR THE DEVELOPED AREAS IN ACCORDANCE WITH THE WILL COUNTY STORM WATER ORDINANCE. IN CERTAIN CASES, REGIONAL DETENTION BASINS WILL BE UTILIZED WHICH WILL EVENTUALLY BE MAINTAINED BY THE ASSOCIATION. SEEDING AND EROSION CONTROL WILL BE PROVIDED IN ACCORDANCE WITH THE CITY OF JOLIET ZONING ORDINANCE.

9. BEST MANAGEMENT PRACTICES SHALL BE PROVIDED IN THE STORM WATER DETENTION SYSTEMS. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, VEGETATED SWALES FOR THE INFLOW AND OUTFLOW STORM SEWERS, NATIVE PLANTINGS/WETLAND PLANTINGS AROUND THE PERIMETER OF THE DETENTION BASINS, ETC.

10. THE STORM WATER DETENTION FACILITIES SHALL BE CONSTRUCTED ACCORDING TO SECTION 605 ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO THE PROXIMITY TO THE RIGHT OF WAY OF THE DETENTION BASIN.

11. ALL PROPOSED DESIGN ELEMENTS SHOWN ON THIS PLAT ARE SUBJECT TO CHANGE BASED ON ANY FINAL ENGINEERING SITE PLANS SUBMITTED TO THE CITY OF JOLIET UNDER SEPARATE COVER.

12. EXISTING ZONING FOR PROPOSED LOTS 1-2 IS B-2 (CENTRAL BUSINESS).

13. STORMWATER DETENTION FOR PROPOSED LOTS 1-2 IS PROVIDED WITHIN THE STORMWATER FACILITIES ALONG THE EAST PROPERTY LINE OF THE ROCK RUN CROSSINGS PROJECT SITE (RESUBDIVISION OF ROCK RUN CROSSINGS PER DOC. R2022031684).

14. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) MAP PANEL 17197C0255G.

15. FULL ACCESS TO PROPOSED LOTS 1-2 SHALL BE AFFORDED VIA CONNECTIONS TO ROCK RUN CROSSINGS DRIVE. THERE SHALL BE NO ACCESS TO GATEWAY BOULEVARD.

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
MATTHEW M. WORLINE
LICENSED PROFESSIONAL ENGINEER NO. 062-048134

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET PLAN COMMISSION ON_____, 20___.

_____ _____
CHAIRPERSON SECRETARY

STATE OF ILLINOIS)
SS
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON_____, 20___.

_____ _____
MAYOR CITY CLERK

SITE DATA TABLE		
LOT #	1	2
ZONING	B-2	B-2
PUD	YES	YES
RIVER BASIN	ROCK RUN CREEK	ROCK RUN CREEK
CURRENT USE	UNDEVELOPED	UNDEVELOPED
PROPOSED USE*	RETAIL/COMMERCIAL	RETAIL/COMMERCIAL
PARKING	PER P.U.D.	PER P.U.D.
CURRENT IMPERVIOUS	0%	0%
PROPOSED RCN	94	94
EXISTNG TREE COVERAGE	0%	0%
BUILDING SQ. FT.	TBD	TBD

* SUBJECT TO CHANGE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 849004 FILE NAME: FINAL PLAT-LOT 1
DRAWN BY: AJB FLD. BK. / PG. NO.: D99\2-12
COMPLETION DATE: 01-09-25 JOB NO.: 849.008
XREF : 849.001 & 849.004 PROJECT MANAGER : MMW
REVISED 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25

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DRAWING PATH: P:\849004\DWG\SURVEY\DRAWINGS\PLATS\FINAL PLAT-LOT 1.DWG

SHEET INDEX:

SHEET 1: OVERALL SUBDIVSION, LEGAL DESCRIPTION; LOT AREAS; OWNER INFORMATION; APPROVAL CERTIFICATION; NOTES
SHEET 2: DETAIL PAGE

FINAL PLAT
ROCK RUN CROSSINGS
LOT 1 RESUBDIVISION

LOT 1 IN THE RESUBDIVISION OF ROCK RUN CROSSINGS, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 22, AND THE NORTHWEST QUARTER OF SECTION 27, BOTH IN TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 2022, AS DOCUMENT R2022031684 IN WILL COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 38°46'14" E	57.96'
L2	S 66°24'00" E	64.85'
L3	S 72°32'31" E	63.26'
L4	N 51°13'46" E	32.00'
L5	S 38°46'14" E	57.96'
L6	S 82°07'21" E	20.42'
L7	S 72°32'31" E	60.17'
L8	S 82°19'06" E	20.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	78.84'	163.50'	S 52°35'07" E
C2	9.42'	30.00'	S 63°32'54" E
C3	99.50'	131.50'	S 60°26'48" E
C4	9.20'	55.00'	S 77°19'56" E
C5	6.98'	465.73'	N 18°59'32" E
C6	49.20'	473.00'	N 10°39'34" E
C7	12.40'	25.00'	S 86°45'10" E

50 25 0 50
SCALE: 1 INCH = 50 FEET

THIS PLAT IS NOT FOR RECORDING.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		END SECTION
		STORM SEWER
		SANITARY SEWER
W	W	WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS

NOTE: ALL UTILITIES SHOWN ARE PUBLIC
ALL STORM SEWER IS RCP.

LOT 1
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS MULTIFAMILY
PER DOC. R2023017839
ZONING: B-2

LOT 2
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

LOT 3
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

LOT 4
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS LOT 3 RESUBDIVISION
PER DOC. R2024013413
ZONING: B-2

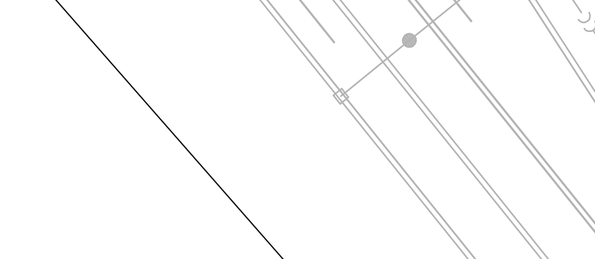
LOT 4
OWNERSHIP: CULLINAN JOLIET LLC
RESUBDIVISION OF LOT 4 IN CASINO PARCEL AT ROCK RUN CROSSINGS SUBDIVISION
PER DOC. R2024057917
ZONING: B-2

LOT 2
OWNERSHIP: CULLINAN JOLIET LLC
ROCK RUN CROSSINGS MULTIFAMILY
PER DOC. R2023017839
ZONING: B-2

LOT 1
LOT 2

N 31°17'04" E 225.39'
N 09°52'24" E 235.18'
N 31°17'44" W 506.96'
S 50°08'51" E 749.85'
S 51°13'46" W 285.96'
N 38°46'14" W 312.53'
R=585.0 l=575.8
R=584.6 l=574.1
R=584.4 l=572.6
R=493.00 L=549.71'
L=164.81' R=485.73'
262.62'
136.85' S 49°10'44" W
80.37' S 45°34'29" W
L=52.13'
L=53.08'
32'
44'
10'
20'

12" WM
8" SAN
30' LANDSCAPE EASEMENT PER DOC. R2023017839
ROCK RUN CROSSINGS DRIVE
ROADWAY CONVEYED PER DOC. R2022029594
GATEWAY BOULEVARD
ROADWAY CONVEYED PER DOC. R2022029594
ACCESS CONTROL AND RIGHT OF WAY LINE PER DOC. R2022029594
20' PUBLIC UTILITY EASEMENT PER DOC. R2022031684
PROPOSED DRIVEWAY TO AFFORD ACCESS TO LOTS 1 & 2
PROPOSED INGRESS/EGRESS AND PUBLIC UTILITY AND DRAINAGE EASEMENT
PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
PROPOSED 10' LANDSCAPE EASEMENT
PRIMARY 60" STORM OUTFALL FOR LOTS 1 & 2
STORMWATER OVERFLOW ROUTE
DRAINAGE & ACCESS EASEMENT PER DOC. R2021065641
ROCK RUN CROSSINGS DRIVE HERETOFORE DEDICATED PER DOC. R2022029594
20' LANDSCAPE EASEMENT PER DOC. R2023017839



PRIVATE DRIVE

2" HMA SURFACE COURSE MIX "D", IL9.5, N70
4" HMA BINDER COURSE IL-19.0, N70
8" COMPACTED CA-6 BASE COURSE

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

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REVISED 02-10-25/AJB PER CITY COMMENTS DATED 02-07-25

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PLANNED UNIT DEVELOPMENT GUIDELINES

September 2023

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DRAFT

ROCKRUN COLLECTION

CULLINAN PROPERTIES

INTRODUCTION

RockRun Collection (RRC) is a mixed-use development encompassing approximately 310 acres at the intersection of I-55 and I-80 within Joliet, Illinois. It will be a highly curated experience where life and living meet. A super-regional destination that will connect the community in a sophisticated fusion of lifestyle and power center retail, restaurants, entertainment, healthcare, services and unique amenities while offering superior multifamily living. From local to national tenants, affordable to chic retail, fast-casual to upscale restaurants, state-of-the-art entertainment and more, it will all meld together into the perfect combination of a vibrant live, shop, dine atmosphere.

The RockRun Collection Planned Unit Development Guidelines (RRC PUD Guidelines) have been developed to enable a mixed-use development that includes a combination of retail, service, office, and entertainment uses. Along with a multi-family residential and a limited industrial area, the collection of uses is planned around a network of public and private roadways defining the various development blocks and use areas.

The project may contain both large retailers and stand-alone commercial uses positioned within the power center blocks and commercial, retail and service blocks. The mixed-use core area will provide for a mix of smaller retail tenants and restaurants designed in a pedestrian scale manner along with the potential for upper story office or residential uses. Buildings within the mixed-use core will define the edge of the streets and provide a continuity that relates to the human scale. The mixed-use core is envisioned to include focal-point building design, purposefully positioned open space nodes, well designed streetscape elements along with outdoor patios, sidewalk cafes, and outdoor seating areas. These spaces will be designed to be activated day and night and provide four seasons use potential to create the dynamic center of RockRun Collection.

The development will be completed through phased construction as purchase and lease agreements are established.

he underlying zoning of RRC is B-2 Central Business District. A limited area of the site is zoned I-1 Light Industrial District. The RRC PUD Guidelines will provide City of Joliet Planning staff with the structure necessary to administer the flexible, timely and dynamic development of RockRun Collection and minimize the need for additional variations from the City's Zoning or Development regulations. The guidelines contained herein will regulate:

- Administration
- General Provisions
- Permitted Uses
- Site Development Standards
- Building Design Standards

APPLICABILITY

The RRC PUD Guidelines shall prevail over other conflicting provisions of the City of Joliet Code of Ordinances, but other generally applicable provisions of the City's ordinances shall apply when not in direct conflict with the terms of these guidelines or any other provision of any annexation agreement, development agreement or regulating approval which apply to the development. The terms of the RRC PUD Guidelines are not intended to modify or amend the provisions of the City's building code or other applicable life safety ordinance of the City. In any case where building or life safety regulations conflict with the RRC PUD Guidelines, the building or life safety regulations shall apply unless specifically approved by the City Council. Should the City of Joliet Code of Ordinances be amended in the future the least restrictive of the RRC PUD guidelines and the amended code shall prevail.

* Drive Thru

Exhibit 1.0 RockRun Collection Conceptual Site Plan

ADMINISTRATION

Procedures

The developer has prepared and submitted a Preliminary Planned Unit Development Plan, Final Plat and application in accordance with Section 47-15A, Planned Unit Developments, of the City of Joliet Zoning Ordinance. The review of said submission shall occur according to the process outlined in Section 47-15A.

The approval of a preliminary planned unit development shall remain in effect for the same period as the effective period for the approval of a preliminary plat, as set forth in Section 3.2(I) of the Subdivision Regulations. The approval of a final planned unit development shall remain in effect for the same period as the effective period for the approval of a final plat, as set forth in Section 3.3(I) of the Subdivision Regulations, as amended.

No application will be accepted by the City unless prior approval for an application has been approved by the developer.

Final Plan

The City and Developer acknowledge that final development plans may occur in a sectionalized manner. Application for a Final Development Plan for any portion of the RockRun Collection may be submitted and approved provided the proposed site has access to the required utilities, roadways and stormwater management necessary to enable the development. A Final Development Plan shall require the developer's approval prior to application. An authorization letter from the developer shall be included with the application for any Final Development submitted by an entity other than the Developer itself.

If the City Planning Director or his designee determines the submitted Final Development Plan complies with the RRC PUD Guidelines and conforms to the Preliminary PUD and Final PUD Plan, the City shall issue permits for a Final Development Plan provided that any proposed building in the plan has receive approval from the City's building department. The City agrees that, in order to effectively and efficiently advance the overall development of RockRun Collection, and also, in order to assist the developer in their ability to respond to the market, a Preliminary Plat and Record (a Minor Subdivision) Plat shall not be required for the issuance of site development permit or building permit for any Final Development Plan unless transfer or ownership is necessitated prior to construction. The Developer agrees that a Preliminary Plat and Record Plat shall be submitted for City approval when required for transfer of ownership.

Changes to the Preliminary PUD

If upon review of a submitted Final Plan, it is determined by the City Planning Director or his designee that the Final Plan constitutes a change from the approved Preliminary PUD for RockRun Collection or these design guidelines, the City Planning Director shall determine if the change should be classified as a minor or major change as defined below.

Major changes are modifications which alter the concept or intent of the RockRun Collection PUD or these design guidelines. Factors which shall be considered in determining whether a proposed change constitutes a major change include those which:

a) Are inconsistent with the intent of the RockRun Collection Preliminary and Final PUD or these design guidelines;
b) Seek approval of a use not specifically permitted or substantially similar to a use permitted in the applicable block or use zone;
c) Requires a modification of any standard set forth herein by an amount greater than 10 percent.

Minor changes are modifications that are not defined as major changes and do not alter the intent of the RockRun Collection Preliminary PUD or these design guidelines. It is expected that buildings and roadways may change from the preliminary PUD plan and those changes shall be considered as a minor change as long as the uses and road design are in conformance with the approved preliminary plan. Approval of a final plan, and associated engineering plans, landscape plans, and building elevations shall be given for any minor changes. Major changes shall be processed by application to amend the RockRun Collection PUD and shall require a public hearing before the Plan Commission and approval by ordinance of the City Council.

GENERAL PROVISIONS

Given the mixed-use nature and scale of the RockRun Collection development, the RRC PUD permits the developer to have multiple buildings on a single parcel under unified ownership.

Buildings within the mixed-use core district are permitted to contain a mix of uses consistent with traditional downtown development. The first floor of all buildings within the mixed-use core zone shall be occupied by retail, service or commercial uses as found in the permitted use Table 1.0. Office or other commercial uses shall be permitted in mixed-use core district buildings when located in stories above the first floor. Residential may be allowed over retail through either a new Planned Unit Development or as a major change to this PUD.

Parcels within the RockRun Collection PUD shall not be required to have frontage on a publicly dedicated street. Parcels proposed for development that do not have frontage on a publicly dedicated street shall be served by adequate ingress/egress or cross access easements.

The variety of uses anticipated within the RockRun Collection PUD and the range of operating hours of such uses may be served by a shared parking approach within the MUC, PBD, and CRS districts as outlined later in these guidelines.

Restaurant and car wash drive-thrus are permitted as shown on Exhibit 1. Rock Run Conceptual Site plan. All other drive-thrus shall be processed as part of the normal City process for approving such uses

Outdoor LCD, projection and television screens are permitted within the Mixed-Use Core and Entertainment Districts. An electronic sign would be allowed for every 100 linear feet of frontage of a single user. Each sign shall not exceed 250 square feet.

Certain outdoor entertainment and recreation uses such as, but not limited to, golf ranges, athletic fields and recreation fields shall be exempt from lighting height restrictions. Additionally, such uses are permitted, without restriction, the use of safety netting and appurtenant poles, safety screens, or other structures necessary to the operation and safety of the uses.

DRAFT

ROCKRUN COLLECTION

CULLINAN PROPERTIES

LAND USES

Exhibit 2.0 defines each of the intended land use blocks within the RRC PUD.

Table 1.0 outlines permitted uses within functional use zones of RockRun Collection. A use which is not specifically listed shall be permitted in a use zone if it is similar and compatible to a listed use.

Golf Ranges, athletic or recreational facilities are intended to be commercial type recreational facilities/uses.

The functional use zones are as follows:

MUC – Mixed Use Core District
PBD – Power Block District
CRS – Commercial Retail and Service District
ENT – Entertainment District
FLEX – Flexible Use District which may include All uses within the PBD, CRS, ENT or MF Zones
MF – Multi-family District
IND – Industrial District

Uses which are marked by a "P" are allowed as a matter of right within that use zone. Uses which are marked by an "X" are not permitted within that use zone. If a use is proposed that is not listed in Table 1.0, the City Planning Director or his designee shall determine if the use is the same or similar to a use listed in the table. Uses deemed similar shall be permitted in that use zone.

Mixed Use Core District buildings shall be a maximum of 5 stories.

Each block in Exhibit 2.0 is assigned a reference label that correlates to the use zones permitted for that label. Each block shall be entitled to be developed for the use zones and permitted uses for each label as outlined below:

Blocks Labeled A – MUC permitted
Blocks Labeled B – PBD and CRS permitted
Blocks Labeled C – FLEX permitted
Blocks Labeled D – CRS permitted
Blocks Labeled E – MF permitted
Blocks Labeled F – ENT permitted
Blocks Labeled G – IND permitted

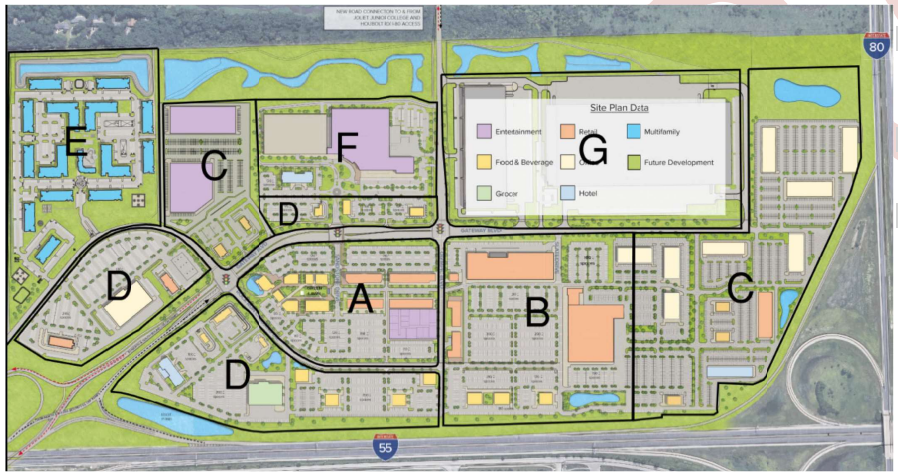

Exhibit 2.0 Use Zone Key (Underlying site plan is conceptual and subject to change)

Table 1.0							
	USE ZONES						
PERMITTED LAND USES	MUC	PBD	CRS	ENT	FLEX	MF	IND
Retail and Commercial Uses							
General Retail	P	P	P	X	P	X	X
Grocery Stores and Specialty Food Stores	P	P	P	X	P	X	X
Alchoholic Beverage Retailer	P	P	P	X	P	X	X
Eating and Drinking Establishments	P	P	P	P	P	X	X
Micobrewery, Brew Pub	P	P	P	P	P	X	X
Professional and Services Uses							
Professional Office Uses	P	P	P	P	P	X	X
Medical Office Uses	P	P	P	P	P	X	X
Hotels and Motels	P	P	P	P	P	X	X
Banks and Financial Institutions	P	P	P	X	P	X	X
Fitness Center or Similar Uses	P	P	P	X	P	P	X
Salon, Spa or Beauty Uses	P	P	P	X	P	P	X
Gasoline and Service Station (1 total allowed in development)	X	X	P	X	P	X	X
Self-storage facility	X	X	X	X	P	X	X
Entertainment and Recreation Uses							
Theater or Cinema	P	P	P	P	P	X	X
Entertainment, Recreation or Amusement Facility	P	P	P	P	P	X	X
Casino	X	X	X	P	X	X	X
Golf Ranges, athletic or recreation facilities	X	P	P	P	P	X	X
Residential Uses							
Multi-family	P	X	X	X	P	P	X
Age-restricted or age targeted residential	P	X	X	X	P	P	X
Residential when located above first floor commercial	P	X	X	X	X	n/a	X
Industrial Uses							
Light-industrial and manufacturing uses	X	X	X	X	X	X	P
Warehousing and Distrubution uses	X	X	X	X	X	X	P
Accessory Uses							
When secondary to a permitted use	P	P	P	P	P	P	P

SITE DEVELOPMENT STANDARDS

Signage

The provisions of this section of the RRC PUD Guidelines shall govern the display, construction, erection, alteration, use, location, repair, and maintenance of all signs, together with their appurtenant and auxiliary devices in respect to structural and fire safety in RockRun Collection PUD.

Sign Measurement

Area to be Included. The supporting structure or bracing of a sign shall be omitted in measuring the area of the sign unless such structure or bracing is made part of the message or face of the sign. Where a sign has more than one display face, the area of the sign shall be measured by the largest of the display faces.

Area of Signs. The area of signs shall be measured by computing the area of the smallest regular geometric figure that can encompass all words, letters, figures, emblems, and other elements of sign copy.

Multiple Users. Where more than one user occupies a building, the owner of the building shall be responsible for allocating permitted signage among such users.

Sign Size. The maximum size of any sign shall not be greater than the standards established herein by sign type.

Permitted Signs. The following sign types shall be permitted in RockRun Collection PUD.

Major Highway Pylon Sign (MHP) – One is permitted along the interstate frontage in a similar location as shown on the attached Conceptual Signage Map (Exhibit 3.0) and shall not exceed a total area of one-thousand square feet (1000sf) per side limit of 2 sides nor exceed a height of fifty-five (55) feet. EMC area shall not exceed three hundred square feet (300sf) per side.

Minor Highway Pylon Signs - Are permitted along the interstate frontage either Minor Highway Pylon Signs or Initial Highway Pylon Signs at similar locations as shown on the attached Conceptual Signage Map (Exhibit 3.0). Two of the Minor Highway Pylon Signs shall be permitted to have an electronic message panel (EMP). Each Minor Highway Pylon Sign shall not exceed a total area of seven hundred and fifty square feet (750sf) per side, limit of 2 sides nor exceed a height of fifty (50) feet.

Entry Pylon Signs – Are permitted within the core area of RockRun Collection PUD and may contain electronic message panels. Each Entry Pylon Sign shall not exceed a total area of three hundred and fifty square feet (350sf) per side, limit of 2 sides, nor exceed a height of twenty-five (25) feet. EMC area shall not exceed one hundred and fifty square feet (150sf) per.

Power Center Pylon Signs – may be permitted for any block designated as PBD. Each Power Center Pylon sign shall not exceed a total area of two hundred and fifty square feet (250sf) per side, limit of 2 sides nor exceed a height of thirty (30) feet.

Single Tenant Monument Signs – shall be permitted for any single-tenant, free standing building. Each Single Tenant Monument sign shall not exceed a total area of sixty square feet (60sf) per side, limit of 2 sides nor exceed a height of eight (8) feet.

Multi-Tenant Monument Signs – shall be permitted for any multi-tenant building. Each Multi-Tenant Monument sign shall not exceed a total area of one hundred square feet (100sf) per side, limit of 2 sides nor exceed a height of twenty (20) feet.

Branding Pylons – RockRun Collection branding pylons are permitted along any public or private street, pedestrian way or pedestrian use area within the PUD.

Wall Signs – Shall be permitted on any façade with public or private street frontage and also on any façade adjacent to an off-street parking area.

Wall signs shall not exceed a maximum area of one and one and one-half (1.5) square feet for each linear foot of façade on which the sign is permitted. This measure is separate from and does not include the LCD, projection, television or other similar electronic messaging board outlined in the General Provisions.

Blade Signs – One (1) blade sign for each business may be permanently installed perpendicular to the facade. In the case of a business that is located on more than one street frontage, one (1) blade sign may be placed on each frontage. Such signs may not exceed a total of three (3) square feet unless otherwise specified for the specific zone.

On-Site Traffic Directional Signs – Vehicular direction signs related to entry, exit, circulation or drive-thru are permitted to assist in the movement of vehicular traffic on a property. Directional signs should be consistent with the architectural materials and colors of the building or site being served and not exceed three (3) feet in height.

Address Signs – For individual business and individual tenants, one address no more than six inches (6") vertically shall be attached to the building in proximity to the principal entrance of the business/tenant, or at a mailbox. Address signage used to identify a whole, multi-tent building is permitted on all street facing sides and may measure up to thirty-six inches (36") vertically.

Window Signs – Window signs may cover a maximum of twenty (20) percent of the window in which the sign shall be located. Window signs do not require a permit but shall require approval by the developer.

Other Sign Provisions

All ground mounted signs shall be two-sided signs attached to a permanent foundation or decorative base and not attached or dependent on support from any building, pole, posts, or similar uprights. Sign design and decorative base design should be consistent with the materials and design of the building(s) being served or the overall brand and theme of RockRun Collection.

All Pylon signs as identified here in shall be located not less than ten feet (10') from any public or private street frontage or drive aisle.

Single and Multi-Tenant Signs as identified here in shall be located not less than six feet (6') from any public or private street frontage or drive aisle.

A landscape planting area is required at the base of all ground mounted signs excluding directional signs. The landscape area shall be at least equal to one-half of the square footage of the sign in question and shall feature landscape materials which are consistent with and complementary to other required or planned landscaping.

All awnings, signs, and similar architectural elements shall have a clearance above any sidewalk of at least eight (8) feet.

Advertising signs, logos or emblems may be applied to the surface of a ground floor awning provided the total area of such advertising does not exceed thirty percent (30%) of the area of the awning parallel to an adjacent street.

Signage may be externally or internally lit.

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ROCKRUN COLLECTION

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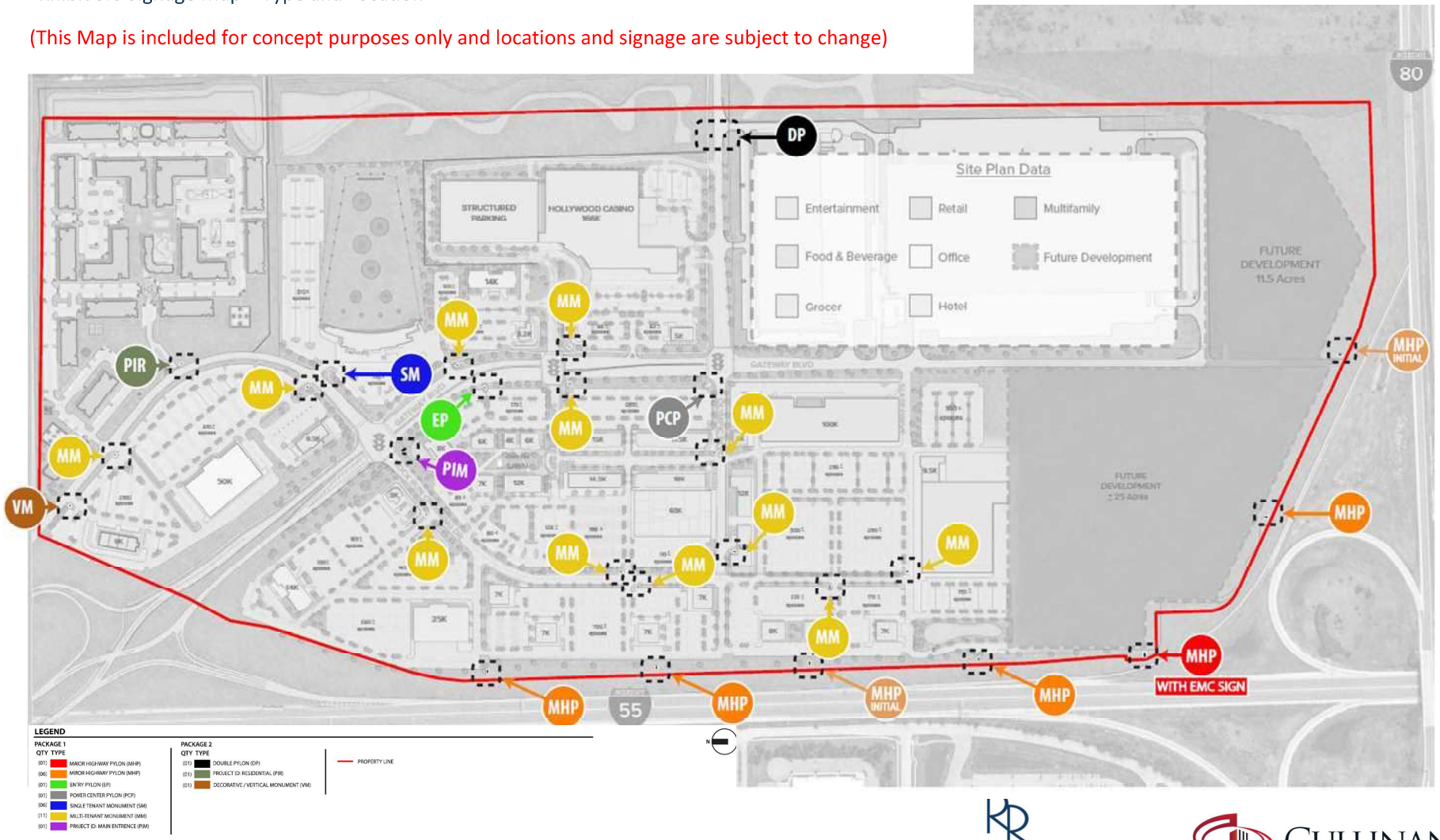
Exhibit 3.0 Signage Map – Type and Location

(This Map is included for concept purposes only and locations and signage are subject to change)



Illustrative Signage Concepts (Conceptual and to change)

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Parking and Loading

The provisions of this section of the RockRun Collection Design Guidelines are intended to provide accessible, attractive, secure, and well-maintained off-street parking and loading areas with the appropriate number of spaces in proportion to the needs of the proposed uses, and to encourage patrons of RockRun Collection to park once and walk between destinations. Required parking shall not be calculated on a lot-by-lot basis but shall be calculated based on each phase of the development. The developer shall be permitted to apply a shared parking approach when different uses falling within the same pedestrian shed have staggered hours or parking demand occurring at clearly separate times. In application of any shared parking approach that reduces the aggregate number of spaces required by the individual uses, the developer shall provide an analysis of the uses and the hours of demand for each use to justify that the shared parking is feasible and still provides adequate parking availability. Under this approach, shared parking shall be analyzed within pedestrian walking sheds with a five-minute diameter walking distance (1/4 mile).

Parking Spaces Required. The total number of parking and loading spaces shall be based upon the sum of the separate requirements for each proposed use of the development phase, except as may be calculated under the shared parking approach above.

Amount of Parking Required. The minimum number of parking spaces to be provided for the designated uses shall be as follows in Table 2.0.

Design Standards. Each required off-street parking space shall conform to the standard details of the City of Joliet. For parking decks, parking spaces may be reduced to 9' x 18' minimum dimensions.

Loading Spaces. Loading spaces shall be provided in compliance with the City Ordinance, provided that no designated loading spaces shall be required for a building comprising less than 18,000 square feet.

Table 2.0 Parking Requirements	
Land Use	**Minimum Parking**
Retail and Commercial Uses	
General Retail	1/250 GFA
Grocery Stores and Specialty Food Stores	1/250 GFA
Eating and Drinking Establishments	1/250 GFA
Micobrewery, Brew Pub	1/250 GFA
Professional and Services Uses	
Professional Office Uses inc. Banks	1/333 GFA
Medical Office Uses	1/250 GFA
Hotels and Motels	1/room
Banks and Financial Institutions	1/300 GFA
Hotel Conference or restaurant area	1/250GFA
Fitness Center or Similar Uses	1/250 GFA
Salon, Spa or Beauty Uses	1/chair or treatment room
Gasoline and Service Station	1 per pump
Self Storage Facility (Required for office area only)	1/250 GFA
Entertainment Uses	
Theater or Cinema	1/4 Seats
Entertainment, Recreation or Amusement Facility	1/250 GFA
Casino	
Residential Uses	
Multi-family	1.5 per dwelling
Age-restricted or age targeted residential	1.0 per dwelling
Residential when located above first floor commercial	1.0 per dwelling
Industrial Uses	
Light-industrial and manufacturing uses	Per City Ordinance
Warehousing and Distrubution uses	Per City Ordinance

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Landscaping

Landscaping shall be required in the following areas of each development site:

- Building Foundation Area
- Parking Lot Interior Area
- Parking Lot Perimeter Area
- Parkway Landscaping

Landscaping withing the MF – Multi-family District and the IND – Industrial District shall comply with the City's Zoning Ordinance for those uses.

Buildings located within all other use districts within RockRun Collection shall conform to the following standards:

Building Foundation Area Requirements:

All buildings are required to maintain a building foundation area along primary and secondary façades with a minimum depth of five feet. No building foundation area landscape shall be required on any secondary façade of a building designated as a service area. However, the use of landscape elements such as planters is encouraged to minimize the visual impact of any "back-of-house" type activities. Buildings within the Mixed-Use Core District shall not be required to follow the building foundation planting requirements for the primary façade facing the proposed pedestrian oriented center of the district.

A detailed streetscape and landscape plan will be required for the primary façade side of the Mixed-Use Core District that integrates the landscaping, hardscaping and street furnishings into a cohesive design.

Building foundation plantings shall be designed to supplement and complement other required landscape elements, to frame important views, and visually soften long expanses of wall. Building foundation planting should be designed within the context of planned windows, doors and architectural features.

Foundation plantings shall be installed across a minimum of 50 percent of the length of the primary façade and a minimum of 60 percent of the length of the secondary façade, except where walkways, entrances, outdoor patios or other similar amenity spaces are located. Foundation planting areas should consist of a mix of deciduous and/or evergreen shrubs, ornamental trees (when appropriate to the design context) and perennial plants.

Parking Lot Interior Area Requirements:

All parking lots shall include landscaping and trees located within the parking area as required by this Section. Landscape elements required by this Section shall be in addition to landscape elements required under other sections of the Design Guidelines. It is the objective of this Section to provide shade within parking areas, break up large expanses of parking lot pavement, provide a safe pedestrian environment, and assist in the absorption of stormwater runoff.

One parking lot island shall be provided for every 20 parking spaces. Parking lot island locations may be varied based on the specific site requirements or design scheme.

Double rows of parking shall provide parking lot islands that are the same dimension as the double row.

A minimum of one shade tree shall be provided for every parking lot island. If the island extends the width of a double row, then two (2) shade trees shall be provided.

A minimum of fifty percent (50%) of every landscape island and area at the end of each parking row shall be planted with live plant material, such as shrubs or ground cover to a maximum height of thirty inches (30") at maturity. The remaining area of the landscape island shall be covered with an approved turf grass and/or mulch material.

Parking lot islands shall be at least 100 square feet in area and a minimum of six (6) feet wide as measured from back of curb to back of curb. Islands shall be at least six inches above the surface of the parking lot and protected with concrete curbing, except where designed specifically for the absorption of stormwater.

Parking Lot Perimeter Area Requirements:

Parking lot design shall provide for perimeter landscape areas around the perimeter of each parking area.

When adjacent to a public or private right-of-way, a landscaped area not less than ten feet (10') wide shall be provided around the perimeter of the parking lot. Such landscaping areas shall be landscaped to the Zone 1 (rehab/renovation) plant material requirements in the Zoning Ordinance 47-15E.

When adjacent to I-55 or I-80 highway and interchange: a thirty foot (30') wide landscape area with low undulating berm not to exceed five feet (5') high. Landscaped to Nonresidential Standard adjacent to Major Arterial Streets plant material requirement in Zoning Ordinance 47-15E. Should a landscaped area on State ROW be managed by the City or the adjacent property owner the thirty foot (30') wide landscape area may be replaced by the matching amount within the ROW.

When adjacent to Gateway Boulevard: a twenty foot (20') wide area with low undulating berm not to exceed three feet (3') high. Landscaped to Zone 2 (substantially new construction) plant material requirements in Zoning Ordinance 47-15E.

The landscape treatment shall run the full length of the parking lot and shall be located between the property line and the edge of the parking lot. Or, in the case of a lot or parcel with no public street frontage, the required area shall be located between the edge of the adjoining private street or walk and the edge of the parking lot. All perimeter parking lot areas shall be protected with raised concrete curbs. Lots not connected by shared parking shall have a landscape area not less than five feet (5') to be landscaped per the requirements of adjacent to nonresidential uses in Zoning Ordinance 47-15E.

Monument and pylon signs shall be permitted within the parking lot perimeter area.

Except where occupied by planting beds or hardscape, all perimeter landscaping areas shall be covered with turf grass. Where feasible, low, undulating berming less than three (3) feet in height is encouraged in perimeter landscaping areas to enhance parking lot screening and visual design.

Parkway Requirements:

Parkways within dedicated rights-of-way shall be landscaped in accordance with the City's Zoning Ordinance requirements for such.

Screening

Trash and Recycling Receptacles

Trash and recycling receptacles shall be screened using a solid material screening or full screening landscape on three sides to a height that screens the containers, having a minimum height of six feet, and a maximum height of eight feet.

The use of materials that are not solid, such as slats in chain-link, shall not be used to meet this requirement.

Materials and elevations for enclosures that are attached or associated with buildings shall be designed to be compatible and of similar material with the main structure. Doors/gates are commercial grade metal, wood or other product approved by Planning Director or his designee.

Enclosure openings directly visible from a public use area shall have a solid material gate with a securing mechanism. For larger enclosure areas, a separate gate access is encouraged.

Enclosures shall be of an adequate size to accommodate expected containers. It is encouraged to design the enclosure area to be expandable to accommodate future additional containers.

Trash enclosures shall not be located within a required street front or street side setbacks or occupy area used for required parking spaces.

Ground Mounted Mechanical Units

All ground-mounted mechanical units, including but not limited to air-conditioning condensers, heat pumps, ventilation units, computer cooling equipment, etc., and any related utility structures and equipment, that are visible from any public space shall be screened using a combination of fencing and/or landscaping appropriate for the design location. The screening shall be designed and established so that the area or element being screened is no more than 20 percent visible through

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ROCKRUN COLLECTION

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the screen. Where fencing or solid material is used it shall be similar to and compatible with the adjacent structures. Doors/gates are commercial grade metal, wood or other product approved by Planning Director or his designee.

Roof Mounted Mechanical Units

All roof-mounted mechanical units shall be screened from any public space using an opaque screening material compatible with the architecture of the building or architecturally designed screening such as a parapet wall. The screening of the roof-mounted units shall be designed to blend with the building and roof materials. On larger buildings, roof-mounted mechanical units may be considered screened if they are sufficiently set back from the roof edge to not be visible to the public in adjacent spaces at ground level.

Lighting

Lighting shall be provided within all pedestrian and parking areas at adequate levels to create a safe and secure environment.

Lighting should be incorporated to assist in wayfinding throughout the project site.

All building mounted and pole mounted light fixtures shall incorporate cut-off shields to reduce glare and to be dark sky friendly. Architectural accent lighting and landscape accent lighting are excluded from this requirement.

Maximum light pole height shall be 35 feet except in the Entertainment District, and then, only in the event a specific user has unique venue lighting requirement.

Lighting should be designed to provide even and uniform light distribution without hot spots or dark spots.

The design of parking lot light poles and fixtures shall be coordinated with street and pedestrian light fixtures to the extent possible throughout the development.

Sidewalks and Bike Paths

Pedestrian access to sidewalks along public and private roadways will be connected to internal walkways within each site and to each building.

Sidewalks will be provided for connectivity but may be provided on only one or both sides of a public or private roadway. Sidewalks can be designed as a carriage walk style adjacent to the roadway within the development.

No sidewalks or pedestrian paths will be provided along the frontage of I-55 or I-80 highways. Only a connection to the IDOT bike path will be made on one side of Gateway Blvd to the new interchange under construction.

BUILDING LAYOUT AND DIMENSIONAL STANDARDS

Buildings located in the MF – Multi-family District or the IND – Industrial District shall comply with the City's Zoning Ordinance for those uses.

Buildings located within all other use districts within RockRun Collection shall conform to the following standards:

Building Setbacks and Yards. There are no required building setbacks or yards within RockRun Collection except when abutting a Multi-Family use. In such instance a minimum side yard of ten (10) feet is required if abutting along a side. A minimum rear yard of twenty-five (25) feet is required if abutting along the rear. No setback is required for buildings containing upper-story residential uses in the mixed-use core district.

Build To Line. Within the mixed-use core district a build-to line should be established for the primary building facades. A minimum of fifty percent (50%) of the front façade of each building in the mixed-use core district shall be positioned no more than five feet (5') from the build-to line.

Building Height. There shall be no specific height limit within RockRun Collection.

Floor Area Ratio. There shall be no specific floor area ratio requirement within RockRun Collection.

BUILDING DESIGN STANDARDS

To create a dynamic and successful mixed-use development a variety of building types and architectural forms are encouraged in RockRun Collection. Within different use zones, building types will vary in basic form from one another in terms of height, width, and massing that reflect the interior use and layout.

In addition to a mixture of building types, a range of architectural forms is encouraged to express the unique character of RockRun Collection and the City of Joliet. Architectural form variations include features related to the building's architectural style. While a cohesive design strategy is generally desired, excessive repetition of any one style throughout the mixed-use development can become monotonous. Architectural style elements should be varied throughout the development. These elements include but are not limited to:

- Roof forms and pitches, including overhangs, eaves and parapets
- Building facade articulations
- Entrances, galleries, arcades, balconies, canopies, and awnings
- Primary building materials and colors
- Exterior trim and embellishments
- Type and amount of window area

Building Façades

Building façades are categorized as defined below. Design standards vary by façade classification.

Primary Façade. The primary façade of the building shall include that façade(s) which contains the primary entrance to the building.

Secondary Façade. The secondary façade of the building shall include a façade(s) which is not a primary façade, and fronts a public street, highway, or any parking area, parking circulation drive, or secondary façade of any other building theretofore constructed.

Tertiary Façade. The tertiary façade of the building shall include that façade(s) which is not a primary or secondary façade and fronts the tertiary façade of any other building theretofore constructed.

The proposed Casino primary façade will be facing Gateway Blvd. The south facing façade of the Casino will be considered a secondary Façade.

Primary Façade Design

The primary façade of all buildings should be designed in a manner which fosters a pedestrian environment. Primary façades shall be consistent with the overall RockRun Collection design and create unique and interesting elevations. Primary façades shall be designed to reduce mass and create an interesting visual rhythm and skyline. Primary façades should feature varying material color, texture, and vertical and horizontal plane change.

Building Materials. Building materials on the first level of primary façades shall be predominantly masonry, stone veneer systems, stucco or precast stamped or inlaid panels. EIFS, cement board, metal panels or composite materials should be predominantly used on upper stories or as accent components.

Balance of Building Materials. When two or more building materials are used on a primary façade, the material used on the first level should be visually heavier than the material used above the first level to give a sense of support and grounding.

Colors. The use of garish, high-intensity, metallic, fluorescent, day glow, or neon colors is discouraged.

Additional Detail. Additional details such as inlaid tile, soldier courses, trim, planters, and decorative lighting are encouraged.

Mirrored or tinted glass shall be permitted when used as a primary material or as accent windows. Window size should respect the pedestrian scale and be aligned to follow the grade of the sidewalk.

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In the pedestrian-oriented areas of the mixed-use core, windows should comprise a minimum of 60 percent of the first level of the primary façade and 30 percent of the façade above ground level.

In all other use zones subject to these requirements, the minimum primary façade window requirements are as follows:

PBD and CRS – 50% of lowest level
ENT – 30% of lowest level

Façade Articulation. Facade articulation, color/material changes and architectural elements such as building breaks, changes in wall planes, gables, balconies, and varied architectural treatment shall be used to avoid long, monotonous walls. In buildings over 50,000 square feet, the primary façade shall include a plane projection or recess having a minimum depth of at least one foot (1') and extending along at least twenty percent (20%) of the façade.

Additional wall plane interruptions are encouraged along primary facades and may be accomplished through material changes, additional plane changes, color changes, texture changes, windows, or projections such as porticos, awnings and canopies.

Secondary Façade Design

The secondary façade of all buildings should be designed in a manner which fosters a pedestrian environment. Secondary façades shall be consistent with the overall RockRun Collection design and create unique and interesting elevations. Secondary façades shall be designed to reduce mass and create an interesting visual rhythm and skyline. Secondary façades should feature varying material color, texture, and façade articulation which complements the primary façade and activates the public realm.

Building Materials. Building materials of the lower 40 percent of the first floor of secondary facades shall be predominantly masonry, stone veneer systems, stucco or precast stamped or inlaid panels. EIFS, cement board, metal panels or composite materials should be predominantly used on the upper 60 percent of the first floor of secondary facades, on upper stories or as accent components. Mirrored or tinted glass shall be permitted when used as a primary material or as accent windows. The type and design of materials utilized on the secondary façade shall complement those utilized on the primary façade.

Windows. Windows shall not be required but are encouraged on the secondary façade. If windows are incorporated, window size and placement should be complementary to the primary façade. False windows are encouraged on secondary facades where practical and work with the general design, flow and layout of the structure.

Façade Articulation. Facade articulation, color/material changes and architectural elements such as building breaks, changes in wall planes, gables, balconies, and varied architectural treatment shall be used to avoid long, monotonous walls. In buildings over 50,000 square feet, the secondary façade shall include a plane projection or recess having a minimum depth of at least one foot (1') and extending along at least twenty percent (20%) of the façade.

Additional wall plane interruptions are encouraged along secondary facades and may be accomplished through material changes, additional plane changes, color changes, texture changes, windows, or projections such as porticos, awnings and canopies.

Tertiary Façade Design

The tertiary façade of all buildings should be designed in a manner which complements the primary and secondary façades and is consistent with the overall RockRun Collection design.

Building Materials. Building materials of tertiary façades may consist wholly of precast panels with stamped or inlaid brick texture, EIFS, concrete masonry units, however, a combination of non-natural and natural materials is encouraged. Mirrored or tinted glass shall be permitted when used as a primary material or as accent windows. The type and design of materials utilized on the tertiary façade shall complement those utilized on the primary and secondary façades.

Windows. Windows shall not be required but are encouraged on the tertiary façade. If windows are installed, window size and placement shall be complementary to the primary and secondary façades.

Open Space Integration. Developers are encouraged to integrate tertiary façades with required open spaces through the use of murals, side entrances, lighting, and other features which connect buildings with active or passive open space. Additional design elements will be encouraged for those facades facing public dining areas or formally designed outdoor amenities.

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ROCKRUN COLLECTION

CULLINAN PROPERTIES

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: RockRun Collection

NAME OF PETITIONER: Cullinan Joliet, LLC

CELL #: N/A **E-MAIL**: jtestin@cullprop.com (Jim Testin)

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Suite 200B

CITY, STATE, ZIP: Burr Ridge, IL 60527

BUSINESS PHONE: 630-286-0100

INTEREST OF PETITIONER: Preliminary, Final & Recording Plat for Resubdivision of Lot 1

NAME OF LOCAL AGENT: Jim Testin

ADDRESS: 760 Village Center Drive, Suite 200B PHONE: 630-286-0129

OWNER: Cullinan Joliet LLC; Contact: Jim Testin - Development Manager

HOME ADDRESS: N/A PHONE: N/A

CITY, STATE, ZIP: N/A

BUSINESS ADDRESS: 760 Village Center Drive, Ste. 200B PHONE: 630-286-0129

CITY, STATE, ZIP: Burr Ridge, IL 60527

CELL #: N/A **E-MAIL**: jtestin@cullprop.com

ENGINEER: Cemcon, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: 630-862-2100

LAND SURVEYOR: Cemcon, Ltd.

ADDRESS: 2280 White Oak Circle, Suite 100 PHONE: 630-862-2100

ATTORNEY: Rick Joseph

ADDRESS: 416 Main Street, Peoria, IL 61602 PHONE: 309-671-9600

LEGAL DESCRIPTION OF PROPERTY: Lot 1 in the resubdivision of Rock Run Crossings, being a subdivision of part of the west half of Section 22, and the northwest quarter of section 27, both in Township 35 north, Range 9 east of the third principal meridian according to the plat thereof recorded April 19, 2022, as document R2022031684 in Will County, Illinois

COMMON ADDRESS: N/A

PERMANENT INDEX NUMBER (Tax No.): 05-06-22-101-002-0010 and 05-06-22-101-002-0020

SIZE: 14.33 acres

NO. OF LOTS: 2

PRESENT USE: Vacant EXISTING ZONING: B-2

USES OF SURROUNDING PROPERTIES: North: Unincorporated, Kinder Morgan

South: B-2 Vacant

East: B-2 Vacant and Residential under construction

West: I55, Shorewood Industrial

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

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

If yes, what amount? _____

(Acknowledgment by Park District Official) N/A

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

Yes ✓ No _____ If yes, list the Case number and name: PUD-7-23, PUD-8-23

Is any variance from the Subdivision Regulations being requested? Yes _____ No ✓

If yes, describe: _____

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

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

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

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

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

STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, James F. Testin, 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: 1/13/25 James F. Testin
Petitioner's Name

Subscribed and sworn to before me this 13 day of January, 20 25

Nicole Britney Reichert
Notary Public

February 7, 2028
My Commission Expires:

Official Seal
NICOLE BRITNEY REICHERT
Notary Public, State of Illinois
Commission No. 986809
My Commission Expires February 7, 2028

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:

Rock Run Crossings Boulevard, No address assigned

PIN(s): Lot 1 of the Resubdivision of RRC, 0506221010020010 and 0506221010020020

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

_____

_____

_____

_____

E-MAIL: jtestin@cullprop.com **FAX**: (309)999-1701

DocuSign Envelope ID: 1C16D045-D9BF-49AC-8707-703D0235C970

IV. BUSINESS OWNERSHIP

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

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

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

_____

_____

_____

_____

E-MAIL:_____ **FAX**:_____

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

SIGNED: Michael Gold_____

DATE: 6/13/2024_____

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

Michael Gold, President, 630-286-0132

CONTACT: Jim Testin, Development Manager, 630-286-0129

PRINT

DocuSign Envelope ID: 1C16D045-D9BF-49AC-8707-703D0235C970

How to Post a Sign for any Land Use Change

In an effort to increase the awareness of neighborhoods of potential land use changes in their areas, the City of Joliet requires posting of a sign giving notice of a hearing on a proposed land use change. All petitions filed for review by the Zoning Board of Appeals and Plan Commission must follow these procedures:

1. At least one sign for every 500 feet of street frontage, with a minimum of one sign on each street abutting the property shall be posted. If the property in question is more than 1 acre please refer to page 2 for information.

2. The sign shall be posted at least 15 days but not more than 30 days before the hearing date.

3. The sign shall contain the time and place of the public hearing and the nature of the land use change being requested. It shall be placed in a conspicuous location on the property so it may be observed and read from the street.

4. The sign shall be provided by the City of Joliet Planning Division upon the applicant's payment of a $50.00 deposit for each sign.

5. It shall be the applicant's responsibility to post the sign. Written certification of the posting of the sign shall be provided by the applicant to the City with the date and location of the posting of the sign.

6. Upon completion of the public hearing, the sign shall be removed and returned to the City within ten days. The applicant's deposit shall be refunded upon return of the sign.

7. Failure to post the sign as required may result in the deferral of action on, or the denial of, the applicant's petition.

DocuSign Envelope ID: 1C16D045-D9BF-49AC-8707-703D0235C970

Requirements For Posting Land Use Change Informational Signs

(6) Land Use Change Informational Signs: In addition to the publication of newspaper notice for a public hearing on any request for a land use change (such as a petition for a variation, special exception, variation of use, or zoning reclassification) and any request for subdivision approval (preliminary plat), notice of a public hearing on such land use change shall be given by posting one or more land use change informational signs on the subject property in accordance with the following provisions:

(A) For parcels comprising 1 acre or more:

(1) The applicant or the applicant's agent shall erect a sign or signs with minimum dimensions of three (3) by four (4) feet. The number and location of the sign(s) shall be determined by the City Manager or his designee.

(2) The sign(s) shall conform to the format provided by the City Manager or his designee and shall contain the time and place of public hearing and the nature of the application (SEE BELOW)

(3) The sign(s) shall be posted at least 15 days but not more than 30 days before the public hearing date.

(4) It shall be the responsibility of the applicant to prepare and create such signs and to erect whatever framework that may be necessary to display the signage.

(5) Upon completion of the public hearing, the sign(s) shall be removed within 10 days. If the applicant fails to remove the sign, the City of Joliet may remove the sign, and the cost of such removal shall be billed to the applicant and shall constitute a debt payable to the City.

NOTICE OF PUBLIC MEETING
CITY OF JOLIET, IL

DATE/TIME: _____

LOCATION: City Hall Council Chambers
150 W. Jefferson St., Joliet

DESCRIPTION OF REQUEST:

_____

_____

FOR MORE INFORMATION CALL: 815-724-4040 OR
815-724-4050

COMMUNITY DEVELOPMENT DEPARTMENT
CITY OF JOLIET

Template currently available at Express Signs at (815) 725-9080

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Thursday, February 20, 2025

4:00 PM

City Hall, Council Chambers

Plan Commission

Commission Members
Jason Cox
Jeff Crompton
John Kella
Wendell Martin
Dominic Orlando
Roberto Perez
Debbie Radakovich
Brigette Roehr
Michael Turk

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

CALL TO ORDER

ROLL CALL

Present John Kella, Jason Cox, Jeff Crompton, Roberto Perez, Brigette Roehr, Dominic Orlando, Debbie Radakovich, Michael F. Turk and Wendell Martin

ALSO PRESENT: Community Development Director Dustin Anderson, Media Engagement & Communications Director Rosemaria DiBenedetto, Deputy Director of Public Works Sean Mikos, Interim Corporation Counsel Todd Lenzie, Planner Raymond Heitner, Planner Helen Miller, Economic Development Specialist Emily McGuire, and Civil Engineer Kyle Hinson

OLD BUSINESS

Election of Plan Commission Vice Chair **TMP-8250**

A motion was made by Dominic Orlando, seconded by Debbie Radakovich, to appoint Brigette Roehr to Plan Commission Vice Chair. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

APPROVAL OF MINUTES

Plan Commission Meeting Minutes 12-19-24 **TMP-8249**

Attachments: Plan Commission Meeting Minutes 12-19-24.pdf

A motion was made by Jason Cox, seconded by Jeff Crompton, to approve Plan Commission Meeting Minutes 12-19-24. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1) **TO BE TABLED** **TMP-8253**

Attachments: PUD-13-24 Feb 2025 Tabling

Planner Raymond Heitner read the staff report into the record. In response to Commissioner Turk's question, Mr. Heitner explained staff was requesting the

agenda item be tabled to the March Plan Commission meeting.

A motion was made by Brigette Roehr, seconded by Dominic Orlando, to table PUD-13-24: Final Planned Unit Development of Prairie Landing Subdivision. (2200 Essington Road) (PIN # 06-03-36-100-033-0000) (COUNCIL DISTRICT #1) **TO BE TABLED**. The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3) **TMP-8256**

PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

Attachments: Vista Ridge Final PUD's Staff Report Packet.pdf

Mr. Heitner read the staff report into the record. Petitioner John Barry with McNaughton Development, Inc. appeared on behalf of the petition. Mr. Barry responded to Commissioner Orlando's question about Phase 1 and Phase 2 alterations. No one spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve PUD-10-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 1. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

PUD-11-24: Final Planned Unit Development for Vista Ridge Subdivision, Phase 2. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Radakovich, Turk and Martin

Nay: Orlando

NEW BUSINESS: PUBLIC HEARING

P-1-25: Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision. (Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard) (PIN #'s 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5) **TMP-8254**

FP-1-25: Final Plat of Rock Run Crossings Lot 1

Resubdivision. (Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard) (PIN #'s 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5)

Attachments: P-1-25 & FP-1-25_RRC Lot 1 Resub Staff Report Packet.pdf

Mr. Heitner read the staff report into the record. Development Director Jim Testin of Cullinan Joliet, LLC appeared on behalf of the proposal. There were no questions from the Commission. No one spoke in favor of or in opposition to the petition.

A motion was made by Jeff Crompton, seconded by Michael F. Turk, to approve P-1-25: Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision. (Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard) (PIN #'s 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5)

FP-1-25: Final Plat of Rock Run Crossings Lot 1 Resubdivision. (Northeast Corner of Rock Run Crossings Drive and Gateway Boulevard) (PIN #'s 05-06-22-101-002-0010 & 05-06-22-101-002-0020) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

PUD-1-25: Final Planned Unit Development for Vista Ridge Subdivision, Phase 3. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3) **TMP-8257**

PUD-2-25: Final Planned Unit Development for Vista Ridge Subdivision, Phase 4. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

Attachments: Vista Ridge Final PUD's Staff Report Packet.pdf

Mr. Heitner read the staff report into the record. Petitioner John Barry with McNaughton Development, Inc. appeared on behalf of the petition. There were no questions from the Commission. No one spoke in favor of or in opposition to the petition.

A motion was made by Jason Cox, seconded by Brigette Roehr, to approve PUD-1-25: Final Planned Unit Development for Vista Ridge Subdivision, Phase 3. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 & 00-06-26-400-003-0000) (COUNCIL DISTRICT #3)

PUD-2-25: Final Planned Unit Development for Vista Ridge Subdivision, Phase 4. (8301 Caton Farm Road) (PIN #'s 00-06-26-300-005-0000 &

00-06-26-400-003-0000) (COUNCIL DISTRICT #3). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Radakovich, Turk and Martin

Nay: Orlando

V-1-25: Vacation of a 0.2-Acre Portion of Unused Hobbs Avenue Right-of-Way. (Adjacent to 700 Florence Avenue) (Adjacent to PIN # 30-17-15-413-001-0000) (COUNCIL DISTRICT #5) **TMP-8252**

Attachments: V-1-25 (Hobbs Ave ROW) Staff Report Packet

Mr. Heitner read the staff report into the record. Christina Amezcua appeared on behalf of the petition. Commissioner Orlando inquired about the time frame to build the garage. Ms. Amezcua responded. Betsy Satcher, area resident, spoke in opposition to the petition. Ms. Amezcua explained the property would remain residential.

A motion was made by Jeff Crompton, seconded by Jason Cox, to approve V-1-25: Vacation of a 0.2-Acre Portion of Unused Hobbs Avenue Right-of-Way. (Adjacent to 700 Florence Avenue) (Adjacent to PIN # 30-17-15-413-001-0000) (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

NEW BUSINESS

None

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Kella, Cox, Crompton, Perez, Roehr, Orlando, Radakovich, Turk and Martin

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: 212-25

File ID: 212-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

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

Title: Ordinances Associated with the Rock Run Crossings Lot 1 Resubdivision:

Ordinance Approving the Preliminary Plat of Rock Run Crossings Lot 1 Resubdivision (P-1-25)

Ordinance Approving the Final Plat of Rock Run Crossings Lot 1 Resubdivision (FP-1-25)

Ordinance Approving the Recording Plat of Rock Run Crossings Lot 1 Resubdivision (RP-1-25)

Agenda Date: 03/18/2025

Attachments: Ordinance - Preliminary Plat, Preliminary Plat, Ordinance - Final Plat, Final Plat, Ordinance - Recording Plat, Recording Plat, Zoning Map, Aerial map, Plan Commission Staff Report Packet, Plan Commission Meeting Minutes - 02.20.2025.pdf

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/12/2025	Dustin Anderson	Approve	3/12/2025
1	3	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	4	3/13/2025	Beth Beatty	Approve	3/14/2025

Memo

File #: 213-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Ordinance Repealing Designation of Whitney Terrace Subdivision as a Local Historic District

BACKGROUND:
The Whitney Terrace Local Historic District was designated a Local Historic District by the City Council on July 18, 2006. Whitney Terrace Local Historic District consists of six unique Tudor residences surrounding a landscaped common area that were built between 1923 and 1929. The enclave is the only one of its kind known in Joliet. Whitney Terrace was designed by local architect Levon Seron. Levon Seron, born in Chicago to Armenian-Turkish parents, attended MIT and opened his own architecture practice in Joliet. The six houses on Whitney Terrace are some of his earliest designs.

All six property owners within the six-lot Whitney Terrace Local Historic District desire to rescind local historic district designation status for their properties. Owner consent forms for all six property owners are attached. Their application for rescinding designation status states that they feel that local historic district designation has created an environment that is fiscally impractical to uphold and is too restrictive.

HISTORIC PRESERVATION COMMISSION PUBLIC HEARING:
The Historic Preservation Commission held a public hearing on this request to repeal designation of Whitney Terrace Subdivision as a Local Historic District at their February 26, 2025 meeting. Mr. Ken Spiegel, owner of 416 Whitney Avenue, spoke on behalf of the residents of the Whitney Terrace Subdivision in support of their petition to repeal the local historic district designation. No one from the public appeared to speak in favor of or in opposition to the request. Meeting minutes are attached.

RECOMMENDATION OF THE HISTORIC PRESERVATION COMMISSION:
Ms. Sharon Merwin moved to recommend denial of the request to repeal local historic district designation from the Whitney Terrace Subdivision as a Local Historic District based on the findings noted in the staff report that the existing district continued to meet several of the standards in Section 8-606 of the Historic Preservation Ordinance. Ms. Kailee Lowry seconded the motion to deny the request, which passed with four (4), aye votes: Johnson, Lowry, Merwin, and Stovall. Voting nay were Commissioners Bessler and Spiegel.

RECOMMENDATION:
The Administration recognizes the historical and architectural features of the Whitney Terrace Local Historic District but recommends that the Mayor and City Council approve the attached Ordinance to repeal designation of Whitney Terrace Subdivision as a Local Historic District, which requires a 2/3

majority vote to approve.

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ORDINANCE NO._____

ORDINANCE REPEALING DESIGNATION OF WHITNEY TERRACE SUBDIVISION AS THE WHITNEY TERRACE LOCAL HISTORIC DISTRICT (412, 414, 416, 418, 420, 422 Whitney Avenue)

WHEREAS, the City Council established the Whitney Terrace Local Historic District by the City Council on July 18, 2006 with the adoption of Ordinance No. 15615; and

WHEREAS, there are six properties in the Whitney Terrace Local Historic District, which are listed and legally described in Exhibit A and depicted in Exhibit B; and

WHEREAS, all six property owners within the Whitney Terrace Local Historic District no longer desire to be in the Whitney Terrace Local Historic District. All six property owners support rescinding their local historic district status; and

WHEREAS, pursuant to the procedures set forth in Division 4 (Designation Procedure) of Article XI (Historic Preservation Ordinance) of Chapter 8 (8-601, et. seq.) of the City Code of Ordinances, a designation may be amended or rescinded by the same procedure and according to the same standards and considerations set forth for designation; and

WHEREAS, on February 26, 2025, the Historic Preservation Commission conducted a public hearing concerning the proposed de-designation of the Whitney Terrace Local Historic District and issued Findings of Fact, attached hereto as Exhibit C, outlining how the existing district satisfies nine (9) standards for historic district de-designation as set forth in Sections 8-606 (a)-(f) and Section 8-607 (a) and (c) of the City Code of Ordinances; and

WHEREAS, The findings of fact and recommendation of the Historic Preservation Commission on the granting of this de-designation request are hereby adopted and made a part of this Ordinance (unless the Historic Preservation Commission has recommended against the approval of the de-designation request, 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).

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the foregoing recitals contained in the Preamble to this Ordinance are true. All exhibits referenced in this Ordinance shall be deemed incorporated and made part hereof.

SECTION 2: The Mayor and City Council hereby grant the request to rescind local historic district status of Whitney Terrace Subdivision, which includes the properties listed in in Exhibit A, based upon the record, the City Code of Ordinances and for the reasons indicated.

SECTION 3: The local historic district status for the Whitney Terrace Subdivision, which includes the properties listed in in Exhibit A, granted pursuant to Ordinance No. 15615, is hereby rescinded and repealed.

SECTION 4: This Ordinance, and every provision thereof, shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 5: The City Clerk shall file a true and correct copy of this ordinance with the Will County Recorder.

SECTION 6: This Ordinance shall be in effect upon its passage.

PASSED this _____ day of _____, 2025.

_____ _____

MAYOR CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-09-123-010-0000; 30-07-09-123-009-0000; 30-07-09-123-008-0000; 30-07-09-123-006-0000; 30-07-09-123-005-0000; 30-07-09-123-004-0000

ADDRESS: 412 Whitney Avenue, 414 Whitney Avenue, 416 Whitney Avenue, 418 Whitney Avenue, 420 Whitney Avenue, 422 Whitney Avenue

HPC APPROVED: NO

PETITION #: LHD-1-2025

PREPARED BY: Jayne M. Bernhard, 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

PROPERTIES IN THE WHITNEY TERRACE LOCAL HISTORIC DISTRICT

Address	PIN #
412 Whitney Avenue	30-07-09-123-010-0000
414 Whitney Avenue	30-07-09-123-009-0000
416 Whitney Avenue	30-07-09-123-008-0000
418 Whitney Avenue	30-07-09-123-006-0000
420 Whitney Avenue	30-07-09-123-005-0000
422 Whitney Avenue	30-07-09-123-004-0000

LEGAL DESCRIPTION OF THE WHITNEY TERRACE LOCAL HISTORIC DISTRICT

Lots 1 through 6 in Whitney Terrace, a subdivision of Lots 16, 17 and 18, in W.A. Strong's Subdivision of Block 10, and of part of Block 4, in Glenwood, and of Lots 10, 11 and 12 in W. A. Strong's Subdivision of Block 18, in the Canal Trustees Subdivision of the west half of Section 9, in Township 35 North, and in Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 2, 1924 in Plat Book 19, page 72 as Document No. 367804; also an undivided one-sixth interest in unnumbered lot or tract of said Whitney Terrace, subject to an easement for the common use; except for vehicular traffic of said parkway, for the benefit of all lots in said Whitney Terrace, situated in the City of Joliet, in Will County, Illinois.

EXHIBIT B

WHITNEY TERRACE LOCAL HISTORIC DISTRICT MAP

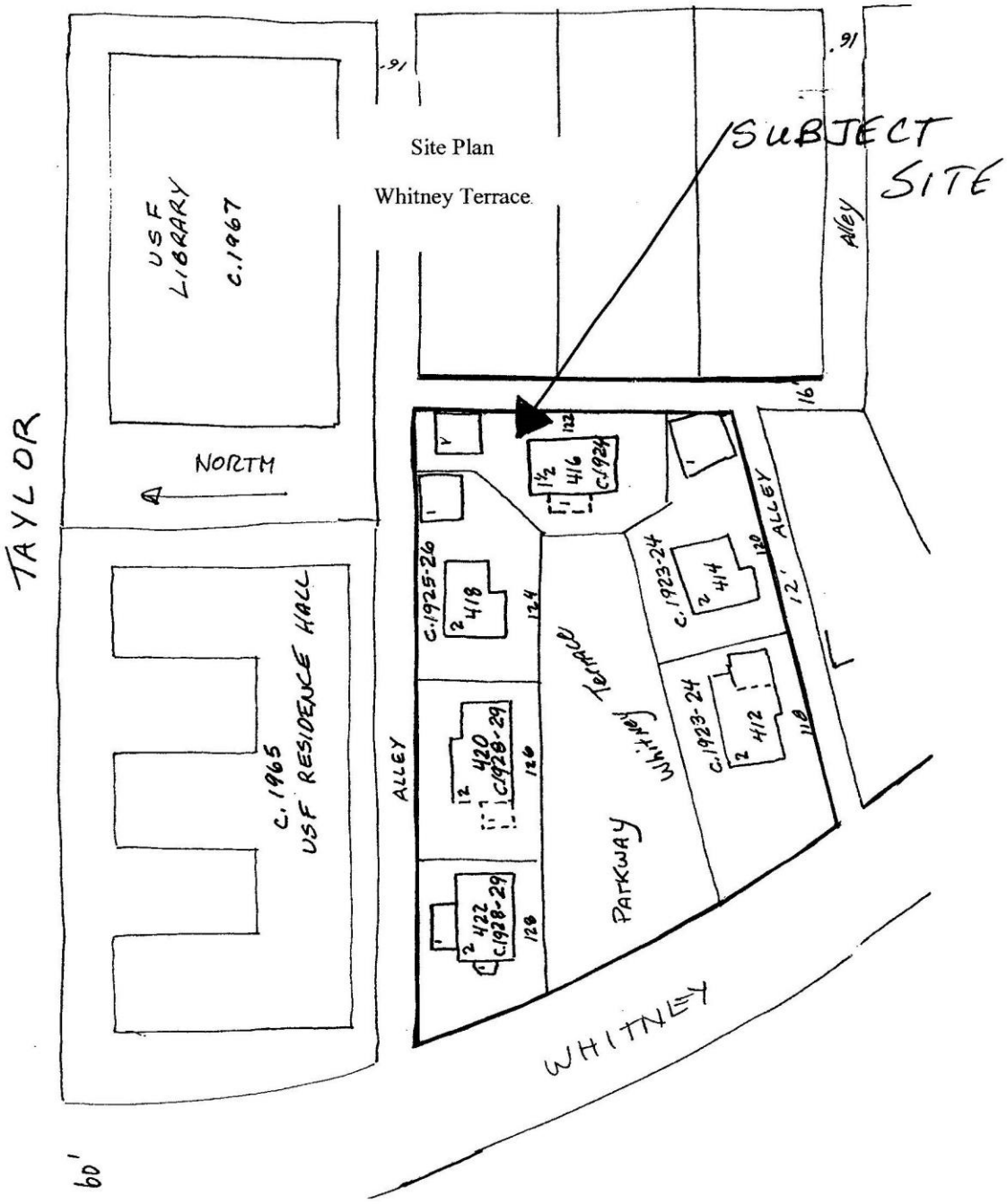


EXHIBIT C

FINDINGS OF FACT

Sec. 8-607 of the City Code of Ordinances (Standards for Designation as a Local Historic District)

Section 8-607 historic district designation standards are as follows and statements regarding how the existing district satisfies these standards for historic district de-designation are provided in italics:

a) Any of the standards listed in Section 8-606 (landmarks).
   - *a.* Significant value as part of the historical, cultural, aesthetic, artistic, social, ethnic, or other heritage of the nation, state, or community. *Whitney Terrace Local Historic District consists of six unique Tudor residences surrounding a landscaped common area that were built between 1923 and 1929. The enclave is the only one of its kind known in Joliet. Although modern subdivisions have common areas owned jointly by all homeowners, they are invariably built well outside the developed core of a city, and their houses are usually limited to two or three designs.*
   - *b.* Association with an important person or event in national, state, or local history. *Whitney Terrace was designed by local architect Levon Seron. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.*
   - *c.* Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method or construction or use of indigenous materials. *Whitney Terrace Local Historic District features the distinguishing characteristics of the Tudor Revival style as applied to early 20th century upper-middle-class housing.*
   - *d.* Notable work of a master builder, designer, architect, or artist whose individual genius has influenced an era. *At this time, none of these houses have been identified as a notable work of a master builder whose individual genius has influenced an era.*
   - *e.* Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics. *The six house subdivision surrounding a landscaped common area is the only one of its kind known in Joliet and is uniquely located along Whitney Avenue within the Cathedral area and adjacent to the University of St. Francis campus.*
   - *f.* Owner preferences. *All six property owners in the district prefer to no longer be in the Whitney Terrace Local Historic District. All six property owners support rescinding their local historic district status.*

EXHIBIT C

FINDINGS OF FACT

g. Economic and functional potentials. *Currently, these homes do not have economic and functional potential other than as single-family homes.*

b) Homogeneity of architectural design or dates of construction throughout the area. *The district is a cohesive collection of early 20th century Tudor Revival style houses.*

c) Identifiable by clear and distinctive boundaries. *The boundaries of the district are clear and distinctive being comprised of the six unique Tudor Revival style residences that were built surrounding a landscaped common area between 1923 and 1929 off of Whitney Avenue.*

d) Repetition of distinguishing architectural, land use, or landscape characteristics throughout the area. *These six properties have consistency in their land use characteristics in that they are all single-family homes with similar front, side and rear yard setbacks as well as building massing. This district is illustrative of early 20th century upper-middle-class Tudor Revival style housing.*

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Wednesday, February 26, 2025

6:00 PM

City Hall, Council Chambers

Joliet Historic Preservation Commission

Commission Members
Quinn Adamowski
Brian Bessler
Mary Beth Gannon
Kevin Heinemann
Candace Johnson
Kailee Lowry
Sharon Merwin
Aaron Mikottis
Ken Spiegel
Sara Stovall
Steven Wright

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

CALL TO ORDER

DECLARATION OF QUORUM

Present Brian Bessler, Candace Johnson, Kailee Lowry, Sharon Merwin, Sara Stovall and Ken Spiegel

Absent Quinn Adamowski, Mary Beth Gannon, Kevin Heinemann, Steven Wright and Aaron Mikottis

APPROVAL OF MINUTES

Joliet Historic Preservation Commission Regular Meeting Minutes 1-22-25 **TMP-8281**

Attachments: JHPC 1-22-25 Minutes.pdf

A motion was made by Kailee Lowry, seconded by Sara Stovall, to approve Joliet Historic Preservation Commission Regular Meeting Minutes 1-22-25. The motion carried by the following vote:

Aye: Bessler, Johnson, Lowry, Merwin, Stovall and Spiegel

Absent: Adamowski, Gannon and Heinemann

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

COMMITTEE REPORTS

None

OLD BUSINESS

a. Election of Chair **TMP-8282**

A motion was made by Ms. Merwin, seconded by Ms. Stovall, to suspend the Commission rules to accommodate the voting process. All Commission members were in favor.

There was a discussion about Chair term lengths.

A motion was made by Sharon Merwin, seconded by Sara Stovall, to appoint Candace Johnson to Chair. The motion carried by the following vote:

Aye: Bessler, Johnson, Lowry, Merwin, Stovall and Spiegel

Absent: Adamowski, Gannon and Heinemann

b. Election of a Vice Chair **TMP-8283**

A motion was made by Kailee Lowry, seconded by Ken Spiegel, to appoint Brian

Bessler to Vice-Chair. The motion carried by the following vote:

Aye: Bessler, Johnson, Lowry, Merwin, Stovall and Spiegel

Absent: Adamowski, Gannon and Heinemann

NEW BUSINESS

a. Public Hearing: LHD-1-2025 - Rescind Local Historic District designation from the Whitney Terrace Local Historic District (412, 414, 416, 418, 420, and 422 Whitney Avenue and its associated common area) **TMP-8289**

Attachments: LHD-1-2025 Staff Report Packet.pdf

Planner Jayne Bernhard read the petition title. At the request of Ms. Johnson, a motion was made by Ms. Merwin, seconded by Ms. Lowry, to open the public hearing. All Commission members were in favor. Ms. Bernhard read the staff report into the record. Ken Spiegel appeared on behalf of the petition. There was a discussion about Whitney Terrace Local Historic District design guidelines, application of design guidelines relating to de-designation, common area cosmetic regulations, and local landmark designation for individual properties. A motion was made by Ms. Lowry, seconded by Ms. Stovall, to close the public hearing. All Commission members were in favor.

A motion was made by Sharon Merwin, seconded by Kailee Lowry, to deny Public Hearing: LHD-1-2025 - Rescind Local Historic District designation from the Whitney Terrace Local Historic District (412, 414, 416, 418, 420, and 422 Whitney Avenue and its associated common area). The motion carried by the following vote:

Aye: Johnson, Lowry, Merwin and Stovall

Nay: Bessler and Spiegel

Absent: Adamowski, Gannon and Heinemann

b. Annual Awards Announcement **TMP-8290**

Ms. Bernhard gave an overview of the Annual Joliet Historic Preservation Award timeline. There was a discussion about an award celebration and City Council proclamation.

STAFF REPORTS

Ms. Bernhard provided an update on the Joliet Area African American Historic Context Study. Ms Lowry gave an overview of the community collection scan of artifacts event. There was a discussion about continued submittal of artifacts, access to the scanned documents, final deliverables related to educational curriculum, and school districts' archives.

Ms. Bernhard discussed the Comprehensive Plan and the upcoming Comprehensive Plan Advisory Committee meeting.

Ms. Bernhard explained the applicants of St. Joe's Church Landmark application met with City administration. Ms. Johnson spoke about the St. Joe's Church Landmark application.

Ms. Bernhard discussed the status of the C.L.G. application.

COMMISSIONER COMMENTS

Ms. Merwin discussed an article in Landmarks Illinois newsletter and federal grant funds.

Ms. Johnson distributed St. Joe's Church brochures with information about the Church's history, layout and stained-glass windows. There was a discussion about stained-glass windows and walking tours.

Ms. Bernhard discussed possible bus tours in partnership with the Joliet Area Historical Museum. Ms. Lowry explained the need for affordable bussing options.

PUBLIC COMMENT

None

ADJOURNMENT

Ms. Merwin inquired about the second City Council meeting in March. There was a discussion about March holidays.

A motion was made by Sharon Merwin, seconded by Brian Bessler, to approve adjournment. The motion carried by the following vote:

Aye:	Bessler, Johnson, Lowry, Merwin, Stovall and Spiegel
Absent:	Adamowski, Gannon and Heinemann

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.

STAFF REPORT

DATE: February 18, 2025

TO: Joliet Historic Preservation Commission

FROM: Jayne M. Bernhard, Secretary to the Joliet Historic Preservation Commission

PETITION: LHD-1-2025: Rescind Local Historic District designation from the Whitney Terrace Subdivision (412, 414, 416, 418, 420, and 422 Whitney Avenue and its associated common area) (PUBLIC HEARING)

OVERVIEW

Residents of the Whitney Terrace subdivision submitted an application to rescind designation of their six-lot subdivision – 412, 414, 416, 418, 420, and 422 Whitney Terrace – as a local historic district. The preliminary review of this application was held at the January 22, 2025 meeting of the Historic Preservation Commission.

BACKGROUND AND CONTEXT

The Whitney Terrace Local Historic District was designated a Local Historic District by the City Council on July 18, 2006. Whitney Terrace Local Historic District consists of six unique Tudor residences surrounding a landscaped common area that were built between 1923 and 1929. The enclave is the only one of its kind known in Joliet. Although modern subdivisions have common areas owned jointly by all homeowners, they are invariably built well outside the developed core of a city, and their houses are usually limited to two or three designs. This local district is also located within the boundaries of the Upper Bluff National Register Historic District.

Whitney Terrace was designed by local architect Levon Seron. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.

DISCUSSION

All six property owners within the six-lot Whitney Terrace Local Historic District desire to rescind local historic district designation status for their properties. Owner consent forms for all six property owners are attached. Their application for rescinding designation status states that they feel that local historic district designation "costs too much" to uphold and is

too restrictive. Staff has had individual discussions with four of the six households regarding their concerns over the past five years. Staff offered to meet with the six Whitney Terrace households to listen to and discuss any concerns regarding designation in a group format. The households decided to not have a group meeting with staff regarding the matter.

REVIEW OF HISTORIC DISTRICT DESIGNATION STANDARDS

Section 8-611(k) of the Historic Preservation Ordinance states that a designation may be amended or rescinded by the same procedure and according to the same standards and considerations set forth for designation.

The Commission in recommending de-designation and the City Council in approving de-designation shall consider the designation standards outlined in Section 8-607 of the Historic Preservation Ordinance. The Historic Preservation Ordinance does not specify the number of standards that a proposed designation needs to meet beyond the implication that at least one shall be met. Staff has determined that this proposed de-designation meets at least one of the standards to be considered for de-designation, notably standard 8-606(f) "Owner Preferences." All six property owners in the district prefer to no longer be in the Whitney Terrace Local Historic District. All six property owners support rescinding their local historic district status.

Section 8-607 historic district designation standards are as follows and staff has provided remarks to each in italics:

a) Any of the standards listed in Section 8-606 (landmarks).
    a. Significant value as part of the historical, cultural, aesthetic, artistic, social, ethnic, or other heritage of the nation, state, or community. *Whitney Terrace Local Historic District consists of six unique Tudor residences surrounding a landscaped common area that were built between 1923 and 1929. The enclave is the only one of its kind known in Joliet. Although modern subdivisions have common areas owned jointly by all homeowners, they are invariably built well outside the developed core of a city, and their houses are usually limited to two or three designs.*
    b. Association with an important person or event in national, state, or local history. *Whitney Terrace was designed by local architect Levon Seron. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.*

c. Representative of the distinguishing characteristics of an architectural type inherently valuable for the study of a period, style, craftsmanship, method or construction or use of indigenous materials. *Whitney Terrace Local Historic District features the distinguishing characteristics of the Tudor Revival style as applied to early 20th century upper-middle-class housing.*

d. Notable work of a master builder, designer, architect, or artist whose individual genius has influenced an era. *At this time, none of these houses have been identified as a notable work of a master builder whose individual genius has influenced an era.*

e. Identifiable as an established and familiar visual feature in the community owing to its unique location or physical characteristics. *The six house subdivision surrounding a landscaped common area is the only one of its kind known in Joliet and is uniquely located along Whitney Avenue within the Cathedral area and adjacent to the University of St. Francis campus.*

f. Owner preferences. *All six property owners in the district prefer to no longer be in the Whitney Terrace Local Historic District. All six property owners support rescinding their local historic district status.*

g. Economic and functional potentials. *Currently, these homes do not have economic and functional potential other than as single-family homes.*

b) Homogeneity of architectural design or dates of construction throughout the area. *The district is a cohesive collection of early 20th century Tudor Revival style houses.*

c) Identifiable by clear and distinctive boundaries. *The boundaries of the district are clear and distinctive being comprised of the six unique Tudor Revival style residences that were built surrounding a landscaped common area between 1923 and 1929 off of Whitney Avenue.*

d) Repetition of distinguishing architectural, land use, or landscape characteristics throughout the area. *These six properties have consistency in their land use characteristics in that they are all single-family homes with similar front, side and rear yard setbacks as well as building massing. This district is illustrative of early 20th century upper-middle-class Tudor Revival style housing.*

CONCLUSION

The Historic Preservation Commission shall make a recommendation on the petition to rescind Local Historic District designation from the Whitney Terrace Subdivision (412, 414, 416, 418, 420, and 422 Whitney Avenue and its associated common area). Such recommendation shall be accompanied by a statement of findings providing the reasons for recommendation of approval or denial. Said statement of findings shall be included in the motion considered by the Commission for recommendation of approval or denial.

ATTACHMENTS

- Application
- Indication of Owner Consent forms
- Photos
- Context Map
- Site Map
- Designation Ordinance

Joliet Historic Preservation Commission
Local Historic District
De-designation Form

1. Name of District: Whitney Terrace Local Historic District

2. Location: Whitney Terrace

Street Address: 412, 414, 416, 418, 420, and 422 Whitney Avenue and common area

Legal Description: Lots 1 through 6 in Whitney Terrace, a subdivision of Lots 16, 17 and 18, in W.A. Strong's Subdivision of Block 10, and of part of Block 4, in Glenwood, and of Lots 10, 11 and 12 in W. A. Strong's Subdivision of Block 18, in the Canal Trustees Subdivision of the west half of Section 9, in Township 35 North, and in Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 2, 1924 in Plat Book 19, page 72 as Document No. 367804; also an undivided one-sixth interest in unnumbered lot or tract of said Whitney Terrace, subject to an easement for the common use; except for vehicular traffic of said parkway, for the benefit of all lots in said Whitney Terrace, situated in the City of Joliet, in Will County, Illinois.

3. Property Owner Information

Property Address	Property Owner	Property Owner Address
412 Whitney Avenue	Jose and Gabrielle Vital	412 Whitney Avenue
414 Whitney Avenue	Randall and Kelly Bailey	414 Whitney Avenue
416 Whitney Avenue	Kenneth and Mary Spiegel	416 Whitney Avenue
418 Whitney Avenue	Kirk Hefford	418 Whitney Avenue
420 Whitney Avenue	Eileen and Brian McKee	420 Whitney Avenue
422 Whitney Avenue	Stephanie Sandoval and Jairo Martinez	422 Whitney Avenue

4. Description of District:

The Whitney Terrace Local Historic District was designated a Local Historic District by the City Council on July 18, 2006. Whitney Terrace Local Historic District consists of six unique Tudor residences surrounding a landscaped common area that and built between 1923 and 1929. The enclave is the only one of its kind known in Joliet. Although modern subdivisions have common areas owned jointly by all homeowners, they are invariably built well outside the developed core of a city, and their houses are usually limited to two or three designs.

Whitney Terrace was designed by local architect Levon Seron. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.

This local district is also located within the boundaries of the Upper Bluff National Register Historic District.

5. Reasons Supporting De-designation:

Too restrictive
Failed Promises

6. Applicant(s) Information:

Date of Application: 10/14/2024

Applicant Name: Randal Bailey

Applicant Address: 414 Whitney Ave.

Phone Number: 815-722-1145

Applicant Name: Kelly Bailey

Applicant Address: 414 Whitney Ave.

Phone Number: 815-722-1145

7. Supporting Documentation (please indicate attachments or inclusions)

☒ Indication of Owner Consent for all properties in the district

☒ Map delineating the boundaries and location of district

☒ Photos

☒ Historic Resource Inventory Forms – 412-422 Whitney Avenue

☒ Ordinance Designating a Historic District (Ordinance 15615)

5. **Reasons Supporting De-designation:**

Cost too much

6. **Applicant(s) Information:**

Date of Application:	10-9-24
Applicant Name:	Kenneth ~~Mary~~ Spiegel
Applicant Address:	416 whitney Ave
Phone Number:	815-295-0625
Applicant Name:	Mary Spiegel
Applicant Address:	416 Whitney Ave.
Phone Number:	815-295-0625

7. **Supporting Documentation (please indicate attachments or inclusions)**

☒Indication of Owner Consent for all properties in the district

☒Map delineating the boundaries and location of district

☒Photos

☒Historic Resource Inventory Forms – 412-422 Whitney Avenue

☒Ordinance Designating a Historic District (Ordinance 15615)

Indication Owner Consent Form

Local Historic District *De-designation*

Property Address 414 Whitney Ave.

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

X Approve removing local historic district designation for this property.

____ Disapprove removing local historic district designation for this property.

Property Owner comments:

Name: Randal Bailey
Signature: Randal Bailey
Address: 414 Whitney Ave.
E-Mail Address: randalbaileyjr@gmail.com
Date: 10/14/2024

Name: Kelly Bailey
Signature: Kelly Bailey
Address: 414 Whitney Ave
E-Mail Address: kellycba@sbcglobal.net
Date: 10/14/2024

Indication Owner Consent Form

Local Historic District *De-designation*

Property Address 420 WHITNEY AVE. JOLIET, IL. 60435

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

✓ Approve removing local historic district designation for this property.

____ Disapprove removing local historic district designation for this property.

Property Owner comments:

It would be helpful if there were grants to support the maintenance of historic homes.

Name: BRIAN MCKEE

Signature: Brian McKee

Address: 420 WHITNEY AVE.

E-Mail Address: HOOTMAN.FAMILY@HOTMAIL.COM

Date: 10/13/24

Name: Eileen McKee

Signature: Eileen McKee

Address: 420 Whitney Ave

E-Mail Address: emckee@jjc.edu

Date: 10/13/24

Indication Owner Consent Form

Local Historic District *De-designation*

Property Address 416 Whitney Ave.

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

✓ Approve removing local historic district designation for this property.

____ Disapprove removing local historic district designation for this property.

Property Owner comments:

Name: Kenneth Spiegel

Signature: Kenneth Spiegel

Address: 416 Whitney Ave

E-Mail Address: Spiegelassociates@att.net

Date: 10-9-24

Name: Mary E. Spiegel

Signature: Mary E. Spiegel

Address: 416 Whitney Ave

E-Mail Address: same as Kenneth

Date: 10-9-24

Indication Owner Consent Form

Local Historic District *De-designation*

Property Address 412 WHITNEY AVENUE, JOLIET 60435

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

X Approve removing local historic district designation for this property.

____ Disapprove removing local historic district designation for this property.

Property Owner comments:

Name: José Vital

Signature: José Vital

Address: 412 Whitney Avenue

E-Mail Address: _____

Date: 11/1/24

CELL (815) 274-2050

Name: Gabrielle Vital ~~José Vital~~

Signature: Gabrielle Vital

Address: 412 Whitney Avenue

E-Mail Address: _____

Date: 11/1/24

CELL 815-274-2160

418 whitney joliet illinois

Indication Owner Consent Form

Local Historic District *De-designation*

Property Address_____

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

x _____ Approve removing local historic district designation for this property.

_____ Disapprove removing local historic district designation for this property.

Property Owner comments:

Kirk Hefford

418 Whitney ave

Name:_____ Name:_____

kalebaydin@yahoo.com

Signature:_____ Signature:_____

August 27 2024

Address:_____ Address:_____

E-Mail Address:_____ E-Mail Address:_____

Date:_____ Date:_____

Indication Owner Consent Form

Local Historic District *De-designation*

Property Address 422 whitny Ave

I (We) certify that I (We) are owner(s) of the above property in the Whitney Terrace Local Historic District and that I (We) (check appropriate answer)

X Approve removing local historic district designation for this property.

_____ Disapprove removing local historic district designation for this property.

Property Owner comments:

Name: Stephanie Reza

Signature: Stephanie Reza

Address: 422 whitney Ave.

E-Mail Address: Scaldc79@gmail.com

Date: 01/02/25

Name: Jairo Reza

Signature: Jairo Reza

Address: 422 whitney Ave.

E-Mail Address: Jreza@brooksidefravors.com

Date: 1-2-25

412 Whitney Terrace

412 Whitney Terrace

414 Whitney Terrace

416 Whitney Terrace

416

418 Whitney Terrace

420 Whitney Terrace

422 Whitney Terrace

HISTORIC RESOURCE INVENTORY FORM

Resource Address: **412 Whitney Ter** **Joliet Illinois 60435 United States**
County: Will
Historic name: Raymond J. Lennon House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address: Jose and Gabrielle R. Vital / 412 Whitney Avenue, Joliet, IL 60435
Land unit size:
Site/Setting: The subdivision of six houses is designed around a central landscaped common area with shared sidewalk. Alley along rear (south) with driveway to rear garage, concrete retaining walls. Mature trees.

Lat/Long: 41.5315854023896000, -88.0967353000000000 [WGS84]
UTM: Zone 16T, 408507.2376 mE, 4598351.4467 mN
Parcel No. 30-07-09-123-010

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , circa 1925*	Architect: Levon Seron (attributed)
Original or Significant Owners: Raymond J. and Elizabeth Lennon	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style: Tudor Revival	☐ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures:
Structural: Wood Frame, Limestone, and Stucco	Exterior Material(s): Joliet Limestone, Stucco	
Stories: 1.5, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, Rectangular with Bay Extensions	Roof Type: Side Gable	
Foundation: Stone or Concrete	Windows: historic wood multi/multi double-hung sashes	
General condition: Excellent	Chimney(s): one Joliet Limestone center straddle ridge	
Basement:	Porch:	

Historical Summary:
The Whitney Terrace Local Historic District ordinance dated the house at 1923-1924, but it does not appear on the 1924 Sanborn Fire Insurance Map. The house is significant for its architecture. Raymond J. Lennon, his wife Elizabeth, and son Robert, lived in the house at 412 Whitney Terrace for over 20 years. According to the Joliet City Directories and the U. S. Census, Raymond J. Lennon worked in the real estate and insurance industries, operating the firm Lennon Brothers. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.

Status (Current Listing or Designation)

National:	☐ indiv.	☑ district	☐ landmrk.
State/Province:	☐ indiv.	☐ district	☐ landmrk.
Local:	☐ indiv.	☑ district	☐ landmrk.

1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation
- ☐ Individually eligible
- ☑ Eligible as contributing resource
- ☐ Not eligible / non-contributing
- ☐ Not determined

Level of potential eligibility
- ☐ National
- ☐ State
- ☐ Local

Landmark potential
- ☐ National
- ☐ State
- ☐ Local

Description/Remarks
This is a 1.5-story house in the Tudor Revival style built in 1925. The structural system is wood frame, limestone, and stucco. The foundation is stone or concrete. Exterior walls are joliet limestone and stucco. The dormers are clad with asphalt siding. The building has a side gable roof clad in asphalt shingles. The roof features two shed dormers on the front and two on the rear. There is one center, straddle ridge, joliet limestone chimney. Windows are historic wood, multi/multi double-hung sashes. There are also multi-light wood casement windows, geometric muntin patterns in the upper sash, and some wood storm windows. The 1-story partial width portico features an asphalt shingle hipped roof with flared eaves, square Joliet limestone columns, arched entrances on the front and west sides, and a concrete landing with inlaid tiles. The recessed front entry features an historic wood door and multi-light glazing. A secondary front entrance to the east features a wood multi-light door and sidelights.

Date source: Whitney Terrace Historic District Ordinance

Survey and Recorder

Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 12:44:59 pm Last updated: 02/16/2023 6:45:40 pm by Jayne Bernhard / 8157244052	Level of Survey: ☐ Reconnaissance ☑ Intensive	Additional Research Recommended? ☐ Yes ☐ No

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
416 Whitney Ter
Joliet Illinois 60435 United States

County: Will

Historic name: George B. Wiswell House

Present name:

Local place name:

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
Kenneth J. and Mary E. Spiegel Trust / 416 Whitney Avenue, Joliet, IL 60435

Land unit size:

Site/Setting: Subdivision of six houses placed around a central landscaped common area with shared sidewalk. Paved alley to side (north) with driveway. Paved path to rear, shrubs.

Lat/Long: 41.5317972393465000, -88.0963550411045200 [WGS84]

UTM: Zone 16T, 408539.2587 mE, 4598374.5627 mN

Parcel No. 30-07-09-123-008

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , circa 1925*	Architect: Levon Seron (attributed)
Original or Significant Owners: George B. and Ruth Wiswell	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style: Tudor Revival	☐ Additions ☑ Alterations ☐ Moved ☐ Other Ancillary structures: 1 total including garage
Structural: Wood Frame and Limestone	Exterior Material(s): Joliet Limestone, Stucco	
Stories: 1.5, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, Rectangular	Roof Type: Hipped Mansard	
Foundation: Not Visible	Windows: historic wood 4/1 double-hung sashes	
General condition: Excellent	Chimney(s): one Joliet Limestone side right exterior	
Basement:	Porch:	

Historical Summary:
The Whitney Terrace Local Historic District ordinance dated the house at 1924, but it does not appear on the 1924 Sanborn Fire Insurance Map. The house is significant for its architecture. George B. Wiswell was born in West Virginia about 1880. He married Ruth Clendenin in Fernwood, Illinois, on October 28, 1903, and the couple had two children – Margaret and George. George owned and operated Wiswell's Music Store in downtown Joliet. According to the Joliet City Directories, the family lived at 416 Whitney Terrace until the late 1930s. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.

Status (Current Listing or Designation)

National:	☐ indiv.	☑ district	☐ landmrk.
State/Province:	☐ indiv.	☐ district	☐ landmrk.
Local:	☐ indiv.	☑ district	☐ landmrk.

1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation
- ☐ Individually eligible
- ☑ Eligible as contributing resource
- ☐ Not eligible / non-contributing
- ☐ Not determined

Level of potential eligibility
- ☐ National
- ☐ State
- ☐ Local

Landmark potential
- ☐ National
- ☐ State
- ☐ Local

Description/Remarks
This is a 1.5-story house in the Tudor Revival style built in 1925. The structural system is wood frame and limestone. The foundation is not visible. Exterior walls are joliet limestone and stucco. The upper half-story front facade is an exterior roof slope and not an exterior wall, while the side and rear facades are clad with stucco and half-timbering. The building has a hipped mansard roof clad in asphalt shingles. The roof features curved edges at joints and eaves and one hipped dormer. There is one side right, exterior, joliet limestone chimney. Windows are historic wood, 4/1 double-hung sashes. There are also 6/1 wood double-hung windows and 8-light wood casements, wood storm windows, and awning windows on the front porch. The 1-story partial width enclosed front porch features an asphalt shingle hipped roof with curved edges and stone walls. The front entry features a multi-light wood door.

Date source: Whitney Terrace Historic District Ordinance

Survey and Recorder

Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 12:57:37 pm Last updated: 02/16/2023 6:50:52 pm by Jayne Bernhard / 8157244052	Level of Survey: ☐ Reconnaissance ☑ Intensive	Additional Research Recommended? ☐ Yes ☐ No

HISTORIC RESOURCE INVENTORY FORM

Resource Address:
418 Whitney Ter
Joliet Illinois 60435 United States

County: Will

Historic name: Herbert L. Cramer House

Present name:

Local place name:

Visible from public right of way: Yes

Ownership: Private

Owner/Address:
Kirk Hefford / 418 Whitney Avenue, Joliet, IL 60435

Land unit size:

Site/Setting: The subdivision of six houses is designed around a central landscaped common area with shared sidewalk. Paved alley to rear (north) with parking area/drive. Curved front path with stone landscaping.

Lat/Long: 41.5319180393277560, -88.0965772355819600 [WGS84]

UTM: Zone 16T, 408520.8926 mE, 4598388.2094 mN

Parcel No. 30-07-09-123-006

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , documented 1925*	Architect: Levon Seron (attributed)
Original or Significant Owners: Herbert L. and Mary Cramer	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style: Tudor Revival	☐ Additions ☐ Alterations ☐ Moved ☐ Other Ancillary structures: 1 total including garage
Structural: Wood Frame, Limestone, and Stucco	Exterior Material(s): Stucco, Joliet Limestone	
Stories: 2, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, L	Roof Type: Cross Gable	
Foundation: Not Visible	Windows: wood 6/1 double-hung sashes	
General condition: Excellent	Chimney(s): one Stucco and Limestone side left exterior	
Basement:	Porch:	

Historical Summary:
The house is significant for its architecture. Herbert Lisle Cramer was born in Baraboo, Wisconsin, on October 16, 1894. He and his wife Mary and two children – Herbert L., Jr., and Mary Jane. Herbert worked as an insurance agent for the Northwestern Mutual Life Insurance Company. He also served as the football coach at Joliet Township High School in 1923. The family lived at 418 Whitney Terrace for only a few years and were living in South Bend, Indiana, by 1931. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.

Status (Current Listing or Designation)

National:	☐ indiv.	☑ district	☐ landmrk.
State/Province:	☐ indiv.	☐ district	☐ landmrk.
Local:	☐ indiv.	☑ district	☐ landmrk.

1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation
- ☐ Individually eligible
- ☑ Eligible as contributing resource
- ☐ Not eligible / non-contributing
- ☐ Not determined

Level of potential eligibility
- ☐ National
- ☐ State
- ☐ Local

Landmark potential
- ☐ National
- ☐ State
- ☐ Local

Description/Remarks
This is a 2-story house in the Tudor Revival style built in 1925. The structural system is wood frame, limestone, and stucco. The foundation is not visible. Exterior walls are stucco and joliet limestone. The building has a cross gable roof clad in asphalt shingles. The roof features a gabled dormer on the front, shed dormer on the west, and a wood vent in the front gable. There is one side left, exterior, stucco and limestone chimney. Windows are wood, 6/1 double-hung sashes. There are full screens on some windows. There is a front verandah with stone side walls. The front recessed entry features an arched opening and stone surround and a wood door.

Date source: Whitney Terrace Historic District Ordinance

Survey and Recorder

Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 1:07:28 pm Last updated: 02/16/2023 4:09:18 pm by Jayne Bernhard / 8157244052	Level of Survey: ☐ Reconnaissance ☑ Intensive	Additional Research Recommended? ☐ Yes ☐ No

HISTORIC RESOURCE INVENTORY FORM

Resource Address: **420 Whitney Ter** **Joliet Illinois 60435 United States**
County: Will
Historic name: John H. Barnes House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address: Eileen M. McKee / 420 Whitney Avenue, Joliet, IL 60435
Land unit size:
Site/Setting: Subdivision of six houses placed around a central landscaped common area with shared sidewalk. Alley to rear (north) with paved parking area, wood privacy fence. Mature trees, front patio, landscaping

Lat/Long: 41.5319067803358450, -88.0968183055225300 [WGS84]
UTM: Zone 16T, 408500.7658 mE, 4598387.2147 mN
Parcel No. 30-07-09-123-005

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , documented 1928*	Architect: Levon Seron (attributed)
Original or Significant Owners: John H. and Ida Barnes	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style: Tudor Revival	☐ Additions ☑ Alterations ☐ Moved ☐ Other Ancillary structures:
Structural: Wood Frame, Brick, and Stucco	Exterior Material(s): Brick, Stucco	
Stories: 1.5, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, Irregular	Roof Type: Clipped Cross Gable	
Foundation: Not Visible	Windows: historic wood multi/1 double-hung sashes	
General condition: Excellent	Chimney(s): one brick center side slope	
Basement:	Porch:	

Historical Summary:
The house is significant for its architecture. John Henry Barnes was born in Joliet on September 19, 1867. According to the Upper Bluff Historic District National Register nomination, Barnes trained at the University of Illinois, where he studied under Nathan Ricker, who was influenced by the work of H. H. Richardson. Before opening his own practice in Joliet, Barnes worked in Denver and Iowa. In Joliet he was associated with the design of school buildings. Although none of these school buildings remain, he designed the Lockport Central Square school (1896) and Farragut School (1899) in Joliet. He also designed the Richards Street Methodist Church in Joliet, the Sebastian Lagger House (429 Buell, 1890), and the house at 309 Woodworth (1893). He also designed the Cutting Building in Joliet, built in 1900. In 1914 Barnes ceased practicing architecture and worked as a retail automobile dealer, opening the Joliet Motor Company. Barnes married Ida Mabel Zarley in Joliet on December 24, 1890, and the couple had two children – Helen and Harold J. The family lived in the house at 420 Whitney Terrace until 1940 when they moved to Santa Barbara, California. John died in Santa Barbara on July 22, 1945. Ida…

Status (Current Listing or Designation)

National:	☐ indiv.	☑ district	☐ landmrk.
State/Province:	☐ indiv.	☐ district	☐ landmrk.
Local:	☐ indiv.	☑ district	☐ landmrk.

1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation
- ☐ Individually eligible
- ☑ Eligible as contributing resource
- ☐ Not eligible / non-contributing
- ☐ Not determined

Level of potential eligibility
- ☐ National
- ☐ State
- ☐ Local

Landmark potential
- ☐ National
- ☐ State
- ☐ Local

Description/Remarks
This is a 1.5-story house in the Tudor Revival style built in 1928. The structural system is wood frame, brick, and stucco. The foundation is not visible. Exterior walls are brick and stucco. The exterior features half-timbering on the second floor and brick with extruded mortar joints. The building has a clipped cross gable roof clad in asphalt shingles. There is one center, side slope, brick chimney. Windows are historic wood, multi/1 double-hung sashes. There are also modern multi-light wood casement windows and some aluminum storm windows. The 1-story partial width side-facing stoop features a concrete landing and steps with brick side walls with extruded mortar joints and stone caps, and a hipped roof canopy with asphalt shingles. The front entry features a panel door with glass storm door.

Date source: Whitney Terrace Historic District Ordinance

Survey and Recorder

Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 1:13:36 pm Last updated: 02/16/2023 3:50:43 pm by Jayne Bernhard / 8157244052	Level of Survey: ☐ Reconnaissance ☑ Intensive	Additional Research Recommended? ☐ Yes ☐ No

Historical Summary (continued)

... Barnes died in Goleta, California, on February 13, 1952. Both are buried at Elmhurst Cemetery in Joliet. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.

HISTORIC RESOURCE INVENTORY FORM

Resource Address: **422 Whitney Ter** **Joliet Illinois 60435 United States**
County: Will
Historic name: Frank J. Turk House
Present name:
Local place name:
Visible from public right of way: Yes
Ownership: Private
Owner/Address: Stephanie G. Sandoval / 422 Whitney Avenue, Joliet, IL 60435
Land unit size:
Site/Setting: Subdivision of six houses placed around a central landscaped common area with shared sidewalk. Alley to rear (north), driveway with retaining walls to west. Front walk, mature trees, landscaping.

Lat/Long: 41.5319143455225600, -88.0970585834323900 [WGS84]
UTM: Zone 16T, 408480.7316 mE, 4598388.3091 mN
Parcel No. 30-07-09-123-004

Historical Information

Historic Function: Domestic: Single Dwelling	Current Function: Domestic: Single Dwelling
Construction Date: ca. 1920-1929 , documented 1928*	Architect: Levon Seron (attributed)
Original or Significant Owners: Frank J. and Margaret Turk	Builder:
Significant Date/Period:	Developer:
Areas of Significance:	

Architectural Information

Category: building, House	Style: Tudor Revival	☐ Additions ☑ Alterations ☐ Moved ☐ Other Ancillary structures:
Structural: Wood Frame, Limestone, and Stucco	Exterior Material(s): Joliet Limestone, Stucco	
Stories: 2.5, Bays:	Roof Material: Asphalt Shingles	
Form or Plan: N/A, Irregular	Roof Type: Clipped Cross Gable	
Foundation: Not Visible	Windows: replacement vinyl 1/1 double-hung sashes	
General condition: Excellent	Chimney(s): one Joliet Limestone center straddle ridge	
Basement:	Porch: Stoop	

Historical Summary:
The house is significant for its architecture. Francis J. Turk was born in Kankakee, Illinois, on March 3, 1902. Turk and his wife Margaret had four children – Frank Jr., Donald, Joseph, and Susan. Frank owned and operated the Eagle Furniture Company, a retail furniture store. The family lived at 422 Whitney Terrace until about 1941 when they moved to 959 Western Avenue. Margaret die on January 17, 1976, and Frank on November 5, 1995; both are buried at Resurrection Cemetery in Romeoville, Illinois. Levon Seron, born in Chicago to Armenian-Turkish parents, likely gained interest in architecture from his father, a draftsman and mechanical engineer for the U.S. Steel Company. Raised in Joliet, Seron attended MIT and opened his own architecture practice in Joliet. He also worked as a real estate broker. The six houses on Whitney Terrace are some of his earliest designs. He also acted as the Associate Architect to Skidmore, Owings, and Merrill for the 1957 design of Gompers Junior High School in Joliet. Seron died in 1975.

Status (Current Listing or Designation)

National:	☐ indiv.	☑ district	☐ landmrk.
State/Province:	☐ indiv.	☐ district	☐ landmrk.
Local:	☐ indiv.	☑ district	☐ landmrk.

1991, Upper Bluff National Register Historic District

2006, Whitney Terrace Local Historic District

Evaluation (Preparer's Assessment of Eligibility)

Recommendation
- ☐ Individually eligible
- ☑ Eligible as contributing resource
- ☐ Not eligible / non-contributing
- ☐ Not determined

Level of potential eligibility
- ☐ National
- ☐ State
- ☐ Local

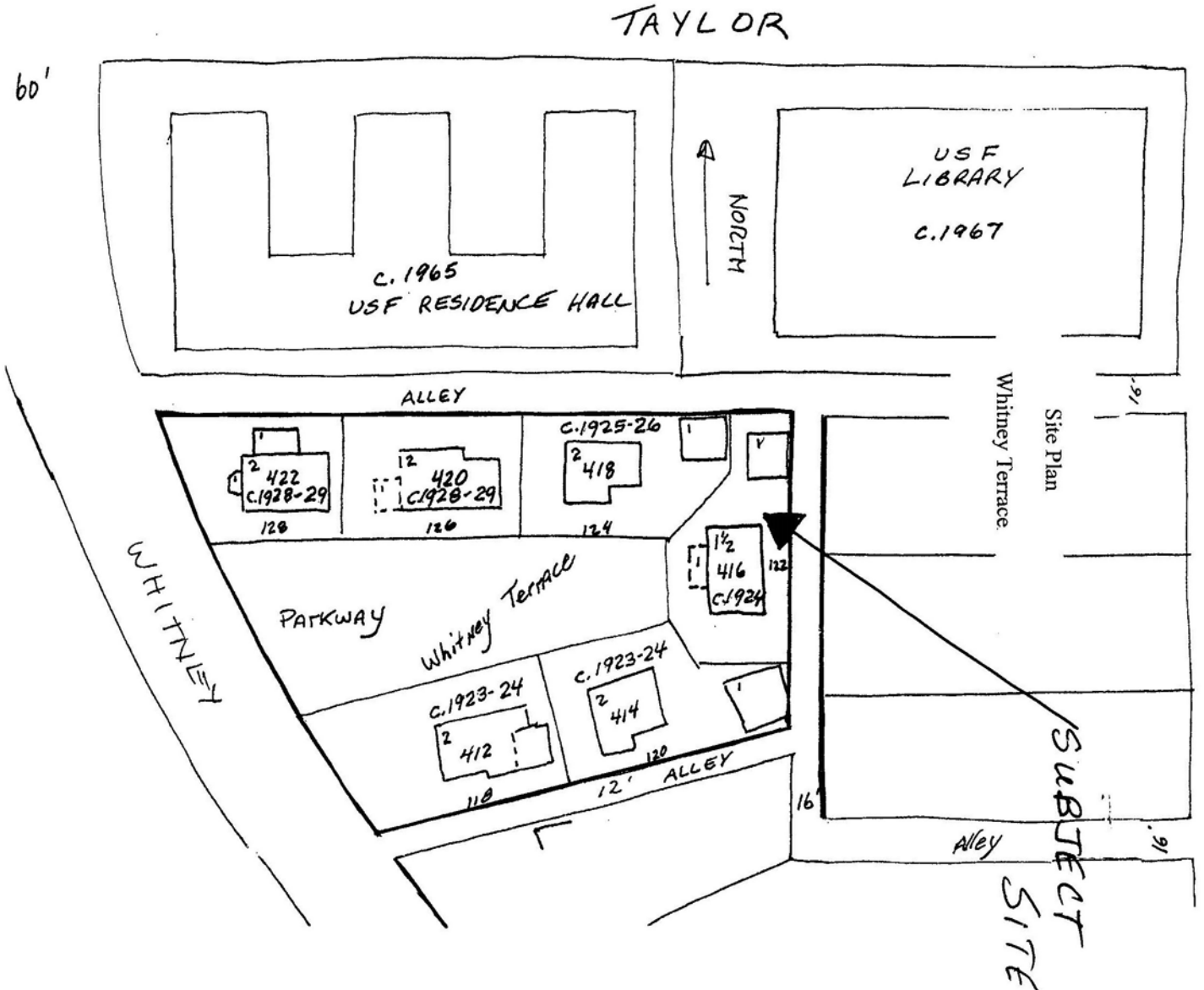
Landmark potential
- ☐ National
- ☐ State
- ☐ Local

Description/Remarks
This is a 2.5-story house in the Tudor Revival style built in 1928. The structural system is wood frame, limestone, and stucco. The foundation is not visible. Exterior walls are joliet limestone and stucco. There is wood siding on the rear addition. The building has a clipped cross gable roof clad in asphalt shingles. The roof features four shed dormers. There is one center, straddle ridge, joliet limestone chimney. Windows are replacement vinyl, 1/1 double-hung sashes. There is also a wood picture window, as well as wood diamond pane leaded glass windows flanking the entrance, multi-light wood casement windows, glass block basement windows, and a skylight on the rear addition. There is a stoop. The front side-facing concrete landing and steps features stone side walls and caps, and a concrete patio with stone side walls. The front recessed slightly arched entry features a wood door and glass storm door. There is a rear 1-story stone garage addition with a second attached frame addition.

Date source: Whitney Terrace Historic District Ordinance

Survey and Recorder

Project: City of Joliet	Sequence/Key no.:	Survey Date: April 2022
Prepared By: Douglas Kaarre, The Lakota Group	Report Title/Name: Joliet Locally Designated Historic Resources Survey	Previous Surveys:
Inventoried: 03/29/2022 1:18:10 pm Last updated: 02/16/2023 3:55:27 pm by Jayne Bernhard / 8157244052	Level of Survey: ☐ Reconnaissance ☑ Intensive	Additional Research Recommended? ☐ Yes ☐ No


TAYLOR
60'
C. 1965
USF RESIDENCE HALL
NORTH
USF
LIBRARY
C. 1967
ALLEY
Whitney Terrace
Site Plan
16'
1
2
422
C.1928-29
128
12
420
C.1928-29
126
C.1925-26
2
418
124
1
1
1½
416
C.1924
122
PARKWAY
Whitney Terrace
WHITNEY
C.1923-24
2
412
110
C.1923-24
2
414
120
1
12' ALLEY
16'
Alley
SUBJECT SITE

RECORDED W/WILL COUNTY
RECORDER 7/20/06
#R2006-120488

ORDINANCE NO. 15615

AN ORDINANCE DESIGNATING A HISTORIC LANDMARK DISTRICT

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

SECTION 1: The Mayor and City Council hereby designate the property and structures described in Exhibit A as a Historic Landmark District of the City of Joliet.

SECTION 2: This Ordinance, and every provision thereof, 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 18th day of July, 2006.

MAYOR **CITY CLERK**

VOTING YES: MAYOR SCHULTZ and COUNCILMEN BROPHY, DORRIS, GIARRANTE, LEDESMA, COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA, TURK and UREMOVIC.

VOTING NO: NONE.

NOT VOTING: NONE.

PIN: 30-07-09-123-004, 005, 006, 008, 009, 010
ADDRESS: 412-422 Whitney
HISTORIC PRESERVATION COMMISSION APPROVED: 6/28/06

PREPARED BY: Corporation Counsel, City of Joliet
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, Illinois 60432

EXHIBIT A

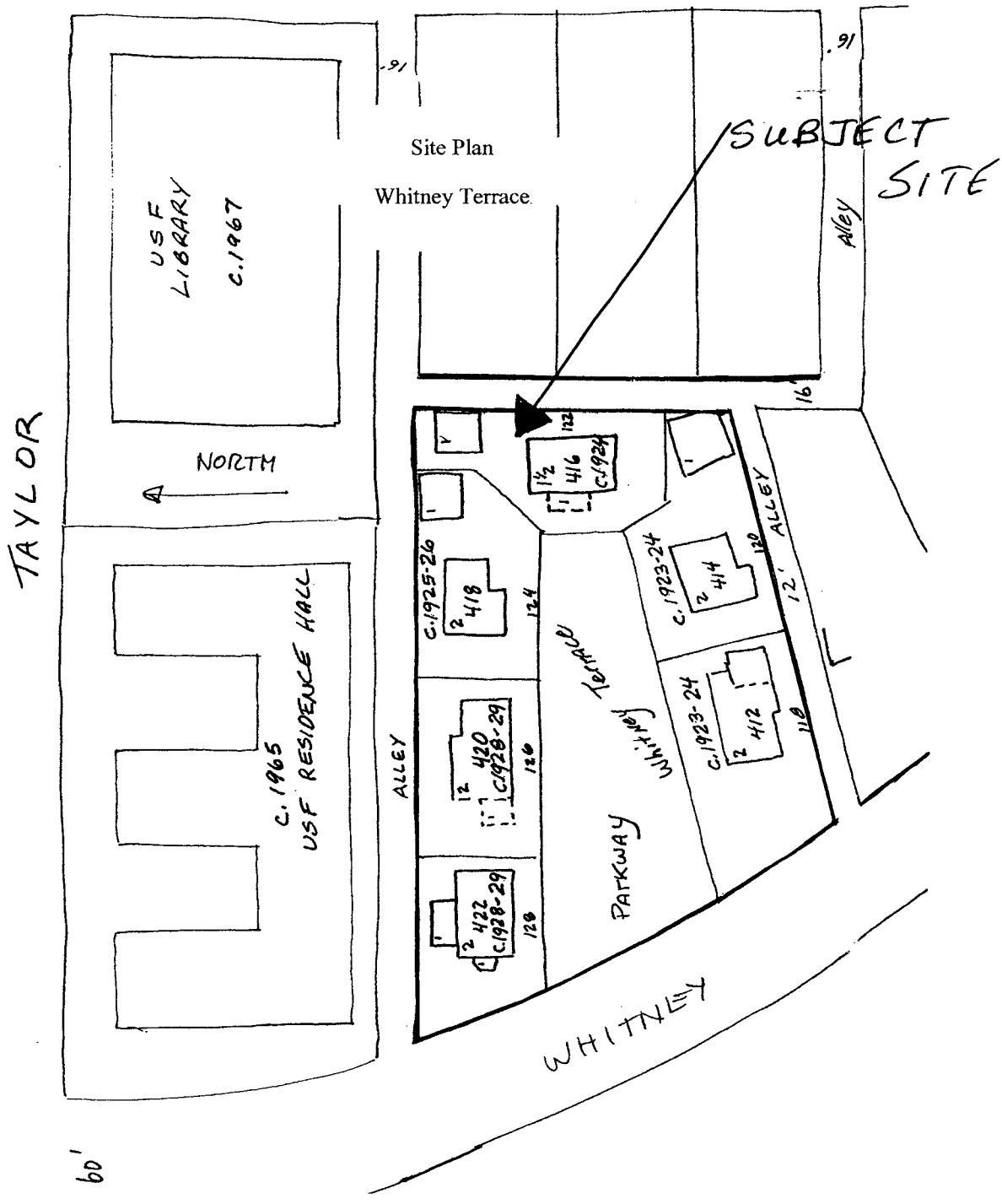
Property address: 412, 414, 416, 418, 420 & 422 Whitney and common area

Said property is legally described as:

Lots 1 through 6 in Whitney Terrace, a subdivision of Lots 16, 17 and 18, in W.A. Strong's Subdivision of Block 10, and of part of Block 4, in Glenwood, and of Lots 10, 11 and 12 in W. A. Strong's Subdivision of Block 18, in the Canal Trustees Subdivision of the west half of Section 9, in Township 35 North, and in Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 2, 1924 in Plat Book 19, page 72 as Document No. 367804; also an undivided one-sixth interest in unnumbered lot or tract of said Whitney Terrace, subject to an easement for the common use; except for vehicular traffic of said parkway, for the benefit of all lots in said Whitney Terrace, situated in the City of Joliet, in Will County, Illinois.

Owners:

Gabrielle & Jose Vital
Randal & Kelly Bailey
Kenneth & Mary Ellen Spiegel
Gary & Judith Bebar
Eileen & Brian McKee
Arthur & Michelle Wilhelmi


Site Plan
Whitney Terrace
SUBJECT SITE
USF LIBRARY
c.1967
NORTH
TAYLOR
c.1965
USF RESIDENCE HALL
ALLEY
Alley
WHITNEY
PARKWAY
Whitney Terrace
c.1925-26
c.1923-24
c.1928-29
c.1924
91
124
120
116
60'

Whitney Terrace Local Historic District
Guidelines

The owners/residents of Whitney Terrace have adopted the Secretary of the Interior's Standards for Rehabilitation as the basis for the guidelines for the local historic district. These standards, numbered 1 to 10, are repeated below. In addition, the owners/residents have added the guidelines numbered 11 through 14 below to apply to their district.

The Secretary of the Interior's Standards for Rehabilitation

The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additional Guidelines added by the owners/residents of the Whitney Terrace Local Historic District:

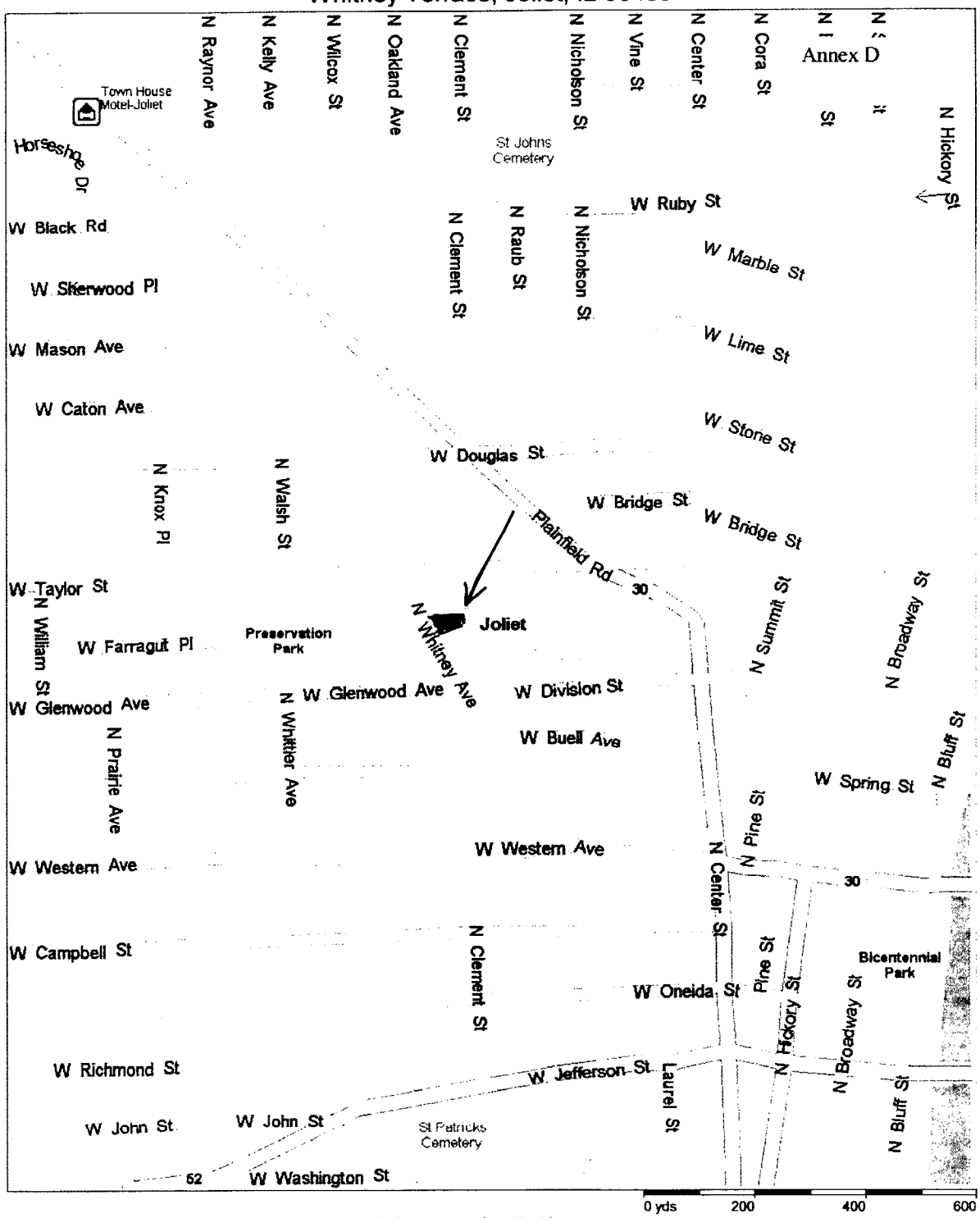
11. Exterior paint colors for main body, trim and accent colors shall be selected from a palette of colors agreed upon by the owners and filed with the Joliet Historic Preservation Commission. The palette may be modified by a two-thirds majority vote by the owners/residents.

12. There shall be no fences erected by individual property owners that extend beyond the front façades of the houses as they face the common courtyard. Wrought iron fencing between individual properties up to the front façade may be considered for issuance of a Certificate of Appropriateness by the Joliet HPC, if a two-thirds majority of the owners/residents concurs.

13. A wrought iron fence along Whitney Avenue, restricting access by the public to the common courtyard, may be considered for issuance of a Certificate of Appropriateness by the Joliet HPC, if a two-thirds majority of the owners/residents concurs.

14. Any fencing considered by owners/residents along the alley faces of the properties would not be controlled by these guidelines or in any other way by the Historic Preservation Commission. Other City of Joliet ordinances and regulations may, however, affect such fencing and must be addressed during application for and approval of a building permit.

Whitney Terrace, Joliet, IL 60435



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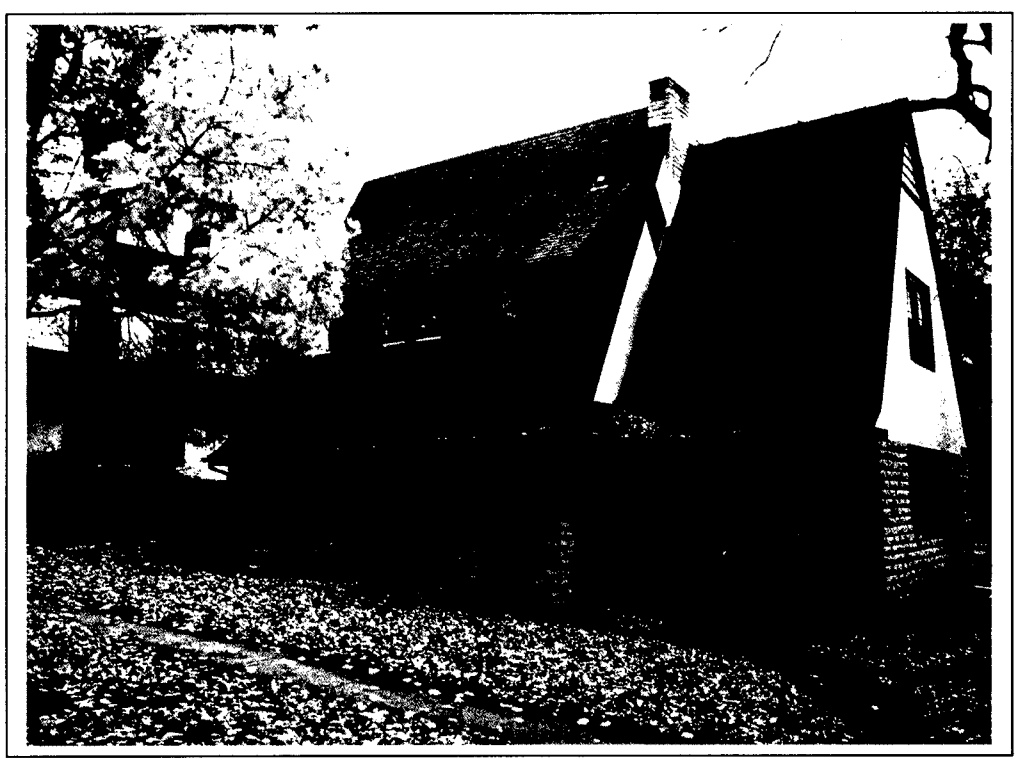
412 Whitney



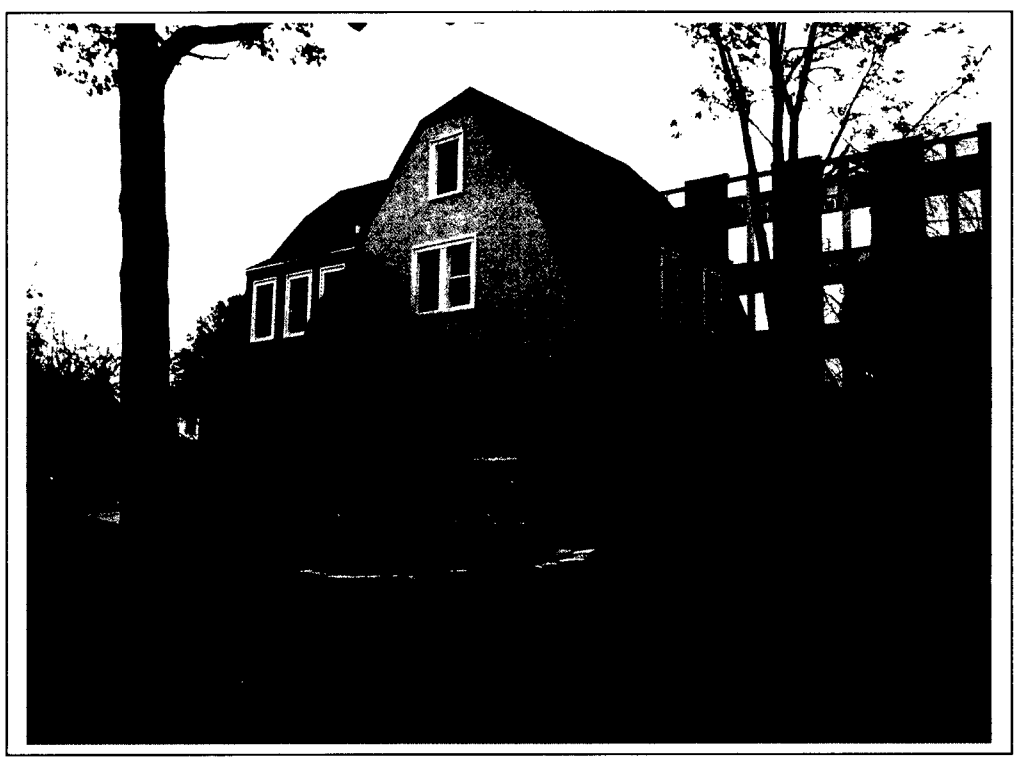
414 Whitney

416 Whitney

418 Whitney

420 Whitney

422 Whitney



COUNCIL MEMO NO. 827-'06

OFFICE OF THE CITY MANAGER
JOHN M. MEZERA
CITY MANAGER
PHONE 815/724-3720
FAX 815/724-3737

CITY OF JOLIET

150 WEST JEFFERSON STREET
JOLIET, ILLINOIS 60432-4158

July 12, 2006

TO: Mayor and City Council

FROM: John M. Mezera, City Manager

SUBJECT: Historic Preservation Commission Ordinance Recommending Designation of Whitney Terrace as a Local Historic District (412-422 Whitney)

BACKGROUND:

The following home owners are requesting that their properties be approved as a local historic district to be known as Whitney Terrace:

Gabrielle & Jose Vital—412 Whitney
Randal & Kelly Bailey—414 Whitney
Kenneth & Mary Ellen Spiegel—416 Whitney
Gary & Judith Bebar—418 Whitney
Eileen & Brian McKee—420 Whitney
Arthur & Michelle Wilhelmi—422 Whitney

The properties are being nominated due to architectural and historical significance. The subject site consists of six Tudor residences designed by Joliet architect Sirhan Seran between 1923 and 1929. The six residences represent an excellent cross-section of Tudor-style houses in Joliet as noted below:

412 Whitney: The property consists of a 1 ½ story, limestone and stucco, Tudor-style cottage built in 1923-24. The property is known as the Raymond J. Lennon House.

414 Whitney: The property consists of a 2-story, brick and stucco, Tudor cottage built in 1923-24. The property is known as the William F. Barrett House.

416 Whitney: The property consists of a 1 ½ story stone Tudor cottage built in 1924. The property is known as the George W. Wiswell House.

418 Whitney: The property consists of a 2 story stucco and stone Tudor cottage built in 1925-26. The property is known as the Herbert L. Cramer House.

420 Whitney: The property consists of a 1 ½ story brick and stucco Tudor cottage built in 1928-29. The property is known as the John H. Barnes House.

422 Whitney: The property is a 1 ½ story, limestone and stucco Tudor cottage built in 1928-29. The property is known as the Frank J. Turk House.

The six residences listed above are positioned surrounding a landscaped common area an enclave unique in Joliet. The common area is jointly owned by all six homeowners.

PUBLIC HEARING:

The Commission reviewed the proposed local district at 412-422 Whitney at their hearing held June 28, 2006. No one spoke in opposition to the petition.

RECOMMENDATION OF THE HISTORIC PRESERVATION COMMISSION:

Mr. Magosky moved to approve the nomination and to send the proposed local district to City Council public hearing. Ms. Hohisel seconded the motion which was unanimously approved with Commissioner's Skaggs, Daniels, Merwin, Carlson, Hohisel, Nachtrieb, Horne and Magosky voting aye.

RECOMMENDATION OF THE ADMINISTRATION:

The Administration concurs with the Joliet Historic Preservation Commission and recommends that the Mayor and City Council approve the attached ordinance authorizing the designation of 412, 414, 416, 418, 420 and 422 Whitney as the Whitney Terrace Local Historic District.

Respectfully submitted,

John M. Mezera
City Manager

CONCURRENCE:

James M. Haller, Director
Community & Economic Development

Donald J. Fisher, Director
Planning Division

Barbara Newberg
Planner II

CCMEMO: 100mcdon.doc

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 213-25

File ID: 213-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/04/2025

Department: Community Development **Final Action:**

Title: Ordinance Repealing Designation of Whitney Terrace Subdivision as a Local Historic District

Agenda Date: 03/18/2025

Attachments: ORD_Repeal Designation of Whitney Terrace Subdivision as the Whitney Terrace Local Historic District.doc, JHPC 2-26-25 Minutes.pdf, LHD-1-2025 Staff Report Packet.pdf

Entered by: jbernhard@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/12/2025	Dustin Anderson	Approve	3/12/2025
1	3	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	4	3/13/2025	Beth Beatty	Approve	3/14/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 214-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:
Ordinance Authorizing an Amendment to the Annual Budget of the City of Joliet for the 2025 Fiscal Year (2024 Projects Funded in 2025)

BACKGROUND:
The City of Joliet adopted the 2025 Budget on December 17, 2024. There are projects and capital purchases that span multiple fiscal years. When this occurs, staff uses its best efforts to estimate how much will be spent in each year. The purpose of the budget amendment is to move unspent funds for specific projects and purchases from the 2024 fiscal year to the 2025 fiscal year budget. Combining all of the projects into one ordinance eliminates the need for individual amendments throughout the year.

The Finance Committee will be reviewing this item at their March 18, 2025 meeting.

CONCLUSION:
Adoption of the attached Ordinance will move unspent funds from the 2024 fiscal year to the 2025 fiscal year, which allows previously budgeted projects and purchases to continue.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the attached Ordinance.

powered by Legistar™

ORDINANCE NO.

ORDINANCE AUTHORIZING AN AMENDMENT TO THE ANNUAL BUDGET OF THE CITY OF JOLIET FOR THE 2025 FISCAL YEAR (2024 PROJECTS FUNDED IN 2025)

WHEREAS, the City of Joliet, Illinois (the "City") is a duly organized and existing municipal corporation created under the provisions of the laws of the State of Illinois; and

WHEREAS, pursuant to 65 ILCS 5/8-2-9.4, the City of Joliet adopted Ordinance No. 18704 on December 17, 2024 adopting an annual budget for the fiscal year commencing on January 1, 2025 and ending on December 31, 2025; and,

WHEREAS, pursuant to 65 ILCS 5/8-2-9.6, by a vote of two-thirds of the members of the corporate authorities then holding office, the annual budget of the City of Joliet may be revised by deleting, adding to, changing or creating sub-classes within object classes and object classes themselves. No revision of the budget shall be made increasing the budget in the event funds are not available to effectuate the purpose of the revision; and**,**

WHEREAS, funds are available to effectuate the purpose of this revision.

WHEREAS, the City of Joliet is a home rule unit of local government.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, ILLINOIS, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: That the amounts shown in Schedule A, attached hereto and made a part hereof by reference, increasing and/or decreasing certain object classes and decreasing certain fund balances with respect to the City of Joliet's 2025 Budget are hereby approved.

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 immediately upon its passage.

PASSED this____day of_____, 2025

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

	Budget Amendment Amount
100-General	**719,997.10**
07001000	
524300	30,225.00
536102	21,500.00
09027000	
524200	257,509.00
09029000	
524200	227,982.00
524300	182,781.10
200-Motor Fuel Tax	**760,555.04**
20090270	
557200	760,555.04
300- Capital Projects	**10,415,218.44**
30090270	
557200	7,149,856.92
30070020	
557500	2,508,497.78
30090270	
557200	301,999.74
557900	71,275.00
30020010	
557300	383,589.00
500- Sewer and Water Operating	**647,880.77**
50080012	
523300	100,000.00
524200	338,800.00
50080013	
523300	150,000.00
50080020	
524200	34,080.77
50080320	
523300	25,000.00
501- Sewer and Water Capital	**639,567.08**
50180012	
557200	100,024.56
50180014	
557200	84,798.62
50180020	
557200	454,743.90
501- Water/Sewer Capital	**841,614.00**
50180012	
557500	137,880.00
50180012	
557500	427,974.00

50180802	
557500	275,760.00
501-Sewer and Water Capital	**19,106.36**
50180012	
557200	19,106.36
521-Parking Capital	**200,000.00**
52190020	
557300	200,000.00
530-IEPA LTCP	**3,000,000.00**
53080000	
557200	3,000,000.00
536-IEPA Lead Water Service	**235,903.45**
53680000	
557200	235,903.45
537-IEPA Lead Water Service	**2,522,761.04**
53780000	
557200	2,522,761.04
538-Water Main Replacements	**16,110,024.25**
53880000	
557200	16,110,024.25
539-Westside WWTP Expansion	**1,000,000.00**
53980000	
557200	1,000,000.00
225-Rock Run TIF#7	**3,223,229.00**
25520240	
557200	3,223,229.00
538-Watermain Replacements	**1,380,401.00**
53880000	
557200	1,380,401.00
Grand Total	**41,716,257.53**

Amendment Detail

Fund	Department/Division	Org	Object	Project name	Budget Amendment Amount
100-General	Fire	07001000	524300	Station 6 Officer Room	$18,225.00
100-General	Fire	07001000	524300	Station 1 Office	$12,000.00
100-General	Fire	07001000	536102	Life Rings with Cabinets & Alarms for River Wall	$8,000.00
100-General	Fire	07001000	536102	AEDs for COJ buildings and vehicles	$13,500.00
100-General	Public Works	09027000	524200	652 Collins St Alley Improvements	$57,509.00
100-General	Public Works	09027000	524200	2024 Sidewalk/Curb Project-East Joliet	$200,000.00
100-General	Public Works	09029000	524200	Salt and Contract Snow Removal	$227,982.00
100-General	Public Works	09029000	524300	2023 SIDEWALK CURB PROJECT CONTRACT D	$20,145.50
100-General	Public Works	09029000	524300	2024 Sidewalk/ Curb Project- Central Joliet	$53,750.00
100-General	Public Works	09029000	524300	2024 Sidewalk/ Curb Project- Far West Joliet	$71,425.15
100-General	Public Works	09029000	524300	2024 Sidewalk/ Curb Project- East Joliet	$22,911.00
100-General	Public Works	09029000	524300	2O23 SIDEWALK CURB PROJECT CONTRACT B	$14,549.45
200-Motor Fuel Tax	Public Works	20090270	557200	WASHIINGTON/ EASTERN ROADWAY PROJECT	$24,826.51
200-Motor Fuel Tax	Public Works	20090270	557200	DEKALB/ DORA ROADWAY PROJECT	$43,988.49
200-Motor Fuel Tax	Public Works	20090270	557200	RUSSELL ST ROADWAY PROJECT	$192,250.04
200-Motor Fuel Tax	Public Works	20090270	557200	IL53 @ Emerald	$499,490.00
225-Rock Run TIF#7	Public Works	25520240	557200	Olympic BLVD	$3,223,229.00
300- Capital Projects	Public Works	30020010	557300	JMMRTC - 1B- Bus Station (Bond Co Lawfirm)	$383,589.00
300- Capital Projects	Fire	30070020	557500	Fire apparatus 2023 Pumper	$1,157,154.00
300- Capital Projects	Fire	30070020	557500	Fire apparatus 2024 Pumper	$1,157,154.00
300- Capital Projects	Fire	30070020	557500	2 Trailers For HazMat	$64,904.00
300- Capital Projects	Fire	30070020	557500	1 Van for Haz Mat	$129,285.78
300- Capital Projects	Public Works	30090270	557200	JOLIET/ OTTAWA STREETSCAPE (capital)	$37,961.81
300- Capital Projects	Public Works	30090270	557200	2023 SIDEWALK CURB PROJECT CONTRACT D (capital)	$12,297.71
300- Capital Projects	Public Works	30090270	557200	2024 Sidewalk/ Curb Project- Central Joliet (capital)	$250,000.00
300- Capital Projects	Public Works	30090270	557200	CASS/ JEFFERSON STREETSCAPE (capital)	$1,740.22
300- Capital Projects	Public Works	30090270	557200	Pilcher Park Culvert Repair	$149,856.92
300- Capital Projects	Public Works	30090270	557200	2024 Resurfacing	$7,000,000.00
300- Capital Projects	Public Works	30090270	557900	2024 Sidewalk/ Curb Project- East Joliet (capital)	$71,275.00
500- Sewer and Water Operating	Sewer and Water	50080012	523300	Water Loss Program Leak Detection	$100,000.00
500- Sewer and Water Operating	Sewer and Water	50080012	524200	2024 Utilities Spoils Hauling	$338,800.00
500- Sewer and Water Operating	Sewer and Water	50080013	523300	Commercial Water Service GIS Mapping	$100,000.00
500- Sewer and Water Operating	Sewer and Water	50080013	523300	Baxter & Woodman Professional Services Master Services Agreement	$50,000.00
500- Sewer and Water Operating	Sewer and Water	50080020	524200	2023 Sanitary Sewer Cleaning	$34,080.77
500- Sewer and Water Operating	Sewer and Water	50080320	523300	Water Loss Program Meter Testing	$25,000.00
501- Sewer and Water Capital	Sewer and Water	50180012	557200	Houbolt/Hollywood	$100,024.56
501- Sewer and Water Capital	Sewer and Water	50180014	557200	Washington Street Improvements	$84,798.62
501- Sewer and Water Capital	Sewer and Water	50180020	557200	Plainfield Road Water Main Improvements	$114,309.70
501- Sewer and Water Capital	Sewer and Water	50180020	557200	Collins Street Water Main Improvements Project	$161,715.10
501- Sewer and Water Capital	Sewer and Water	50180020	557200	Varnardo Park Water Main Improvements Project	$80,134.43
501- Sewer and Water Capital	Sewer and Water	50180020	557200	Bluff Street Sanitary Interceptor Rehab	$34,246.80
501- Sewer and Water Capital	Sewer and Water	50180020	557200	Houbolt/Hollywood	$19,337.87
501- Sewer and Water Capital	Sewer and Water	50180020	557200	2023 Sanitary Sewer Cleaning - Lasser Manhole	$45,000.00
501- Water/Sewer Capital	Water and Sewer	50180012	557500	Navistar Dumps	$137,880.00
501- Water/Sewer Capital	Water and Sewer	50180012	557500	Navistar Dumps	$137,880.00
501- Water/Sewer Capital	Water and Sewer	50180012	557500	Navistar Dumps	$145,047.00
501- Water/Sewer Capital	Water and Sewer	50180012	557500	Navistar Dumps	$145,047.00
501- Water/Sewer Capital	Water and Sewer	50180802	557500	Navistar Dumps	$137,880.00
501- Water/Sewer Capital	Water and Sewer	50180802	557500	Navistar Dumps	$137,880.00
501-Sewer and Water Capital	Public Works	50180012	557200	WASHIINGTON/ EASTERN ROADWAY PROJECT	$19,106.36
521-Parking Capital	Parking	52190020	557300	Ottawa Street Technology Upgrades	$200,000.00
530-IEPA LTCP	Sewer and Water	53080000	557200	CSO LTCP Phase IV	$3,000,000.00
536-IEPA Lead Water Service	Sewer and Water	53680000	557200	Collins Street Water Main Improvements Project	$235,903.45
537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Plainfield Road Water Main Improvements	$285,806.70

537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Varnardo Park Water Main Improvements Project	$484,294.24
537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Broadway/Center/Western Water Main Improvements	$503,335.94
537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Garnsey Park 5B Water Main Improvements	$117,333.52
537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Spring Creek Phase I Water Main Improvements	$1,131,990.64
538-Water Main Replacements	Sewer and Water	53880000	557200	Plainfield Road Water Main Improvements	$5,933,338.48
538-Water Main Replacements	Sewer and Water	53880000	557200	Collins Street Water Main Improvements Project	$1,242,753.01
538-Water Main Replacements	Sewer and Water	53880000	557200	Varnardo Park Water Main Improvements Project	$1,602,223.46
538-Water Main Replacements	Sewer and Water	53880000	557200	PSA for 2024 Construction Related Engineering Services	$2,720,550.18
538-Water Main Replacements	Sewer and Water	53880000	557200	Broadway/Center/Western Water Main Improvements	$3,201,709.81
538-Water Main Replacements	Sewer and Water	53880000	557200	Garnsey Park 5B Water Main Improvements	$1,409,449.31
538-Watermain Replacements	Sewer and Water	53880000	557200	Chicago Street (Austin Tyler) Utilities Watermain	$1,380,401.00
539-Westside WWTP Expansion	Sewer and Water	53980000	557200	PSA for Westside WWTP Expansion Design	$1,000,000.00
537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Plainfield Road Water Main Improvements	$285,806.70
537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Varnardo Park Water Main Improvements Project	$484,294.24
537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Broadway/Center/Western Water Main Improvements	$503,335.94
537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Garnsey Park 5B Water Main Improvements	$117,333.52
537-IEPA Lead Water Service	Sewer and Water	53780000	557200	Spring Creek Phase I Water Main Improvements	$1,131,990.64
538-Water Main Replacements	Sewer and Water	53880000	557200	Plainfield Road Water Main Improvements	$5,933,338.48
538-Water Main Replacements	Sewer and Water	53880000	557200	Collins Street Water Main Improvements Project	$1,242,753.01
538-Water Main Replacements	Sewer and Water	53880000	557200	Varnardo Park Water Main Improvements Project	$1,602,223.46
538-Water Main Replacements	Sewer and Water	53880000	557200	PSA for 2024 Construction Related Engineering Services	$2,720,550.18
538-Water Main Replacements	Sewer and Water	53880000	557200	Broadway/Center/Western Water Main Improvements	$3,201,709.81
538-Water Main Replacements	Sewer and Water	53880000	557200	Garnsey Park 5B Water Main Improvements	$1,409,449.31
539-Westside WWTP Expansion	Sewer and Water	53980000	557200	PSA for Westside WWTP Expansion Design	$1,000,000.00

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 214-25

File ID: 214-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Finance **Final Action:**

Title: Ordinance Authorizing an Amendment to the Annual Budget of the City of Joliet for the 2025 Fiscal Year (2024 Projects Funded in 2025)

Agenda Date: 03/18/2025

Attachments: Ordinance for Master Budget Amendment.docx

Entered by: rgatson@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
2	1	3/10/2025	Gina Logalbo	Approve	3/10/2025
2	2	3/10/2025	Kevin Sing	Approve	3/12/2025
2	3	3/10/2025	Todd Lenzie	Approve	3/12/2025
2	4	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 215-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Ordinance Authorizing the City of Joliet to Borrow Funds from the IEPA Public Water Supply Loan Program for Joliet Water System Improvements Required for Implementation of the Alternative Water Source Program

BACKGROUND:
The City of Joliet's existing water source, the deep groundwater aquifer, will be depleted to the point of not being able to meet the City's maximum day water demands by the year 2030. In January 2021, the City Council selected purchasing Lake Michigan water from the City of Chicago as its alternative water source. In order to receive Lake Michigan water, the City needs to make improvements to its water system such as addition of pumping and storage facilities and distribution system improvements. The City's funding strategy for these projects is a mixture of federal and state low interest loans.

In order to be eligible for IEPA SRF loan funding from the Public Water Supply Loan Program, the City is required to pass a Debt Authorizing Ordinance. The ordinance authorizes the City to borrow up to but not exceeding $100,000,000.00 for the following projects:

- JOL-08-02 Elevated Storage Tanks (West and Central/Southeast)
- JOL-08-03 Booster Pump Stations/Upgrades and Morgan Street Pressure Reducing Valve
- JOL-08-04 Distribution System Improvements

The final loan amounts will not be determined until after each project is bid. Upon completion of project bidding, a loan application will be submitted to the IEPA for each project. A resolution authorizing the Mayor and City Manager to enter into the loan agreements will be approved prior to the start of each project. The money will not be officially borrowed until the time that the loan agreement is signed.

The Finance Committee will review this matter.

CONCLUSION:
The Administration is requesting approval of the attached Ordinance authorizing the City of Joliet to borrow funds up to $100,000,000.00 from the IEPA Public Water Supply Loan Program for Joliet water system improvements required for implementation of the Alternative Water Source Program.

RECOMMENDATION:
Based on the above, the Administration recommends that the Mayor and City Council approve the attached Ordinance authorizing the City of Joliet to borrow funds up to $100,000,000.00 from the IEPA Public Water Supply Loan Program for Joliet water system improvements required for implementation of the Alternative Water Source Program.

ORDINANCE NO.

ORDINANCE AUTHORIZING THE CITY OF JOLIET TO BORROW FUNDS FROM THE IEPA PUBLIC WATER SUPPLY LOAN PROGRAM FOR JOLIET WATER SYSTEM IMPROVEMENTS REQUIRED FOR IMPLEMENTATION OF THE ALTERNATIVE WATER SOURCE PROGRAM

WHEREAS, the City of Joliet (the “City"), Will and Kendall Counties, Illinois is an Illinois municipal corporation and home rule unit of local government that has provided by ordinance for the combination of its municipally-owned waterworks system and its municipally-owned sanitary sewerage system and for the operation thereof as a single utility (the "System"), in accordance with the provisions of Division 139 of Article 11 of the Illinois Municipal Code, as supplemented and amended (the "System Act"), the Local Government Debt Reform Act, 30 ILCS 350/1 et seq. (collectively the "Reform Act"), and the home rule powers of the City under the provisions of Section 6 of Article VII of the Illinois Constitution ("Home Rule Powers") (said System Act, Reform Act and Home Rule Powers, collectively, the "Enabling Law"); and

WHEREAS, the Mayor and City Council of the City of Joliet (the "Corporate Authorities") have previously issued various series of Waterworks and Sewerage Revenue Bonds (collectively, the "Outstanding Bonds") pursuant to the Master Indenture of Trust securing Waterworks and Sewerage Revenue Senior Lien Obligations dated as of March 15, 2022 (the "Master Indenture") from the City to U.S. Bank Trust Company, National Association, as trustee, which provides for a "Waterworks and Sewerage Fund" (the "Fund") of the City for the financial management and accounting for the System; and

WHEREAS, the Master Indenture governs the collection, segregation, and application of all revenues (the "Revenues") of the System and provides for the accounts of the Fund, one of which is the "System General Fund," which account is subordinate to the various other accounts of the Fund in the application of the Revenues; and

WHEREAS, the terms of the Master Indenture are hereby acknowledged and made controlling as to the terms of the borrowings provided for in this Ordinance; and

WHEREAS, the Corporate Authorities have determined that it is advisable, necessary and in the best interest of the public health, safety and welfare to improve the System by completing the following projects:

- L176787 JOL-08-02 Elevated Storage Tanks (West and Central/Southeast)
- L176801 JOL-08-03 Booster Pump Stations/Upgrades and Morgan Street Pressure Reducing Valve
- L176802 JOL-08-04 Distribution System Improvements

together with any land or rights in land and all electrical, mechanical, or other services necessary, useful or advisable to the construction and installation (the "Projects"), all in accordance with the plans and specifications prepared by the consulting engineers of the City, which Projects have a useful life of 50 years; and

WHEREAS, the estimated cost of construction and installation of the Projects, including engineering, legal, financial, and other related expenses is one hundred million dollars ($100,000,000.00) and there are insufficient funds on hand and lawfully available to pay these costs; and

WHEREAS, the costs of the Projects are expected to be paid for with three separate loans (the "Loans") to the City from the State of Illinois Public Water Supply Loan Program through the Illinois Environmental Protection Agency (the "IEPA"), the Loans to be repaid from revenues of the System from the System General Fund, and the Loans are authorized to be accepted at this time pursuant to Enabling Law; and

WHEREAS, each Loan shall be evidenced by a "Loan Agreement" in form and substance provided by the IEPA, shall bear an interest rate as defined by 35 Ill. Adm. Code 662, which does not exceed the maximum rate authorized by the Enabling Law at the time of the issuance of the Loan; and

WHEREAS, the principal and interest payments to be made with respect to the Loans shall be payable semi-annually, and each of the Loans shall mature within 30 years or such longer period as may be authorized by Illinois law after the completion of the portion of the Projects for which such Loan is made, which is within the period of useful life of each of the Projects; and

WHEREAS, in accordance with the provisions of Enabling Law, the City is authorized to borrow funds from the Public Water Supply Loan Program through the IEPA in the aggregate principal amount of one hundred million dollars ($100,000,000.00) to provide funds to pay the costs of the Projects; and

WHEREAS, each loan to the City shall be made pursuant to a Loan Agreement, including certain terms and conditions between the City and the IEPA.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JOLIET, WILL AND KENDALL COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION 1: Incorporation of Preambles. The Corporate Authorities hereby find that the recitals contained in the preambles are true and correct, and incorporate them into this Ordinance by this reference.

SECTION 2: Determination to Borrow Funds Pursuant to the Loans as Evidenced by the Loan Agreements. It is necessary and in the best interests of the City to construct the Projects for the public health, safety and welfare, in accordance with the plans and

specifications, as described; that the System continues to be operated in accordance with the provisions of the Illinois Environmental Protection Act, 415 ILCS 5/1 *et seq.;* and pursuant to the Master Indenture; and that for the purpose of paying a part of the costs of constructing the Projects, it is hereby authorized that funds be borrowed by the City in the aggregate principal amount (which can include construction period interest financed over the term of the Loans) not to exceed ***one hundred million dollars*** ($100,000,000.00) said Loans to be evidenced by the Loan Agreements.

SECTION 3: Additional Ordinances. The Corporate Authorities may adopt additional ordinances or proceedings supplementing or amending this Ordinance, providing for entering into the Loan Agreements with the IEPA, prescribing all the details of the Loan Agreements and providing for the collection, segregation and distribution of the revenues of the System on deposit in the System General Fund, so long as the maximum amount of each Loan Agreement as set forth in this Ordinance is not exceeded and there is no material change in the project or purposes described herein. Any additional ordinances or proceedings shall in all instances become effective in accordance with the Enabling Law or other applicable laws. This Ordinance, together with such additional ordinances or proceedings, shall constitute complete authority for entering into the Loan Agreement under applicable law.

However, notwithstanding the above, the City may not adopt additional ordinances or amendments which provide for any substantive or material change in the scope and intent of this Ordinance, including but not limited to interest rate, preference or priority of any other ordinance with this Ordinance, parity of any other ordinance with this Ordinance, or otherwise alter or impair the obligation of the City to pay the principal and interest due to the Public Water Supply Loan Program without the written consent of the IEPA.

SECTION 4: Loans not Indebtedness of City. Repayment of the Loans to the IEPA by the City pursuant to this Ordinance is to be solely from the Revenues on deposit to the credit of the System General Fund, and the Loans do not and shall not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation.

SECTION 5: Application for Loans. The City Manager is hereby authorized to make application to the IEPA for the Loans through the Public Water Supply Loan Program, in accordance with the Loan requirements set out in 35 Ill. Adm. Code 662.

SECTION 6: Acceptance of Loan Agreement. The Corporate Authorities hereby authorize acceptance of the offer of the Loans through the Public Water Supply Loan Program, including all terms and conditions of the Loan Agreements as well as all special conditions contained therein and made a part thereof by reference. The Corporate Authorities further agree that the Loan funds awarded shall be used solely for the purposes of the Projects as approved by the IEPA in accordance with the terms and conditions of the fourteen Loan Agreements.

SECTION 7: Reserve Accounts. The City will establish and maintain, at all times that these Loans are outstanding and unpaid and the Loan Agreements accordingly are in effect,

reasonable fees, charges and rates for the use and service of the System and will provide for the collection thereof and the segregation and application of the Revenues in the manner provided by the Master Indenture and this ordinance, sufficient at all times to pay Operating Expenses (as defined in the Master Indenture); to pay the principal of and interest on all revenue bonds of the City which by their terms are payable solely from Revenues.

The City hereby agrees to establish and maintain subaccounts of the System General Fund known as the JOL-08-02 Elevated Storage Tanks SubAccount, JOL-08-03 Booster Pump Stations/Upgrades and Morgan Street Pressure Reducing Valve SubAccount, JOL-08-04 Distribution System Improvements The subaccounts shall secure only the IEPA Loans for the:

L176787 JOL-08-02 Elevated Storage Tanks

L176801 JOL-08-03 Booster Pump Stations/Upgrades and Morgan Street Pressure Reducing Valve

L176802 JOL-08-04 Distribution System Improvements

Such subaccounts shall be funded with such monies as reserved for the payment of the Loans as the Loan Agreements shall require; and upon funding, such reserves shall further secure payments of the Loans. Each Program Sub-Account within the System General Fund to be established with respect to a loan pursuant to this Section 7 may be consolidated and administered by the City as a single sub- account within the System General Fund.

The City has outstanding bonds, payable from revenues of the System, that are senior to the Loans authorized by this Ordinance, and the City establishes an account, coverage, and reserves equivalent to the accounts, coverages and reserves as the senior lien holders in accordance with 35 Ill. Admin. Code 662.350(a)(9)(C)(PWS).

SECTION 8: Authorization of Mayor to Execute Loan Agreements. The Mayor is hereby authorized and directed to execute the Loan Agreements with the IEPA. The Corporate Authorities may authorize by resolution a person other than the Mayor for the sole purpose of authorizing or executing any documents associated with payment requests or reimbursements from the IEPA in connection with one or more of the Loans.

SECTION 9: Subordination. All Loans to the City from the State of Illinois Public Water Supply Loan Program through the IEPA and the Loan Agreements with respect thereto shall be completely subordinated to all Senior Lien Obligations under the Master Indenture, and to all requirements of all Funds, Sub-Funds, and Accounts maintained under the Master Indenture having a priority on application of the Revenues to that of the System General Fund. All such State of Illinois Public Water Supply Loan Program Loans shall be payable from the System General Fund. In addition, the City reserves the right to designate such Loans as Junior Lien Obligations under the Master Indenture payable from moneys that may be withdrawn from the Junior Lien Obligation Debt Service Fund.

SECTION 10: Severabllity. If any section, paragraph, clause, or provision of this Ordinance is held invalid, the invalidity of such section, paragraph, clause or provision shall not affect any of the other provisions of this Ordinance.

SECTION 11: Repealer. All ordinances, resolutions, orders, or parts thereof, which conflict with the provisions of this Ordinance, to the extent of such conflict, are hereby repealed.

PASSED this ____ day of _____, 2025

MAYOR	**CITY CLERK**

VOTING YES:_____

VOTING NO:_____

NOT VOTING: _____

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 215-25

File ID: 215-25 **Type:** Ordinance **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/07/2025

Department: Public Utilities **Final Action:**

Title: Ordinance Authorizing the City of Joliet to Borrow Funds from the IEPA Public Water Supply Loan Program for Joliet Water System Improvements Required for Implementation of the Alternative Water Source Program

Agenda Date: 03/18/2025

Attachments: debt_authorizing_ordinance_joliet_20250305.docx

Entered by: aswisher@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/12/2025
1	2	3/10/2025	Allison Swisher	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 217-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Jeff Carey, Chief of Fire

SUBJECT:
Resolution Accepting the $1,900,000.00 Legislative Pass-Through from the State of Illinois to Fund the Community Mental Health Program

BACKGROUND:
The Joliet Fire Department received a legislative pass-through to fund the Joliet Community Mental Health Program in the State of Illinois fiscal year 2025 budget in the amount of $1,900,000.00. The legislative pass-through will be managed as a reimbursement grant. The grant will provide cost-free mental health care for all City of Joliet and Will County residents. The funding is expected to be available in March 2025.

This item was reviewed at the Public Safety Committee Meeting held on March 4, 2025, and recommended to the full Council for approval.

CONCLUSION:
The State of Illinois' fiscal year 2025 budget included $1,900,000.00 to fund the Community Mental Health Program for all Joliet and Will County residents. Mental health provider services will be paid from the Mis. Expense Fund (Org 07001000, Object 548000) and then reimbursed from the state monthly.

RECOMMENDATION:
Based on the above, it is recommended the Mayor and City Council accept the legislative pass-through from the State of Illinois in the amount of $1,900,000.00.

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RESOLUTION NO. _____

RESOLUTION APPROVING AND AUTHORIZING THE ACCEPTANCE OF LEGISLATIVE PASS-THROUGH FROM THE STATE OF ILLINOIS TO FUND THE COMMUNITY MENTAL HEALTH 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 of Joliet is hereby authorized and directed to accept the 2025 Legislative Pass-Through from the State of Illinois.

SECTION 2: This Resolution shall take effect upon its passage.

PASSED this _____ day of _____, 2025

_____ _____

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: mgreen@joliet.gov

FEIN: 366088568

By: _____

Date: _____

Printed Name: _____

Printed Title: _____

Second Grantee Approver

(optional at Grantee's discretion)

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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, 2024 and expires on Jun 30, 2025 (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 **$1,900,000.00**, 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 will be treated in accordance with 2 CFR 200.305(b)(9), unless otherwise provided in **PART TWO** or **PART THREE**. Grantee must remit annually any amount due in accordance with 2 CFR 200.305(b)(9) 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)(8).

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, Section 1001 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 Governmentwide 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 the *de minimis* rate as set forth in 2 CFR 200.414(f), 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)(7)(i) 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(i)(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 appropriate 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 quarterly reports with Grantor describing the expenditure(s) of the funds related thereto, unless more frequent reporting is required by the Grantee due to the funding source or pursuant to specific award conditions. 2 CFR 200.208. 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 **PART TWO**, **PART THREE**, or **Exhibit E** pursuant to specific award 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 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 period; where the accomplishments can be quantified, a computation of the cost and demonstration of cost effective practices (e.g., through unit cost data); performance trend data and analysis if required; and reasons why established goals were not met, if appropriate. 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 the threshold amount as set out in 2 CFR 200.501(a) 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 the threshold amount as set out in 2 CFR 200.501(a) in federal Awards, Grantee is subject to the following audit requirements:

(i) If, during its fiscal year, Grantee expends at least the threshold amount as set out in 44 Ill. Admin. Code 7000.90(c)(1) 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 the threshold amount as set out in 44 Ill. Admin. Code 7000.90(c)(1) in State-issued Awards, but expends at least the threshold amount as set out in 44 Ill. Admin Code 7000.90(c)(2)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 the threshold amount as set out in 2 CFR 200.501(a) 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 the threshold amount as set out in 2 CFR 200.501(a) 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)(4).

(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 as set forth 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 notify any potential subrecipient that the subrecipient must obtain and provide to the Grantee a Unique Entity Identifier prior to receiving a subaward. 2 CFR 25.300.

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)(2).

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 200.113; 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 200.317-200.326 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, as appropriate and to the extent consistent with law, Grantee must, to the greatest extent practicable 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 for work or products 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). In the event that Grant Funds are used in whole or in part to produce any written publications, announcements, reports, flyers, brochures or other written materials, Grantee must obtain Prior Approval for the use of those funds (2 CFR 200.467) and 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, 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. 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.

22.11. 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.

22.12. 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.

22.13. 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.

22.14. 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.

22.15. 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.

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EXHIBIT A

PROJECT DESCRIPTION

FEDERAL PROGRAM NAME: STATE PROGRAM NAME: 515-PCTS-PARTNERING COUNSELING TREATMENT SERV
PURPOSE OF GRANT
ACCOUNT_LINE(s) SUMMARY:

Acct.Line#: 1
CSFA Number: 444-22-3507
Appropriation FY: 2025
Appropriation Code: 0001.44490.4400.008500NE
WBS Element: 444MHGRT25-MHAOMHAO-SM11
Sponed. Prog: MHAO
Appropriation Amount: $1,900,000.00
These funds are Used/Reported by the Provider as Federal Funds: No
Use by DHS as Maintenance of Effort (MOE): Yes
Use by DHS as Matching Funds: No
Assistance Listing Program Number: 93.958
Assistance Listing Program Title: Block Grants for Community Mental Health Service
FAIN Number: B09SM089621 - FAIN Award Agency: Department of Health & Human Services - SAMHSA
FAIN Award Date: Oct 1, 2023

Partnering Counseling Treatment Services is a community-based program which will assist all Will County and city of Joliet residents with timely access to cost-free mental health services by connecting them to local counseling services. The program partners with local mental health providers with the ability to offer telehealth services resulting in wait times for resident's access to mental health treatment being drastically reduced from four to six weeks to 24 to 48 hours. This program will:

1. Reduce the burden on the county's emergency 911 system by providing a dedicated phone number for mental health related calls.
2. Connect Will County and city of Joliet residents to local mental health providers within 48 hours.
3. Reduce the costs of services provided by covering copays, costs not covered by private insurance, Medicare or Medicaid, and mental health related costs incurred by uninsured Will County and city of Joliet residents.

------ END OF PROGRAM: 515-PCTS-PARTNERING COUNSELING TREATMENT SERV -------

EXHIBIT B

DELIVERABLES

Upon execution of the grant agreement, reporting shall be in accordance with the requirements set forth in the Uniform Grant Agreement and related Exhibits which includes, but is not limited to the following:

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 and reports must be submitted no later than 30 days after the quarter ends.

B. Time Period for Close-out Reports. Grantee shall submit a Close-out Report pursuant to Paragraph 10.2 and 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 quarter ends.

D. Time Period for Close-out Performance Reports. Grantee agrees to submit a Close-out Performance Report, pursuant to Paragraph 11.2 and no later than 30 days after this Agreement's end of the period of performance or termination.

Grantee shall submit a quarterly Periodic Financial Report (GOMBGATU-4002 (N-08-17)) to the appropriate email address. Reported expenses should be consistent with the approved annual grant budget. Any expenditure variances require prior Grantor approval in accordance with Article VI of the Uniform Grant Agreement to be reimbursable.

PFR Email Address for General Grants: DHS.DMHQuarterlyReports@illinois.gov

PFR Email Address for Williams Consent Decree: DHS.DMHWilliamsInvoices@Illinois.gov

PFR Email Address for Colbert Consent Decree: DHS.Colbert.Invoices@illinois.gov

The Grantee shall submit quarterly Periodic Performance Report (GOMBGATU-4001 (N-08-17)) and the Periodic Performance Report Template by Program (PRTP) to the appropriate email address below. Reporting templates and instructions for submitting reports can be found in the Provider section of the DHS website.

PPR and PRTP Email Address for All Grants: DHS.DMHQuarterlyReports@illinois.gov

DMH reporting templates and detailed instructions for submitting reports can be found in the Provider section of the DHS website.

EXHIBIT B

DELIVERABLES

Performance Requirements:

1. Provide Will County and city of Joliet residents timely access to cost-free mental health services by being the payer of last resort for mental health services not covered by private insurance, Medicare or Medicaid, including the full cost of services for uninsured residents.
2. Partner with local mental health service providers to provide mental health services to Will County and city of Joliet residents.
3. Reimburse local mental health service providers for mental health services rendered to Will County and city of Joliet residents not covered by insurance, including the full cost of services for uninsured residents.
4. Cover mental health costs for verified Will County and city of Joliet residents only, as payer of last resort.
5. Require valid proof of residency from those seeking mental health services to ensure they are Will County or city of Joliet residents.
6. Hire additional staff as program expands.

------ END OF PROGRAM: 515-PCTS-PARTNERING COUNSELING TREATMENT SERV -------

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: Yolanda Wilson
Title: Children/Youth Program Mgr
Address: 600 E Ash St
Springfield, IL 62703-2925

GRANTEE CONTACT

Name: Maria Hernandez Green
Title: DIRECTOR OF FINANCE
Address: 150 W Jefferson St
Joliet, IL 60432-4148

GRANTEE PAYMENT ADDRESS
(If different than the address above)
Address:

FOR GRANT ADMINISTRATION

GRANTOR CONTACT

Name: Yolanda Wilson
Title: Children/Youth Program Mgr
Address: 600 E Ash St
Springfield, IL 62703-2925

Phone: 217-786-0305
TTY #:
E-mail Address: yolanda.wilson2@illinois.gov

GRANTEE CONTACT

Name: Maria Hernandez Green
Title: DIRECTOR OF FINANCE
Address: 150 W Jefferson St
Joliet, IL 60432-4148

Phone: 815-724-3217
TTY #:
E-mail Address: mgreen@joliet.gov

EXHIBIT D

PERFORMANCE MEASURES

1.Number of individuals who sought mental health services by calling the dedicated phone number at Joliet Fire Department (JFD).
2.Number of verified residents of Will County or the city of Joliet who sought mental health services by calling the dedicated phone number at JFD.
3.Number of verified residents of Will County or the city of Joliet who received mental health services after calling the dedicated phone number through the Joliet Fire Department.
4.Number of Will County and city of Joliet residents who sought mental health services by calling the dedicated phone number at JFD and were connected to a local provider within 72 hours.
5.Number of Will County and city of Joliet residents who received mental health services that were at least partially paid by Joliet Fire Department.
6.Number of invoices received from local mental health providers requesting reimbursement for mental health services delivered to Will County and city of Joliet residents who were under-insured or uninsured.
7.Number of invoices paid by JFD to local mental health providers reimbursing for mental health services delivered to Will County and city of Joliet residents who were under-insured or uninsured.
8.Number of new staff hired to respond to increased phone call volume as program expanded.

------ END OF PROGRAM: 515-PCTS-PARTNERING COUNSELING TREATMENT SERV -------

EXHIBIT D

PERFORMANCE STANDARDS

1.80% or more of verified residents of Will County and the city of Joliet who sought mental health services by calling the dedicated phone number through the Joliet Fire Department were connected to a local provider within 72 hours.
2.100 or more verified Will County or city of Joliet residents received mental health services that were at least partially paid by Joliet Fire Department.
3.100% of invoices received from local mental health providers for mental health services delivered to Will County and city of Joliet residents who were under-insured or uninsured were paid by Joliet Fire Department.
4.1 or more new staff hired to respond to increased phone call volume as program expanded.

------ END OF PROGRAM: 515-PCTS-PARTNERING COUNSELING TREATMENT SERV -------

EXHIBIT E

SPECIFIC CONDITIONS

FY 2025 FISCAL AND ADMINISTRATIVE (from the ICQ):
Your responses to the ICQ questions identified conditions which indicate a weakness in the identified areas. If your response(s) to the ICQ questions indicate a weakness in the identified area below, a Corrective Action Plan (CAP) is required to be submitted to your cognizant agency. If IDHS is your Cognizant Agency, please send an email to DHS.DMHGrantApp@Illinois.gov to begin communicating the direction and requirements of the CAP.

Question 03.05 - Who prepares the organization's financial statements?
Applicant Response:
Independent auditors who conduct the financial statement audit

Suggested Mitigation:
A company's management has the responsibility for preparing the company's financial statements and related disclosures. The company's outside, independent auditor then subjects the financial statements and disclosures to an audit. For the sake of independence, financial statements to be audited should be prepared by trained staff of the organization, or an outside consultant independent of the agency internal audit firm.

Question 03.06 - Who prepares the organization's program performance reports?
Applicant Response:
Grant Managers or Program Directors

Suggested Mitigation:
Trained staff who have a working knowledge of the program's objectives, accomplishments, activities, and deliverables should be responsible for preparing the organizations programmatic performance reports.

------ END OF PROGRAM: 515-PCTS-PARTNERING COUNSELING TREATMENT SERV -------

EXHIBIT F

PAYMENT

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 (Cash Budget).

Working Capital Advance Method

A. 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.

B. Grantees must 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. Invoices must be submitted no later than 15 days following the end of any respective monthly invoice period, or as indicated in their UGA Exhibit F - Payments. Invoices must 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.

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. Working Capital Advance Payments are limited to a single occurrence per grant term.

E. Following the initial working capital advance payment, grantees will be paid via reimbursement method unless an IDHS Advance Payment Request Cash Budget Template is submitted for Advanced Payment Method.

Grantee must submit invoice to applicable email address no later than 15 days after the end of service month:
PFR Email Address for General Grants: DHS.DMHQuarterlyReports@illinois.gov
PFR Email Address for Williams Consent Decree: DHS.DMHWilliamsInvoices@Illinois.gov
PFR Email Address for Colbert Consent Decree: DHS.Colbert.Invoices@illinois.gov

------ END OF PROGRAM: 515-PCTS-PARTNERING COUNSELING TREATMENT SERV -------

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**.

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 ARTICLE XXV 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.

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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 **B** . 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.

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Mental Health Attachment B - FY2025

Table of Contents

I. Introduction

II. Applicable Rules and Definitions

III. Programs and Services

IV. Payment

V. Provider Eligibility Criteria

VI. Provider Requirements

VII. Special Conditions

I. Introduction

This document serves as an attachment to the Illinois Department of Human Services (IDHS) Uniform Grant Agreement (UGA) and sets forth supplemental obligations between the provider and the Department. The Attachment provides the provider's requirements beyond those in the Agreement and is intended to clarify programmatic areas of the Department of Human Services Division of Mental Health (IDHS/DMH) programs. Providers are strongly advised to consult the IDHS/DMH provider Manual for additional information on requirements and guidelines regarding the delivery of and payment for services under this Uniform Grant Agreement. The IDHS/DMH Provider Manual is incorporated into this attachment by reference and is made part of the contract and attachment requirements.

II. Applicable Rules and Definitions

The provider shall comply with all applicable federal, state, and local rules and statutes, including, but not limited to, the following:

A. Federal

1. Block Grants for Community Mental Health Services, Subp. I & III, Part B, Title XIX, PHS Act/45 CFR Part 96; also portions of 2 CFR Part 200 / 45 CFR Part 75
2. Medicaid (42 U.S.C.A 1396 (1996);
3. 42 CFR 440 (Services: General Provision) and 42 CFR 456 (Utilization Control) (1996);
4. Health Insurance Portability and Accountability Act (HIPAA) as specified in 45 CFR, Section 160.310;
5. Title XX of the Social Security Act, 42 USC 1397 et. seq.;
6. 45 CFR Part 96 (Block Grants) Subpart B, Subpart C, and Subpart G;
7. HITECH Act - 42 CFR: Parts 412, 413, 422, and 495, 45 CFR: Subtitle A Subchapter D;
8. Patient Protection and Affordable Care Act (PPACA), Public Law 111-148
9. More information on Federal Rules and Codes may be obtained on the internet

B. State

1. Campus Security Enhancement Act of 2008 (110 ILCS 12/1)
2. Mental Health and Developmental Disabilities Code (405 ILCS 5)
3. Community Services Act (405 ILCS 30)
4. Mental Health and Developmental Disabilities Confidentiality Act (740 ILCS 110)
5. Health Care Worker Background Check Act (225 ILCS 46)
6. Abused and Neglected Child Reporting Act (325 ILCS 5/1)
7. Elder Abuse and Neglect Act (320 ILCS20/7.5)
8. Adult Protective Services Act (320 ILCS 20/1)
9. Save Medicaid Access and Resources Together (SMART) Act (097-0689)
10. Firearm Concealed Carry Act (098-0063)

11. FOID Act (430 ILCS 65)
12. Public Act 099-0029
13. Grant Accountability and Transparency Act (30 ILCS 708)
14. 59 Ill. Admin. Code, Ch. 1, Part 50, Office of Inspector General Investigations of Alleged Abuse or Neglect in State-Operated Facilities and Community Agencies
15. 59 Ill. Admin. Code 103, Grants
16. 59 Ill. Admin. Code 115, Standards and Licensure Requirements for Community-Integrated Living Arrangements
17. 59 Ill. Admin Code 117, Family Assistance and Home-Based Support Programs for Persons with Mental Disabilities
18. 59 Ill. Admin. Code 125, Recipient Discharge/ Linkage/Aftercare
19. 59 Ill. Admin. Code 131, Children's Mental Health Screening, Assessment and Supportive Services Program
20. 59 Ill. Admin. Code 132, Medicaid Community Mental Health Services Program;
21. 89 Ill. Admin. Code 130, Administration of Social Service Programs
22. 89 Ill. Admin. Code 140, Medical Payment
23. 89 Ill. Admin. Code 140.642, Screening Assessment for Nursing Facility and Alternative Residential Settings and Services
24. 89 Ill. Admin. Code 507, Audit Requirements of Illinois Department of Human Services
25. 89 Ill. Admin. Code 509, Fiscal/Administrative Recordkeeping and Requirements
26. 89 Ill. Admin. Code 511, Grants and Grant Funds Recovery More information on State Statutes and Rules may be obtained on the Internet (For Statutes select "Illinois Compiled Statutes", for Rules select "Administrative Rules")

C. Manuals and Handbooks

The provider shall comply with all applicable requirements for services and service reporting as specified in the following Department manuals and/or handbooks:

1. IDHS Mental Health CSA Program Manual
2. IDHS/DMH PAS/MH Manual (found on IDHS Website)
3. Community Forensic Services Handbook (found on IDHS Website)
4. Community Mental Health Service Definitions and Reimbursement Guide
5. Community-Based Behavioral Services Provider Handbook: Chapter 200 | HFS (illinois.gov)
6. Handbook for Providers of Screening Assessment and Support Services, Chapter CMH-200 Policy and Procedures for Screening, Assessment and Support. This is found in the DMH Provider Manual, IV. MENTAL HEALTH SERVICES, A. Service Definitions and Requirements, #2.

III. Programs and Services

Through this agreement with the provider, the Department purchases one or more mental health programs or services, which are to be provided and then reported or billed to the Department and/or HFS under the following broad categories.

A. Services Purchased by Fee-for-Service

1. Medicaid Services

B. Capacity Grant Programs

This Uniform Grant Agreement may include grant funding for programs or portions thereof that involve some services and activities that have not been converted to a fee-for-service basis.

The provider's obligation in receiving capacity grant funds is to expend the

funding for allowable expenses required to meet the program's objectives or reconcile with services based on Exhibits in the Uniform Grant Agreement and to report to the Department on appropriate deliverables. As it meets the program objectives, a provider may determine that some program activities supported by these grant funds are billable services. However, when a provider bills for an activity under a capacity grant program, the provider is not to report the activity or the expenses as part of the grant funded deliverable, as this would result in counting the activity more than once in meeting the provider's obligation.

The Department must track capacity grant awards through its accounting system, please see the Uniform Grant Agreement, Part One, Article I, Paragraph 1.2 for funding amounts. In the reconciliation of allowable expenses, the Department expects the provider to demonstrate allowable expenses for the total of these lines for each program, not portions of the award that may be associated with specific accounting service codes or provider service sites.

The programs that comprise capacity grants vary among providers, and not all providers are currently funded for each of these programs. Full descriptions of capacity grant programs are located in Exhibit A of the appropriate grant agreement.

The capacity grant programs must meet the following guidelines:

1. The ratio of expenditures for the delivery of services and related activities to administrative costs shall be in accordance with the standards established in the Uniform Grant Agreement and the Provider Manual.
2. Capacity Grant funds may be used to provide capacity services for individuals enrolled in the Managed Care Initiatives. In the event that the Managed Care Initiatives begin making payments for capacity services, no additional funding will be provided by DMH for these services.
3. IDHS/DMH will specify any additional reporting requirements.

C. Donated Funds Initiative/Local Initiative Funds/Title XX

Services and Programs covered by the federal Social Services Block Grant are included in the Donated Funds Program. If you have any questions or require further information, please contact IDHS Division of Family and Community Services at (312) 793-0683.

IV. Payment

A. Payment for Fee-for-Service

Services paid on a fee-for-service basis are reimbursed after the services are delivered. Payments are made based on a bill or claim from the provider containing the appropriate service documentation as directed by the Department and/or the Illinois Department of Healthcare and Family Services. Third party payers must be billed prior to DMH because DMH is the payer of last resort. Providers are prohibited from submitting Medicaid and Non-Medicaid claims to the Department for any services delivered to enrollees in the Integrated Care Program.

B. Payment for Capacity Grants

Capacity grants are made by the selected payment method by the grantee and approved by DMH.

C. Payment for Special Projects

The Department may adopt a different payment schedule, reporting requirements, and monitoring activities for special projects. The details of these special projects will be specified in an exhibit describing the scope of service for the special project and will be on file with the Department.

D. Other Payment Conditions

1. Debt Service Deduction

a. If the Department approves the provider's request for a debt service deduction contract (pooled loan program or other loan program) the provider hereby authorizes the Department to deduct the provider's debt service payments from the Provider's award and forward payment directly to the trustee bank or other designated party. Participating providers agree to execute a debt service deduction contract in the form provided by the Department.

b. If the provider desires to participate in such a deduction contract, the Department shall receive ninety (90) days written notice from the provider of its intention to enter into pooled loan financing, or any other financing transaction which would require the use of a debt service deduction mechanism by the Department. If the provider fails to provide such notice, the Department shall not execute any debt service deduction contracts until the Department has had ninety (90) days for project review. The Department has the right of approval of all financed projects where the Department will perform the debt service deduction.

c. The provider shall supply to the Department an estimated debt service deduction payment schedule thirty (30) days before closing of the loan transaction.

d. Additionally, providers specifically acknowledge that if they enter into a debt service deduction contract to secure a loan based upon fee-for-service funding, such funding is based upon individuals receiving services, each authorized for service or placement by the Department, at rates set by the Department. Accordingly, if and when funding for a particular individual receiving service terminates, the Department does not guarantee replacement of equivalent funds. Therefore, any such debt service deduction contract will be honored only to the extent of currently supported fee-for-service funding at the time of any debt service deduction.

2. Full Year Service Delivery

The funds obligated under this total annual award are intended by the Department to support programs and services for individuals for the entire twelve-month period of the State fiscal year referenced herein. The provider shall ensure that all programs and services funded by this award are available for the entire twelve-month period of the fiscal year regardless of when full disbursement of the award occurs (unless prior written authorization is obtained from IDHS/DMH). The Department reserves the right to stop all payments to providers who cease providing programs and services during the contract year without the prior written approval of the Department.

3. Funding Reserves

   The Department maintains the right to reserve funds in this Uniform Grant Agreement based on budgetary considerations. Providers subject to reserves will be notified in writing of the amount and duration of the funding reserve.

V. Provider Eligibility Criteria

A. Accreditation

Providers that receive $200,000 or more annually in funding from the Division of Mental Health for mental health services, or that have a residential program are required to have their funded mental health services, including residential/services nationally accredited. Accreditation may be by one of the following national accreditation entities: The Council; CARF, The Rehabilitation Commission; The Joint Commission; Council on Accreditation of Services for Families and Children; or American Osteopathic Association, Healthcare Facilities Accreditation Program. As evidence of the accreditation, providers will submit to the IDHS Bureau of Accreditation, Licensure and Certification a copy of their current accreditation certificate, accreditation report, and all correspondence about corrective actions required to maintain accreditation status.

B. Medicaid Certification

1. Providers delivering community services to consumers and receiving funding under this contract must be:
    a. certified under 59 Ill. Admin. Code 132, and
    b. enrolled with the Department of Healthcare and Family Services
2. Providers delivering services to consumers must be enrolled with the Department of Healthcare and Family Services.

C. Forensic Services

Providers delivering court-ordered forensic services must comply with 725 ILCS 725 5/ 104-15, 104-16, 104-17 and 104-25 and 730 ILCS 5/5-2-4 and the provisions of the IDHS/DMH Community Forensic Handbook. Providers must also participate in IDHS/DMH forensic-specific training prior to offering forensic services as well as ongoing training offered by IDHS/DMH.

VI. Provider Requirements

A. Providers are required to clinically manage services consistent with medical necessity and clinical care guidelines. Providers shall comply with all utilization management and authorization policies and procedures described in the IDHS/DMH Provider Manual, including the submission of requests for authorization and the provision of clinical documentation and other information necessary to confirm the medical necessity and benefits of the requested service.

B. The provider is required to submit complete and accurate claims and encounter claims and data concerning the operation of its funded programs as directed in the Provider Manual, this Attachment, and/or its exhibits. Providers are required to submit client registration information for all consumers including those enrolled in managed care organizations (MCO) or other managed care initiative programs.

C. The provider in consultation with the IDHS/DMH Program Staff will cooperate in maintaining and updating the IDHS/DMH Provider Database.

D. The provider is required to preserve consumer access to service. Therefore, providers may not close a site or relocate a site where IDHS/DMH funded services are provided without obtaining approval from IDHS/DMH.

    1. Populations to be Served:
    Providers are required to serve individuals as described in the Provider Manual.

    2. Providers are required to work collaboratively with IDHS/DMH Program Staff to plan services for individual consumers who do not meet the criteria, but who are:

        a. Referred to or from an IDHS/DMH state hospital

        b. Referred from the Office of Inspector General's Adults with Disabilities Abuse Project

        c. Remanded to the Department and adjudicated as either unfit to stand trial (UST) or not guilty by reason of insanity (NGRI) and for whom state hospital inpatient services are unnecessarily restrictive

        d. Transitioning from Long Term Care facilities

E. For all the above populations, substance abuse as a co-occurring or secondary diagnosis is not a basis for exclusion from mental health services, but rather deserves special consideration in the delivery of services, including the integrated delivery of services when possible.

F. Consumers receiving IDHS/DMH funded services who are Limited English Proficient (LEP) will be offered services by bilingual staff or through interpreters.

VII. Special Conditions

A. Central Registry and Background Checks

The Provider will conduct required registry clearances (see below) for all employees at time of hire and then as required by the Health Care Worker Background Check Act (225 ILCS 46) and the Abused and Neglected Child

Reporting Act (325 ILCS 5/1) annually thereafter. Providers must establish a schedule to ensure all annually required registry clearances are completed:

1. Health Care Worker Registry (HCWR) Clearance

   This clearance must be conducted at the time of hire and annually thereafter to confirm whether new hires or other employees have a criminal background check result reported to the HCWR. It will also confirm whether the person has a disqualifying criminal conviction, IDPH waiver for any disqualifying convictions, and/or any substantiated findings of abuse or neglect reported.

   The provider shall not employ an individual in any capacity until the provider has inquired with the Illinois Department of Public Health as to information in the Health Care Worker Registry. The inquiry should be no more than 30 calendar days prior to the first day of employment.

   The Health Care Worker Background Check Act (225 ILCS 46) requires providers to terminate employees found to have any of the following:

   - disqualifying criminal convictions unless there is a waiver granted by IDPH, or
   - substantiated findings of physical or sexual abuse, neglect, or financial exploitation, or
   - indicated findings of abuse or neglect reported by the DCFS Central Register/Child Abuse and Neglect Tracking System (CANTS)
   - their name is listed on the HFS Office of the Inspector General Sanction List as not authorized for employment unless their employment is approved by HFS.

2. DCFS State Central Register/Child Abuse and Neglect Tracking System (CANTS) or Statewide Automated Child Welfare Information System (SACWIS) Clearance

The provider shall not utilize a staff person, contractor, or volunteer in any capacity until the Provider has inquired of the Department of Children and Family Services (DCFS) as to information in the DCFS State Central Register concerning the individual. If the Register reflects the existence of or contains information that indicates a disqualifying conviction or disqualifying substantiated case of abuse or neglect for which there is no waiver by the Department of Human Services, the provider shall not employ the individual in any capacity.

Disqualifying convictions or disqualifying substantiated cases of abuse or neglect are defined for the DCFS Central Register by the DCFS's standards for background checks in Part 385 of Title 89 of the Illinois Administrative Code. For each employee, the provider shall, in addition, inquire of the Register annually thereafter during employment. At the time of the annual check, if a current employee's name has been placed on the Register, the employee must be terminated unless there is a waiver by the Department of Human Services. For purposes of annual checks, providers must establish a schedule that results in completion of checks annually (approximately every 365 days).

For providers that are licensed by DCFS as Child Care Facilities and/or Mobile Crisis Response providers: Instead of the CANTS process, providers must complete background clearances using the Statewide Automated Child Welfare Information System (SACWIS). This clearance is submitted to DCFS using the appropriate Form(s) CFS 718. Once the provider documents in their file that the employee has had a SACWIS check, annual clearances are not required as the SACWIS automatically alerts providers to any subsequent DCFS abuse/neglect findings. The SACWIS check is not an IDHS accepted substitute for any other background checks or registry clearances, only CANTS. Providers must continue to complete all other required background checks and clearances at the time of hire and annually thereafter.

3. Illinois Sex Offender Registry Clearance

This clearance must be conducted at the time of hire and annually thereafter. Each employee's name must be cleared on the online Illinois Sex Offender Registry to document the person does not have a record

on this registry. Providers cannot hire individuals reported on this registry and must terminate current employee if reported. The results of all new hire and annual clearances of this registry must be documented in the employee's personnel or training record or in a location available for review by Department staff.

4. Healthcare and Family Services (HFS) Office of Inspector General (OIG) Sanctions List Clearances

   This registry clearance is used to document individuals or entities are not on the HFS OIG Sanctions List of terminated or suspended providers and barred entities and individuals. It is only conducted prior to employment of an individual or use of a subcontractor or licensed practitioner. Providers clear the person's name on the online HFS OIG web site. If an individual or entity is listed on the OIG Sanctions List, providers must get approval from HFS to hire the individual or entity per its guidelines. The results of this clearance must be documented in the employee's personnel or training record or a location available for review by Department staff.

B. Reporting and Investigating Incidents and Allegations of Abuse and Neglect

1. Provider Requirements
   a. The provider shall develop and implement a policy and procedure on Reporting and responding to Abuse and Neglect ensuring reporting incidents as required by 59 Ill Admin Code, Ch. 1, Part 50 including definitions of abuse and neglect, screening prohibition, time frames for reporting and preservation of evidence and best practice response to disclosure,
   b. The provider must ensure all employees successfully complete training on OIG Rule 50 at the time of hire and on a biennial (every two years) basis. Providers may be selected to participate in a random survey and provide verification of staff training, either through sign-in sheets or copies of training certificates.

c. The provider shall ensure and document that all OIG liaisons successfully complete the IDHS/OIG Basic Investigative Skills training and then every two years thereafter,

d. The provider shall ensure that the individual, as well as the parent or guardian are notified regarding an individual's involvement when an allegation is under investigation by the Office of the Inspector General,

e. The provider shall have a formalized ongoing systemic review process at least quarterly for evaluating all injuries, including those not definable as abuse and neglect, including and not limited to deaths, suicide attempts, and other adverse events within the agency. The review processes shall include, but are not limited to:

    i. Examining the circumstances and data to determine how and why the injury or other adverse event occurred, including determining all related processes and systems;

    ii. Identifying risk points and their potential contribution to the event, such as evaluating the appropriateness and adherence of the individual's treatment plan and level of supervision;

    iii. Identifying, communicating, documenting, implementing, and evaluating improvements in processes, systems, or treatment to prevent future such injury or other adverse event, including specifying:

        - The staff responsible for implementation;
        - When the actions will be implemented; and
        - How the effectiveness of the action will be evaluated.

2. It is the policy of the Division of Mental Health that all requirements pertaining to the reporting of licensed health care practitioners to the Illinois Department of Financial and Professional Regulation (IDFPR) and the National Practitioners Data Bank be followed. The Provider shall make such reports when and to the extent required by law.

3. The provider shall endeavor to reinforce the responsibility of health care practitioners to report appropriate matters to IDFPR by such actions, as it deems reasonably necessary, including posting notice that individual practitioners shall comply with applicable licensing and reporting requirements.

C. Representative Payee Support

For individuals receiving DMH services under this Uniform Grant Agreement, the provider shall, if clinically appropriate and as directed by a physician, serve as representative payee or arrange for representative payee for benefit payments under the Social Security Disability Insurance program and/or the Supplementary Security Income program.

For each individual receiving representative payee support, the provider will ensure that the individual's treatment plan includes goals, objectives and rehabilitation interventions designed to build the skills needed for the individual to progress toward self-management of their own funds.

Where the provider will function as the representative payee of record, the provider may be compensated for administrative and clerical support activities related to the management of funds per the rules and procedures of the Representative Payee Program of the Social Security Administration, SSA Payee Program.

D. Monitoring

1. The provider shall allow the Department or its agent access to its facilities, records, and employees for the purposes of monitoring this Agreement. The Department or its agent will monitor compliance with the conditions specified herein. However, for conditions specifically covered by accreditation standards, the provider's current accreditation status with full compliance on all relevant standards (as submitted per section V.A. of this agreement) is accepted by the Division of Mental Health in lieu of administrative and program monitoring requirements (per 405 ILCS 30/3). (Licensure and certification reviews per 59 Ill Admin

Code 115 and 132 will continue to provide deemed status as currently included).

The provider shall notify Program Staff if a specific monitoring activity is believed to be redundant with specific accreditation standards for which the provider has been previously determined to be currently in full compliance. If satisfactory resolution of the issue is not achieved with Program Staff, the issue should be advanced to the Director of IDHS/DMH for resolution.

Monitoring will be conducted by Department staff and its agent or contractors within various offices of the Department, including but not limited to, the IDHS/DMH; Bureau of Accreditation, Licensure, and Certification; Office of Contract Administration; and Office of the Inspector General.

Monitoring may consist of, but is not limited to, the following review activities:

a. Reviews of all required licenses and certifications;
b. Reviews of all provider service and funding plans;
c. Reviews of direct service provision;
d. Reviews of substantiated cases of abuse and neglect including follow-up actions and support of victims;
e. Review of appropriate team staffing based on Rule 132 and Rule 140 requirements;
f. On-site reviews of individual clinical records, personnel files, provider and program policies and procedures, and financial records;
g. On-site observations and interviews of individuals receiving services, guardians, and provider staff (including, but not limited to, program supervisory and direct care staff);
h. Reviews of electronic data submissions and verification of data submissions or data accepted in lieu of electronic submission;
i. Reviews of utilization patterns;

j. Reviews of training records;

k. Key indicators of the fiscal viability of the provider;

l. Measures of the degree of individual access to services, such as waiting lists;

m. Evidence Based Programs; and

n. Title XX.

2. Performance Measures: The provider shall provide all provider data for performance outcome measures at the request of the Department.

E. Data and Data Security

The provider shall adhere to IDHS policies and procedures for submitting data to the Department and for maintaining data security for all data submitted to, or received from, the Department.

F. Individual and Family Input and Participation

The provider shall have policies and practices which reflect formal mechanisms, which ensure the outreach toward, and participation of individuals, their families, and/or other interested parties in the planning, development, delivery, and evaluation of and satisfaction with clinical services.

Providers are expected to educate individuals receiving services or the parent/guardians of children/youth receiving services toward participation in developing their plan for care, treatment and services including a crisis plan. The individual's, child's parent/guardians, and when appropriate, youth's participation in developing his or her plan for care, treatment, services, and crisis plan is documented on the individual treatment plan as well as a separate note in the individual's clinical record. The note includes the provider's process for involving individuals, and child/youth parent/guardians in their care, treatment, and service decisions. The process shall consider and respect the individual's, and parent/guardian's and youth's views. All efforts to involve individuals in consumer-generated crisis planning are to be made and documented before employing a provider-generated crisis planning. Provider-

generated crisis planning is to be replaced with consumer-generated crisis plan that is consistent with trauma-informed care. A copy of the written treatment plan will be provided to the individual, parent/guardians, and youth. The expectation is that services delivered to children will be Family Driven, as defined by the Federal-Substance Abuse Mental Health Services Authority.

G. IDHS/DMH Individual and Family Grievance Process

The provider is responsible for maintaining an internal process for receiving and responding to grievances from individuals, families, or members of the community.

H. Requests for Information

The provider shall respond to a request by the Department for general information (for example, a legislative inquiry) within ten (10) working days of the written request for information. For emergency forensic inquiries, the provider shall respond within forty-eight (48) hours of receipt of the request.

I. Federal Mental Health Services Block Grant Funds

Federal Mental Health Services Block Grant funds (CFDA 93.958) allocated to a mental health grant provider shall not be used for the following:

1. To provide inpatient services;
2. To make cash payments to intended recipients of health services;
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; or
5. To improve financial assistance to any entity other than a public or nonprofit public entity

J. Federal Housing Development

The provider agrees to notify the DMH Housing Coordinator thirty (30) days in advance of making any application to the federal Department of Housing and Urban Development (HUD) for HUD Section 811 or Continuum of Care programs for community-based Permanent Supportive Housing development funding for persons with mental illnesses.

The provider further agrees not to include the Department as a funding source on any application without the express written consent of the DMH Housing Coordinator.

K. Consumer Registration Information

The provider shall ensure that consumer registration data on file with the Department or its agent are complete and are updated per department requirements to accurately reflect for each consumer receiving services their current status and condition, including information on diagnosis and functional capacity, whenever the consumer's treatment plan is updated, or the provider discontinues serving the consumer. For required data elements refer to the provider Manual.

L. Continuity of Care

Continuity of care is a core tenet of responsible community mental health care. The provider is required to participate in a continuity of care activity to minimize barriers between and among inpatient, outpatient, emergency room, and other key health care boundaries in the local community. The Division will facilitate this planning process during the fiscal year and send notice to its providers about local service coordination event(s) that support continuity of care for customers of mental health services and supports.

M. Disaster Response

In the event of a State-declared disaster, agencies funded through this contract for Medicaid, Non-Medicaid, and/or capacity grant programs shall participate in training for, and response to, an IDHS/DMH activated emergency response plan.

N. Evidence-based Practices

Providers receiving a Uniform Grant Agreement or who are under another business agreement with IDHS/DMH to provide evidence-based practices must demonstrate fidelity to evidence-based practice models.

O. Distribution of Materials to HFS or DHS/DMH Eligible Individuals

IDHS/DMH or its agent may develop and produce electronic and paper products designed to inform individuals about services, benefits, rights or the service delivery system such as updated copies of the IDHS/DMH Consumer and Family Handbook, notices for consumer and/or family telecalls. Providers shall assist IDHS/DMH or its agent with distributing these materials by placing or posting copies of written material produced and provided by IDHS/DMH or its agent in waiting areas, and by notifying individuals of available electronic information by providing and posting the website address for the information starting at the time of registration/enrollment and continuing throughout the consumer's service contract.

State Agency Illinois Department of Human Services
FY. 2025
Grantee CITY OF JOLIET
Notice of Funding Opportunity (NOFO) Number. 25-444-22-3507-01
Data Universal Number System (DUNS) Number 074407891
FEIN 366088568
Catalog of State Financial Assistance (CSFA) Number 444-22-3507
CSFA Short Description. 515-PCTS-PARTNERING COUNSELIN
Catalog of Federal Domestic Assistance (CFDA) Number N/A
CFDA Short Description. N/A

Section A: State of Illinois Funds

REVENUES	**Total**
State of Illinois Requested:	$1,900,000.00
Budget Expenditure Categories	
1. Personnel (200.430)	$37,914.00
2. Fringe Benefits (200.431)	$23,990.08
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)	$1,838,095.92
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)	$1,900,000.00
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**	$1,900,000.00

Contract Published Date Time: 2025.03.05.07.44.12 346

State Agency Illinois Department of Human Services
FY. 2025
Grantee CITY OF JOLIET
Notice of Funding Opportunity (NOFO) Number. 25-444-22-3507-01
Data Universal Number System (DUNS) Number 074407891
FEIN 366088568
Catalog of State Financial Assistance (CSFA) Number 444-22-3507
CSFA Short Description. 515-PCTS-PARTNERING COUNSELIN
Catalog of Federal Domestic Assistance (CFDA) Number N/A
CFDA Short Description. N/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

Contract Published Date Time: 2025.03.05.07.44.12 346

State Agency Illinois Department of Human Services
FY. 2025
Grantee CITY OF JOLIET
Notice of Funding Opportunity (NOFO) Number. 25-444-22-3507-01
Data Universal Number System (DUNS) Number 074407891
FEIN 366088568
Catalog of State Financial Assistance (CSFA) Number 444-22-3507
CSFA Short Description. 515-PCTS-PARTNERING COUNSELIN
Catalog of Federal Domestic Assistance (CFDA) Number N/A
CFDA Short Description. N/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	$37,914.00	N/A	$37,914.00
2. Fringe Benefits	$23,990.08	N/A	$23,990.08
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	$1,838,095.92	N/A	$1,838,095.92
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)	N/A	N/A	N/A
16. Total Direct Costs (add lines 1-15) (200.413)	$1,900,000.00	N/A	$1,900,000.00
17. Indirect Cost	N/A	N/A	N/A
State Request	$1,900,000.00		
Non-State Amount		N/A	
TOTAL PROJECT COSTS			$1,900,000.00

Contract Published Date Time: 2025.03.05.07.44.12 346

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 217-25

File ID: 217-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 01/23/2025

Department: **Final Action:**

Title: Resolution Accepting the $1,900,000.00 Legislative Pass-Through from the State of Illinois to Fund the Community Mental Health Program

Agenda Date: 03/18/2025

Attachments: Resolution, Legislative Pass-Through Contract

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/6/2025
1	2	3/10/2025	Jeff Carey	Approve	3/12/2025
1	3	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	4	3/10/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 218-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:
Resolution Approving and Authorizing the Execution of an Agreement for the Lease of a City-Owned Parcel at the Southeast Corner of I-55 and Caton Farm Road for Farming

BACKGROUND:
The subject City-owned property comprises approximately 17.76 acres and is located at Caton Farm Road and I-55 Frontage Road (Southeast Quadrant of I-55 and Caton Farm Road - See EXHIBIT A). The subject property was part of a larger land assemblage slated for the development of a condominium/townhome project called “Central Park of Joliet” in 2006 which did not become a reality. There have been other development inquiries over the years, but nothing has materialized.

Several years ago, City staff was approached by a local businessman/farmer, B.J. Udelhofen, who wanted to farm the subject land. The City agreed to enter into one-year lease agreements with Mr. Udelhofen in 2019, 2020, and 2021. In 2022, the City entered into a three-year lease agreement, which will be expiring on April 15, 2025. Mr. Udelhofen is now seeking to enter into another three-year lease agreement, with annual payments. Should Mr. Udelhofen not make a payment for any of the years within the three-year agreement, the agreement would terminate.

The property has consistently wet areas on the northern portion comprising approximately 2.4 acres. The net area that is farmable is approximately 15.36 acres. The proposed lease amount is $3,732.48 for the three-year term of the lease, or $1,244.16 per year. The lease amount is based off an amount of $81/acre. This is an increase of approximately 8% over the previous lease, which was $75/acre. The University of Illinois Extension Office shows a corresponding 8% increase in average lease figures in Will County since the office was last contacted for the original lease rate. The attached draft lease agreement contains a clause that would provide a reimbursement (farming costs + annual rent) to Mr. Udelhofen in the event that a developer enters into a development agreement with the City and requires the property to be vacated before the end of the lease period. Any reimbursement to Mr. Udelhofen would be limited to $9,000.

CONCLUSION:
The proposed lease would be for three years, with annual payments made in April of each year. The City does not currently have any plans for this property but intends to market the property for a higher and better use in the future. The property is currently zoned for Single-Family Residential (R-2) and Low-Density Multi-Family Residential (R-4) uses.

LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE:
The Land Use and Economic Development Committee discussed this item at its January 22, 2025,

meeting. No one appeared in favor of or in opposition to the proposed resolution. Minutes of the meeting are attached hereto.

RECOMMENDATION OF THE LAND USE AND ECONOMIC DEVELOPMENT COMMITTEE:
A motion was made by Councilman Mudron, which was seconded by Councilman Cardenas to approve the Resolution Approving and Authorizing the Execution of an Agreement for the Lease of a City-Owned Parcel at the Southeast Corner of I-55 and Caton Farm Road for Farming. Voting aye were Councilman Mudron and Councilman Cardenas. Councilman Guerrero was absent.

RECOMMENDATION OF THE ADMINISTRATION:
Staff concurs with the recommendation by the Land Use and Economic Development Committee and recommends the City Council approve the Resolution Approving and Authorizing the Execution of an Agreement for the Lease of a City-Owned Parcel at the Southeast Corner of I-55 and Caton Farm Road for Farming.

RESOLUTION NO. _____

A RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF AN AGREEMENT FOR THE LEASE OF A CITY-OWNED PARCEL AT THE SOUTHEAST CORNER OF I-55 AND CATON FARM ROAD FOR FARMING
(I-55 and Caton Farm Road Lease Agreement)

WHEREAS, B.J Udelhofen, a local farmer, desires to lease a City of Joliet-owned parcel at the Southeast Corner of I-55 and Caton Farm Road for farming (approximately 15.36 out of 17.76 acres of the total property): and

WHEREAS, B.J Udelhofen proposes to compensate the City of Joliet for use of the parcel for farming purposes; and

WHEREAS, The proposed agreement is in the best interest of the City of Joliet; and

WHEREAS, The City of Joliet is a home rule unit of government.

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

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

SECTION 2: The Land Lease Agreement with B.J Udelhofen for the use of the subject parcel for the purpose of farming located at the Southeast corner of I-55 and Caton Farm Road, attached and made part hereof, is approved.

SECTION 3: The Mayor and City Clerk are hereby authorized and directed to execute the attached Agreement on behalf of the City of Joliet, upon approval of the City Council. The City Manager is also authorized to take such action as may be reasonably required for the City of Joliet to timely perform the obligations of the City set forth therein.

SECTION 4: This Resolution shall take effect immediately upon its passage.

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

PASSED this _____ day of _____, 2025.

_____ _____
MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

LAND LEASE AGREEMENT

THIS LEASE is entered into this _____ day of _____, 2025, by and between the CITY OF JOLIET, an Illinois municipal corporation and home rule unit of local government, ("City") and B.J. Udelhofen ("Tenant").

RECITALS

WHEREAS, the subject property located at the Southeast corner of Interstate 55 and Caton Farm Road, Joliet, Illinois is owned by the City of Joliet; and

WHEREAS, the Tenant has agreed to lease the subject property from the City of Joliet in accordance with the terms and conditions set forth herein for the purpose of farming the land.

NOW, THEREFORE, THE CITY AND THE TENANT AGREE as follows:

1. ***LEASE OF PREMISES***

The City hereby leases to Tenant and Tenant leases from the City, subject to the terms and conditions of this Agreement, for the use of the property for farming and for no other purpose, the property comprising 17.76 acres, more or less, and is located at the Southeast Corner of Interstate 55 and Caton Farm Road and depicted in a diagram attached hereto and incorporated herein as Exhibit "A".

To improve the land, conserve its resources, and maintain it in a high state of cultivation, the two parties agree as follows:

a. The Tenant will maintain the land during his tenancy in as good condition as at the beginning, normal wear and depreciation and damages from causes beyond Tenant's control excepted.

b. The Tenant will operate the land in an efficient and husbandlike way.

c. The Tenant will not, without written consent of the City, cut live trees for sale or personal use.

d. The City reserves the right to prevent the production of any crop on any or all land where the production of such crop would clearly damage the land due to excessive erosion or other causes.

e. The Tenant will use fertilization practices which will prevent depletion of the essential plant food elements in the soil.

2. ***TENANT DUTIES***

A. Affirmative Duties. In addition to the payment of all rent, during the term of the Lease, Tenant shall:

1. Cultivate the farm faithfully and in a timely, thorough, and businesslike manner consistent with prudent farming practices;

2. Prevent noxious weeds from going to seed on said premises and to destroy the same and keep the weeds and grass cut;

3. Haul and spread all manure on appropriate fields at times and in quantities consistent with environmental protection requirements;

4. Keep open ditches, tile drains, tile outlets, grass waterways, and terraces in in their current condition;

5. Preserve established watercourses or ditches, and to refrain from any operation that will injure them;

6. Keep the building, fences (including hedges), and other improvements in good repair and condition as they are when the Tenant takes possession or in as good repair and condition as they may be put by the Landlord during the Term of the Lease – ordinary wear, loss by fire, or unavoidable destruction excepted;

7. Take proper care of all trees, vines, and shrubs, and to prevent injury to the same;

8. Keep the farmstead, if any, neat and orderly;

9. Prevent all unnecessary waste, or loss, or damage to the property of the Landlord;

10. Comply with all laws relating to equal employment and nondiscrimination;

11. Comply with all environmental laws and regulations and laws relating to hazardous substances and to archeological protection;

12. Comply with pollution control and environmental protection requirements as required by local, state, and federal agencies, as well as to implement soil erosion control practices to comply with the soil loss standards mandated by local, state, and federal agencies;

13. Use prudence and care in transporting, storing, handling, and applying all fertilizers, pesticides, herbicides, and other chemicals and similar substances; to read and follow label instructions for the use of such materials in order to avoid injury or damages to persons or property or both on the Premises and adjoining areas; and to comply with state pesticide training, licensing, storing, and usage;

14. Provide to Landlord, annually, a written report indicating the product name, amount, date of application and location of application of all pesticides, fertilizers, and seed used on the farm;

15. Apply any chemicals for weed or insect control or other use, at levels not to exceed the manufacturer's recommendation for the soil types involved;

16. Store chemicals on the property for no more than one year, and when chemicals or petroleum products are stored on the farm, they will be only those planned to be

used on the farm and they will be in closed, tight containers above ground and clearly marked;

17. Generally follow Natural Resource Conservation Service and Farm Service Agency recommendations and to maintain all other requirements necessary to qualify current and future farm operators to participate in federal farm programs.

B. Actions Prohibited. During the Term of the Lease, without the prior written consent of Landlord, Tenant shall not:

1. Assign this Lease to any person or persons, or sublet any part of the Premises;

2. Farm more than the agreed upon acreage herein stated or enter into any other business, occupation or sideline on the Premises;

3. Erect or permit to be erected any structure or building, or to incur any expense to the Landlord for such purpose;

4. Dispose of chemicals or chemical containers at the Premises;

5. Add electrical wiring, plumbing, or heating to any buildings and, if consent is given, to make such additions meet standards and requirements of power and insurance companies;

6. Plow permanent pasture or meadowland;

7. Cut live trees for sale purposes or personal uses;

8. Permit the erection of any commercial advertising signs on the farm; and

9. Permit, encourage, or invite other persons to use any part or all of this property for any purpose or activity not directly related to its use for agricultural production.

3. ***LANDLORD LIABILITY***

The Tenant takes possession of the Premises subject to the hazards of operating a farm, and assumes all risk of accidents personally as well as for family, employees, or agents in pursuance of farming operations, or in performing repairs on buildings, fences, tile, and other improvements.

4. ***RIGHTS RESERVED BY THE CITY***

The City and its authorized representatives reserve the right to enter the property at any reasonable time for purposes of (a) consultation with the Tenant; (b) in emergencies; (c) making improvements, and inspections or for any other reasonable purpose; None of which is to interfere with the tenant in carrying out regular farm operations.

5. ***ASSIGNMENT AND SUBLETTING***

The City does not convey to the tenant the right to lease or sublet any part of the land or to assign the lease to any person or persons whomsoever.

6. The City warrants that it has the right to lease the land and will defend the Tenant's possession against any and all persons whomsoever.

7. ***RENT***

The Tenant agrees to pay to the City cash rent in the amount of $1,244.16 by the following dates:

- April 15, 2025
- April 15, 2026
- April 15, 2027

Rent must be collected by the City before the tenant farms the property for the subsequent year.

8. ***TERM***

The term of this lease shall commence upon execution of the lease and end on April 15, 2028. The lease period shall consist of a three-year period between April 15, 2025, and April 15, 2028.

9. ***INSURANCE, SUBROGATION, AND WAIVER OF CLAIMS***

A. Required Insurance

Tenant shall maintain during the Term; (i) commercial general liability insurance. With contractual liability endorsement covering Tenant's indemnity obligations under the lease, and with limits of not less than $300,000 combined single limit for personal injury or death, or property damage or destruction (including loss of use thereof) per occurrence (ii) casualty insurance covering the Tenant's fixtures, equipment inventory and other property located on the premises in an amount reasonably calculated to replace such items or to permit the Tenant to continue or resume operations in substantially the same manner as preceded the loss and (iii) worker's compensation insurance as required by statute. All insurance required hereunder shall be provided by responsible insurers rated at least A- in the then current edition of Best's Insurance Guide and shall be licensed by the State of Illinois. Tenant's insurance shall be primary, and any insurance maintained by the City or any other additional insured hereunder shall be excess and noncontributory.

B. Certificates, Subrogation and Other Matters

Tenant shall provide the City with certificates evidencing the coverage required hereunder (and, with respect to liability coverage showing the City as additional insured). Tenant shall provide such certificates prior to the Commencement Date of Tenant's possession of the premises or construction of improvements therein (whichever first occurs). Tenant shall provide renewal certificates to the City at least thirty (30) days prior to expiration of such policies. Such certificates shall state that the coverage may not be changed or canceled without at least thirty (30) day's prior

written notice to the City. The parties mutually hereby waive all rights and claims against each other for all losses covered by their respective insurance policies and waive all rights of subrogation of their respective insurers. The parties agree that their respective insurance policies are not, nor shall be, endorsed so that such waivers of subrogation shall affect their respective rights to recover thereunder.

10. ***TERMINATION OF LEASE***

Notwithstanding the forgoing to the contrary, the City may elect to terminate this Lease upon written notice to the Tenant. If the City should sell or otherwise transfer title to the land, it will do so subject to the provisions of this lease. If the property is sold or title is transferred before the end of the lease and the Tenant is required to cease farming on the property, the Tenant shall have the right to be reimbursed, by the City or its assigns, for farming expenses (seed, fertilizer, rent) up to a maximum of $9,000. The Tenant agrees to surrender possession of the land peaceably at the termination of the lease.

If the tenant does not make a payment by the aforementioned payment due dates as described in Section 5 "Rent", the lease will terminate.

IN WITNESS WHEREOF, the parties have caused this lease to be signed under seal by their respective representatives designated below, as of the day and year first above written.

CITY OF JOLIET,
A Municipal Corporation,

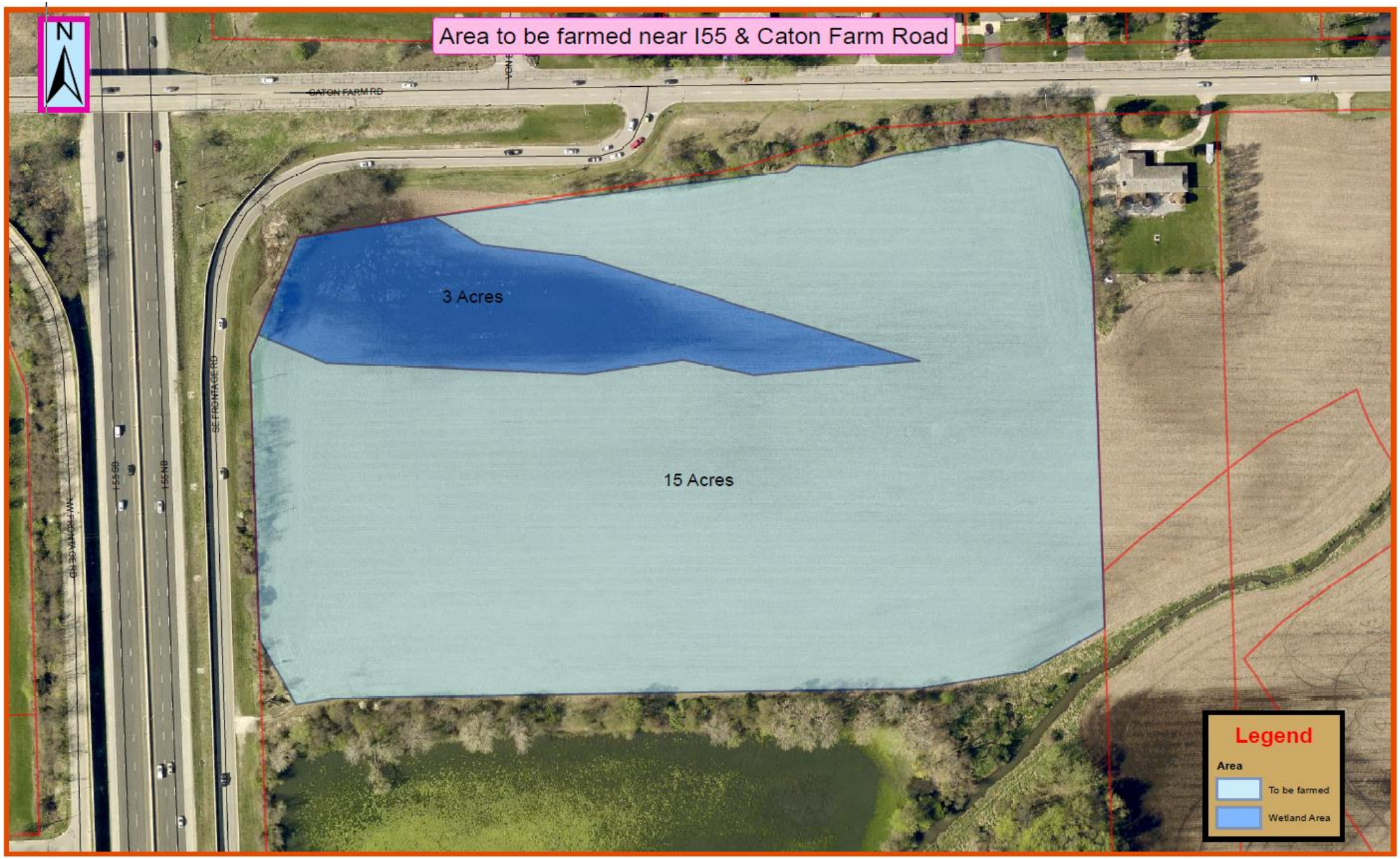
BY: _____ ***BY:*** _____
Mayor ***Tenant***

ATTEST: _____ ***ATTEST*** _____
City Clerk ***Notary***

OFFICIAL SEAL
NICOLE HUGHES
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires August 19, 2026

Exhibit A

The Northwest ¼ of the Northwest Section 35, Township 36 North, Range 9 East of the Third Principal Meridian
(Except that part taken for the highway), Will County, IL



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Meeting Minutes - Pending Approval

Wednesday, January 22, 2025

9:00 AM

City Hall, Council Chambers

Land Use & Economic Development Committee

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

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

ROLL CALL

Present Councilman Cesar Cardenas and Councilman Pat Mudron

Absent Councilman Cesar Guerrero

ALSO PRESENT: Community Development Director Dustin Anderson, Economic Development Director Paulina Martínez, Planner Jayne Bernhard, Planner Raymond Heitner, Economic Development Specialist Emily McGuire, Economic Development Specialist Kasie Nette, and Legal Assistant Katherine Fyksen

APPROVAL OF MINUTES

Land Use & Economic Development Committee Meeting Minutes 12-18-24 **TMP-8162**

Attachments: Land Use & Economic Development Committee Meeting Minutes 12-18-24.pdf

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Land Use & Economic Development Committee Meeting Minutes 12-18-24. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilman Guerrero

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

AGENDA ITEMS

Business Continuity Grant Application Approval **TMP-8159**

Attachments: Business Continuity Grant Application Approval Memo

Economic Development Director Paulina Martínez provided an overview of the grant application received from Internode Greenery & Home and discussed grants approved for other downtown businesses. Ms. Martínez confirmed Councilman Mudron's statement about taxes from the previous year. Councilman Cardenas highlighted support for downtown businesses. Ms. Martínez explained to the Committee that no vote was required for the agenda item.

Lease Extension for Southeast Corner of Interstate 55 and Caton Farm Road **TMP-8153**

Attachments: Council Memo_Land Lease Agreement_I-55 & Caton Farm Road_2025
Land Lease Agreement (SE Corner of I-55_Caton Farm Road) 2025-2028_clean_01.15.2025

Ms. Martínez read the staff report into the record. Councilman Mudron spoke about the lease extension.

A motion was made by Councilman Pat Mudron, seconded by Councilman Cesar Cardenas, to approve Lease Extension for Southeast Corner of Interstate 55 and Caton Farm Road. The motion carried by the following vote:

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilman Guerrero

NEW OR OLD BUSINESS - NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

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

Aye: Councilman Cardenas and Councilman Mudron

Absent: Councilman Guerrero

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: 218-25

File ID: 218-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 02/03/2025

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

Title: Resolution Approving and Authorizing the Execution of an Agreement for the Lease of a City-Owned Parcel at the Southeast Corner of I-55 and Caton Farm Road for Farming

Internal Notes: Made a slight modification to the draft Resolution and added Land Use & Economic Development January minutes. Edits completed on 02/06/2025 at 14:13.

Updated the Lease Agreement language on 02/07/2025 at 13:31.

A revised lease agreement was uploaded on 03/05/2025. This agreement will be uploaded once again with the tenant's signature and notarization on 03/07/2025.

Agenda Date: 03/18/2025

Attachments: Resolution, Land Lease Agreement (SE Corner of I-55 Caton Farm Road)
2025-2028_clean_01.15.2025, Exhibit A, Land Use & Economic Development Minutes_01.22.2025.pdf

Entered by: rheitner@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/12/2025	Dustin Anderson	Approve	3/12/2025
1	3	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	4	3/13/2025	Beth Beatty	Approve	3/14/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 219-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Granting Easements to the Illinois Department of Transportation for the I-80 (Ridge Road - US Route 30) Improvement Project (PINs 30-07-15-307-003, 30-07-15-307-004, 30-07-15-307-005)

BACKGROUND:
The Illinois Department of Transportation is completing improvements in the I-80 corridor through Joliet. The Chicago Street interchange with I-80 will be reconstructed as part of this project. The acquisition of both permanent and temporary easements from a City owned property are necessary to complete the interchange reconstruction.

The Public Service Committee will review this matter.

CONCLUSION:
IDOT has submitted property appraisals and offers to purchase easements for the parcels. A summary of these parcels follows:

PARCEL	PIN	ADDRESS	PURCHASE PRICE
1P10189PE & TE	30-07-15-407-307-003 30-07-15-407-307-004 30-07-15-407-307-005	500-504 S. Chicago Street	$21,000.00

The appraisals have been reviewed and found to be acceptable. Agreements for the appraised value of $21,000.00 for the easements have been prepared by IDOT. The Agreements and Resolution granting the temporary easements are attached.

RECOMMENDATION:
Based on the above, it is recommended that the attached Resolution be approved and authorize the Mayor and City Clerk to execute documents to grant the permanent and temporary construction easements on behalf of the City at the indicated purchase price.

Owner	The City of Joliet
Property Address	500-504 S. Chicago St. Joliet, IL 60436
Route	I-80
County	Will
Job No.	R-91-016-20
Parcel No.	1P10189PE and TE
P.I.N. No.	30-07-15-307-005; 30-07-15-307-003; 30-07-15-307-004
Section	Ridge Road to US 30
Station	709+84.55 to 710+17.26 (PE)
Station	709+57.44 to 710+33.41 (TE)

CERTIFIED RESOLUTION
(Governmental Entity)

I, Lauren O'Hara, City Clerk of the City of Joliet, a governmental entity organized and existing under the laws of the State of Illinois, including without limitation, city, village, incorporated town, county, park district, or township, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Council or Board of said governmental entity, a quorum of its members, trustees, or commissioners being present at a meeting held of the _____ day of _____, _____, and

2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that Terry D'Arcy, the Mayor and Lauren O'Hara, the City Clerk of the Council or Board of the above-referenced governmental entity are hereby authorized and directed to convey the governmental entity's interest in the following described real estate in Will County, Illinois to the People of the State of Illinois, Department of Transportation for highway purposes for the sum of $21,000.00:

See attached legal description.

Further resolved that they are authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale.

Further resolved that the members, aldermen, trustees or commissioners of the Council or Board of the governmental entity or electors of the governmental entity, pursuant to 50 ILCS 605/4 voted for the adoption of this resolution as follows: AYE _____; NAY _____; ABSENT _____

Dated this _____ day of _____, _____.

_____
Signature

Lauren O'Hara, City Clerk
Print Name and Title

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____ , _____, by Lauren O'Hara , as City Clerk of the City of Joliet .

(SEAL)

_____
Notary Public

My Commission Expires: _____

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10189PE
Station: 709+84.55 to 710+17.26
Index No.: 30-07-15-307-005;
30-07-15-307-003

That part of Lots 1, 2, and 3 in Block 19 of S.W. Bowen's Subdivision of Block 30, in the Canal Trustee's Subdivision of the West Half of Section 15, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 30, 1858 in Plat Book 56, Page 24, Will County Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99995667; described as follows:

Commencing at the northeast corner of said Lot 1; thence South 88 degrees 27 minutes 27 seconds West along the north line of said Lot 1, a distance of 46.27 feet to the Point of Beginning; thence South 28 degrees 42 minutes 38 seconds West 16.35 feet; thence South 05 degrees 35 minutes 12 seconds West 4.85 feet; thence South 21 degrees 42 minutes 43 seconds East 24.12 feet to a point on a nontangent curve; thence southwesterly 11.57 feet along said nontangent curve to the right, having a radius of 760.00 feet, the chord of said curve bears South 07 degrees 29 minutes 05 seconds West 11.57 feet to a line 3.00 feet south of and parallel with the north line of said Lot 3; thence South 88 degrees 27 minutes 27 seconds West along said parallel line 9.13 feet to a point on a nontangent curve; thence southwesterly 22.96 feet along said nontangent curve to the right, having a radius of 751.00 feet, the chord of said curve bears South 08 degrees 54 minutes 41 seconds West 22.96 feet; thence North 80 degrees 17 minutes 38 seconds West 6.00 feet to the existing right of way line of Illinois Route 53 (Chicago Street) recorded March 30, 1992 per Document Number R92-22171 and to a point on a nontangent curve; thence northeasterly 75.26 feet along said right of way line and nontangent curve to the left, having a radius of 745.00 feet, the chord of said curve bears North 06 degrees 53 minutes 38 seconds East 75.22 feet to said north line of Lot 1; thence North 88 degrees 27 minutes 27 seconds East along said north line 10.48 feet to the Point of Beginning.

Said parcel containing 0.015 Acres, more or less.

APPROVED
By Douglas.Mcclintic at 11:10 am, Jan 27, 2025

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10189TE
Station: 709+57.44 to 710+33.41
Index No.: 30-07-15-307-005;
30-07-15-307-003;
30-07-15-307-004

That part of Lots 1, 2, 3, and 4 in Block 19 of S.W. Bowen's Subdivision of Block 30, in the Canal Trustee's Subdivision of the West Half of Section 15, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 30, 1858 in Plat Book 56, Page 24, Will County Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99995667; described as follows:

Commencing at the northeast corner of said Lot 1; thence South 88 degrees 27 minutes 27 seconds West along the north line of said Lot 1, a distance of 31.63 feet to a point on a nontangent curve and to the Point of Beginning; thence southwesterly 53.45 feet along said nontangent curve to the right, having a radius of 770.00 feet, the chord of said curve bears South 05 degrees 48 minutes 30 seconds West 53.44 feet to a line 3.00 feet south of and parallel with the north line of said Lot 3; thence North 88 degrees 27 minutes 27 seconds East along said parallel line 16.80 feet to the easterly line of said Lot 3; thence South 20 degrees 41 minutes 37 seconds West along said easterly line of Lot 3 and the easterly line of said Lot 4, a distance of 147.12 feet to the existing right of way line of Illinois Route 53 (Chicago Street); thence North 01 degrees 31 minutes 33 seconds West along said existing right of way line 73.35 to the existing right of way line of Illinois Route 53 (Chicago Street) recorded March 30, 1992 per Document Number R92-22171 and to a point on a nontangent curve; thence northeasterly 42.50 feet along said right of way line and nontangent curve to the left, having a radius of 745.00 feet, the chord of said curve bears North 11 degrees 25 minutes 20 seconds East 42.50 feet; thence South 80 degrees 17 minutes 38 seconds East 6.00 feet to a point on a nontangent curve; thence northeasterly 22.96 feet along said curve to the left, having a radius of 751.00 feet, the chord of said curve bears North 08 degrees 54 minutes 41 seconds East 22.96 feet to said line that is 3.00 feet south of and parallel with the north line of said Lot 3; thence North 88 degrees 27 minutes 27 seconds East along said parallel line 9.13 feet to a point on a nontangent curve; thence northeasterly 11.57 feet along said curve to the left, having a radius of 760.00 feet, the chord of said curve bears North 07 degrees 29 minutes 05 seconds East 11.57 feet; thence North 21 degrees 42 minutes 43 seconds West 24.12 feet; thence North 05 degrees 35 minutes 12 seconds East 4.85 feet; thence North 28 degrees 42 minutes 38 seconds East 16.35 feet to said north line of Lot 1; thence North 88 degrees 27 minutes 27 seconds East along said north line 14.64 feet to the Point of Beginning.

Said parcel containing 0.093 Acres, more or less.

APPROVED
By Douglas.Mcclintic at 11:10 am, Jan 27, 2025

Illinois Department of Transportation

Affidavit of Title

Owner	City of Joliet
Property	500-504 S. Chicago S.
Address	Joliet, IL 60436
Route	I-80
Section	Ridge Road to US 30
County	Will
Job No.	R-91-016-20
Parcel No.	1P10189PE and TE 30-07-15-307-005; 30-07-15-307-003;
P.I.N. No.	30-07-15-307-004
Station	709+84.55 to 710+17.26 (PE)
Station	709+57.44 to 710+33.41 (TE)

State of Illinois)
) ss.
County of Will)

I, Terry D'Arcy , Mayor

being first duly sworn upon oath states as follows:

1. Affiant has personal knowledge of the facts averred herein.

2. ☒ There are **no parties** other than Grantor in possession of any portion of the premises described in attached Exhibit “A” through easement, lease, oral or written, or otherwise, whether or not of record.

   ☐ There are no parties other than Grantor **and the parties listed below** in possession of any portion of the premises described in attached Exhibit “A" through easement, lease, oral or written, or otherwise, whether or not of record:

   _____

   SEE ATTACHED EXHIBIT “A”

3. This affidavit is made to provide factual representation as a basis for the State of Illinois to accept a document of conveyance for the premises described in said conveyance, the premises being a portion of or all of the above described premises, from the record owners thereof.

4. The affiant has no knowledge of any driveway agreements, encroachments, overlaps, or boundary line disputes involving the premises to be conveyed.

5. The said premises described in Exhibit “A” are: (Check One)

   ☐ Vacant and unimproved ☐ Agricultural and unimproved

   ☒ Improved and

   (A) There have been no improvements made or contracted for on the premises within six (6) months immediately preceding the date of the affidavit, out of which a claim for a mechanic’s lien could accrue or has accrued; and

   (B) To the best of my knowledge all improvements now on the premises comply with all local building and zoning ordinances.

6. There are no chattel mortgages, conditional sales contracts or financing statements existing on or in connection with the premises to be conveyed which are not shown by the public records.

7. There are no taxes or special assessments which are not shown as existing liens by the public records involving the premises described in Exhibit A.

8. Per 50 ILCS 105/3.1, the identities of all owners and beneficiaries having an interest in the premises to be conveyed are as follows (check applicable box(es) and complete information requested):

☐ **Individual.** Individual **owner** of the property **is**: _____

_____

☐ **Nonprofit Organization.** There is no individual or other organization receiving distributable income from the organization.

☒ **Public Organization, including units of local government.** There is no individual or other organization receiving distributable income from the organization

☐ **Publicly-Traded Corporation.** There is no readily known shareholder entitled to receive more than 7-1/2% interest in the total distribution income of the corporation.

☐ **Corporation, Partnership, Limited Liability Company.** Those entitled to receive more than 7-1/2% of the total distributable income of said entity are as follows:

	Name	**Address**
*1.		
2.		
3.		
4.		

☐ **Land Trust or Declaration of Trust.** The identity of each beneficiary of Grantor Trust is as follows:

	Name	**Address**	% of Interest
*1.			
2.			
3.			
4.			

* IF THE INITIAL DISCLOSURES SHOW INTERESTS HELD BY ANOTHER CORPORATION, PARTNERSHIP, LIMITED LIABILITY COMPANY, OR TRUST, THEN FURTHER DISCLOSURES SHOULD BE PROVIDED UNTIL THE NAMES OF INDIVIDUALS OWNING THE INTEREST IN THE ENTITY ARE DISCLOSED.

Dated this _____ day of _____ , _____ .

By: _____
Signature

Terry D'Arcy, Mayor
Print Name and Title if applicable

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____ , _____, by Terry D'Arcy, Mayor .

(SEAL)

_____
Notary Public

My Commission Expires: _____

NOTE: THIS AFFIDAVIT MAY BE EXECUTED AND ACKNOWLEDGED ON BEHALF OF THE RECORD OWNER(S) BY ANY **ONE** OF THE RECORD OWNERS, OFFICERS, MANAGERS, PARTNERS, OR TRUSTEES HAVING KNOWLEDGE OF THE FACTS IN THIS AFFIDAVIT.

Date: 06/10/2024

Job R-91-016-20
I-80
County Will
Section Ridge Road to US 30
Parcel 1P10189

WTC Number: I1-2021WL-5031.0

A.L.T.A. COMMITMENT FORM
Schedule A Continued

LEGAL DESCRIPTION

LOT 3 EXCEPT THE NORTH 3 FEET THEREOF IN BLOCK 19 OF S.W. BOWEN'S SUBDIVISION OF BLOCK 30 IN CANAL TRUSTEES SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE 3RD PM, EXCEPT THAT PART TAKEN FOR WIDENING OF PUBLIC ROADWAY, TOWNSHIP OF JOLIET, COUNTY OF WILL, STATE OF ILLINOIS.

AND

LOT 4 IN BLOCK 19 OF S.W. BOWEN'S SUBDIVISION OF BLOCK 30 IN CANAL TRUSTEES SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 15 TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN, TOWNSHIP OF JOLIET, COUNTY OF WILL, STATE OF ILLINOIS.

AND

ALL OF LOTS 1 AND 2 OF THE NORTH 3 FEET OF LOT 3, IN BOWEN'S SUBDIVISION OF LOT 19, IN THE SUBDIVISION OF BLOCK 30, IN THE CANAL TRUSTEE'S SUBDIVISION OF THE WEST HALF OF SECTION 15, TOWNSHIP 35 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF THE LAND CONVEYED TO THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION IN WARRANTY DEED RECORDED MAY 28, 1991 AS DOCUMENT NO. R91-027942), IN WILL COUNTY, ILLINOIS.

PERMANENT TAX NUMBER(S): 30-07-15-307-003; 30-07-15-307-004; 30-07-15-307-005

ISSUED BY:
Wheatland Title Company
105 W. Veterans Parkway
Yorkville, Illinois 60560

Agent for:
Fidelity National Title Insurance Company

WHEATLAND TITLE GUARANTY COMPANY

SWORN ALTA LOAN AND/OR OWNERS POLICY STATEMENT

Title Commitment No. I1-2021WL-5031.0

The undersigned being first duly sworn under penalty of perjury on oath certifies with respect to the land described in the above commitment:

1. That there are no adverse claims of ownership, no contracts for the furnishing of any material to the land or the improvements thereon, and no security agreements or leases in respect to any goods or chattels that have or are to become attached to the land or in any improvements thereon as fixtures, have been given or are outstanding that have not been fully performed and satisfied; that there are no recorded or unrecorded: contracts to purchase the land, deeds of conveyance, easements, mortgages, financing statements, water bills, weed liens, subdivisions, homeowner's and/or condominium association dues, liens of any kind, or leases to which the land is subject, except as shown in the above commitment, and except as listed below; they contain no options to purchase, rights of renewal, or other unusual provisions and terminate on this date, except as noted below. (If no lease, contracts, etc., state none".)

_____.

(Attach additional page if necessary)

2. That, in the event the undersigned is a mortgagor in a mortgage to be insured under a loan policy to be issued pursuant to the above commitment, the mortgage and the principal obligations it secures are good and valid and free from all defenses; that any person purchasing the mortgage and the obligations it secures, or otherwise acquiring any interest therein, may do so in reliance upon the truth of the matters herein recited; and that this certification is made for the purpose of better enabling the holder or holders, from time to time, of the above mortgage and obligations to sell, pledge or otherwise dispose of the same freely at any time, and to insure the purchasers or pledges thereof against any defenses thereto by the mortgagor of the mortgagor's heirs, personal representative or assigns.

3. The above statements are made for the purpose of inducing WHEATLAND TITLE GUARANTY CO., to issue an owners and/or loan policy pursuant to the above commitment and agree to indemnify said company against any false or erroneous statement made herein.

Date: _____

Seller, Owner, or Party in Interest

_____

_____

Corporation

IN WITNESS WHEREOF, _____ _____has caused these presents to be signed by its _____ President and attested by its _____ Secretary under its corporate seal on the above date.

By _____
President

ATTEST: _____
Secretary

Trust

The above statements are made by _____ _____, not personally but as Trustee under the agreement known as Trust No._____, on the above date by written authority and direction of the beneficiaries under the said Trust _____

(Trust Officer)

Date: _____

Buyer, Agent, or Party in Interest

_____

_____

Corporation

IN WITNESS WHEREOF, _____ _____has caused these presents to be signed by its _____ President and attested by its _____ Secretary under its corporate seal on the above date.

By _____
President

ATTEST: _____
Secretary

Trust

The above statements are made by _____ _____, not personally but as Trustee under the agreement known as Trust No. _____, on the above date by written authority and direction of the beneficiaries under the said Trust. _____

(Trust Officer)

LENDER'S DISBURSEMENT STATEMENT

The undersigned hereby certifies that the proceeds of the loan secured by the mortgage to be insured under the loan policy to be issued pursuant to the above commitment were fully disbursed to or on the order of the mortgagor on _____; and, to the best of the knowledge and belief of the undersigned, the proceeds were not used to finance the making of future improvements or repairs on the land.

_____ _____

Dated Signature

Owner	City of Joliet
Property	500-504 S. Chicago St.
Address	Joliet, IL 60436
Route	I-80
County	Will
Job No.	R-91-016-20
Parcel No.	1P10189TE
P.I.N. No.	30-07-15-307-005;
	30-07-15-307-003;
	30-07-15-307-004
Section	Ridge Road to US 30
Station	709+57.44 to
Station	710+33.41

TEMPORARY CONSTRUCTION EASEMENT
(Governmental Entity)

City of Joliet, a governmental entity organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), by Terry D'Arcy, its Mayor, for and in consideration of Twelve Thousand and no/100 Dollars ($12,000.00), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4 hereby represents that Grantor owns the fee simple title to and grants and conveys to the People of the State of Illinois, Department of Transportation, (Grantee), a temporary construction easement for the purpose of construction and other highway purposes, on, over, and through the following described real estate:

See attached legal description.

situated in the County of Will, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The right, easement and privilege granted herein shall terminate five (5) years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises in the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this _____ day of _____, _____.

	City of Joliet
Attest:	Name of Governmental Entity
By: _____	By: _____
Signature	Signature
_____	Terry D'Arcy, Mayor
Print Name and Title	Print Name and Title

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____ , _____, by Terry D'Arcy, Mayor and Lauren O'Hara, City Clerk of City of Joliet .

(SEAL)

_____
Notary Public

My Commission Expires: _____

This instrument was prepared by and after recording return to:

Illinois Department of Transportation
ATTN: David Howorth
Bureau of Land Acquisition
201 W. Center Court
Schaumburg, IL 60196

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10189TE
Station: 709+57.44 to 710+33.41
Index No.: 30-07-15-307-005;
30-07-15-307-003;
30-07-15-307-004

That part of Lots 1, 2, 3, and 4 in Block 19 of S.W. Bowen's Subdivision of Block 30, in the Canal Trustee's Subdivision of the West Half of Section 15, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 30, 1858 in Plat Book 56, Page 24, Will County Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99995667; described as follows:

Commencing at the northeast corner of said Lot 1; thence South 88 degrees 27 minutes 27 seconds West along the north line of said Lot 1, a distance of 31.63 feet to a point on a nontangent curve and to the Point of Beginning; thence southwesterly 53.45 feet along said nontangent curve to the right, having a radius of 770.00 feet, the chord of said curve bears South 05 degrees 48 minutes 30 seconds West 53.44 feet to a line 3.00 feet south of and parallel with the north line of said Lot 3; thence North 88 degrees 27 minutes 27 seconds East along said parallel line 16.80 feet to the easterly line of said Lot 3; thence South 20 degrees 41 minutes 37 seconds West along said easterly line of Lot 3 and the easterly line of said Lot 4, a distance of 147.12 feet to the existing right of way line of Illinois Route 53 (Chicago Street); thence North 01 degrees 31 minutes 33 seconds West along said existing right of way line 73.35 to the existing right of way line of Illinois Route 53 (Chicago Street) recorded March 30, 1992 per Document Number R92-22171 and to a point on a nontangent curve; thence northeasterly 42.50 feet along said right of way line and nontangent curve to the left, having a radius of 745.00 feet, the chord of said curve bears North 11 degrees 25 minutes 20 seconds East 42.50 feet; thence South 80 degrees 17 minutes 38 seconds East 6.00 feet to a point on a nontangent curve; thence northeasterly 22.96 feet along said curve to the left, having a radius of 751.00 feet, the chord of said curve bears North 08 degrees 54 minutes 41 seconds East 22.96 feet to said line that is 3.00 feet south of and parallel with the north line of said Lot 3; thence North 88 degrees 27 minutes 27 seconds East along said parallel line 9.13 feet to a point on a nontangent curve; thence northeasterly 11.57 feet along said curve to the left, having a radius of 760.00 feet, the chord of said curve bears North 07 degrees 29 minutes 05 seconds East 11.57 feet; thence North 21 degrees 42 minutes 43 seconds West 24.12 feet; thence North 05 degrees 35 minutes 12 seconds East 4.85 feet; thence North 28 degrees 42 minutes 38 seconds East 16.35 feet to said north line of Lot 1; thence North 88 degrees 27 minutes 27 seconds East along said north line 14.64 feet to the Point of Beginning.

Said parcel containing 0.093 Acres, more or less.

APPROVED
By Douglas.Mcclintic at 11:10 am, Jan 27, 2025

Owner	The City of Joliet
Property Address	500-504 S. Chicago St. Joliet, IL 60436
Route	I-80
County	Will
Job No.	R-91-016-20
Parcel No.	1P10189PE
P.I.N. No.	30-07-15-307-005; 30-07-15-307-003
Section	Ridge Road to US 30
Station	709+84.55 to
Station	710+17.26

PERMANENT EASEMENT
(Governmental Entity)

The City of Joliet, a governmental entity organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), by Terry D'Arcy, its Mayor, for and in consideration of Nine Thousand and no/100 Dollars ($9,000.00), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4 hereby represents that Grantor owns the fee simple title to and grants and conveys to the People of the State of Illinois, Department of Transportation, (Grantee), a permanent easement for the purpose of a bus stop pad; install sidewalk; install drainage; grading and maintenance of new improvements and for other highway purposes, on, over and through the following described real estate:

See attached legal description.

situated in the County of Will, State of Illinois and hereby releases and waives all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the “premises.”

Grantor shall have and retains all rights to use and occupy the premises and access to Grantor’s remaining property, except as herein expressly granted; provided, however, Grantor’s use and occupation of the premises may not interfere with Grantee’s use of the premises for the purposes herein described.

This permanent easement is made, executed and delivered pursuant to a resolution duly adopted at a meeting held on the _____ day of _____, _____.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this _____ day of _____, _____.

City of Joliet
Name of Governmental Entity

By: _____
Signature

ATTEST:

Terry D'Arcy, Mayor
Print Name and Title

By: _____
Signature

Lauren O'Hara, City Clerk
Print Name and Title

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____ , _____, by Terry D'Arcy , as Mayor and Lauren O'Hara , as City Clerk of the City of Joliet , a governmental entity organized and existing under the laws of Illinois.

(SEAL)

_____
Notary Public

My Commission Expires: _____

This instrument was prepared by and after recording, return to:

Illinois Department of Transportation
ATTN: David Howorth
Bureau of Land Acquisition
201 W. Center Court
Schaumburg, IL 60196

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10189PE
Station: 709+84.55 to 710+17.26
Index No.: 30-07-15-307-005;
30-07-15-307-003

That part of Lots 1, 2, and 3 in Block 19 of S.W. Bowen's Subdivision of Block 30, in the Canal Trustee's Subdivision of the West Half of Section 15, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded June 30, 1858 in Plat Book 56, Page 24, Will County Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99995667; described as follows:

Commencing at the northeast corner of said Lot 1; thence South 88 degrees 27 minutes 27 seconds West along the north line of said Lot 1, a distance of 46.27 feet to the Point of Beginning; thence South 28 degrees 42 minutes 38 seconds West 16.35 feet; thence South 05 degrees 35 minutes 12 seconds West 4.85 feet; thence South 21 degrees 42 minutes 43 seconds East 24.12 feet to a point on a nontangent curve; thence southwesterly 11.57 feet along said nontangent curve to the right, having a radius of 760.00 feet, the chord of said curve bears South 07 degrees 29 minutes 05 seconds West 11.57 feet to a line 3.00 feet south of and parallel with the north line of said Lot 3; thence South 88 degrees 27 minutes 27 seconds West along said parallel line 9.13 feet to a point on a nontangent curve; thence southwesterly 22.96 feet along said nontangent curve to the right, having a radius of 751.00 feet, the chord of said curve bears South 08 degrees 54 minutes 41 seconds West 22.96 feet; thence North 80 degrees 17 minutes 38 seconds West 6.00 feet to the existing right of way line of Illinois Route 53 (Chicago Street) recorded March 30, 1992 per Document Number R92-22171 and to a point on a nontangent curve; thence northeasterly 75.26 feet along said right of way line and nontangent curve to the left, having a radius of 745.00 feet, the chord of said curve bears North 06 degrees 53 minutes 38 seconds East 75.22 feet to said north line of Lot 1; thence North 88 degrees 27 minutes 27 seconds East along said north line 10.48 feet to the Point of Beginning.

Said parcel containing 0.015 Acres, more or less.

APPROVED
By Douglas.Mcclintic at 11:10 am, Jan 27, 2025

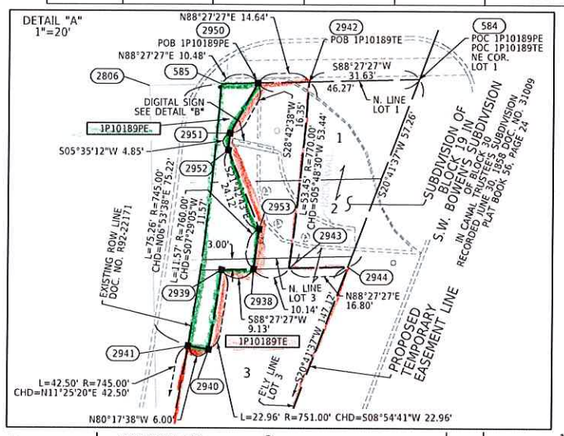
PART OF THE SW 1/4 OF SECTION 15 AND PART OF THE SE 1/4 OF SECTION 16, BOTH IN TWP. 35 N., R. 10 E. OF THE 3RD. P.M., IN WILL COUNTY, ILLINOIS.

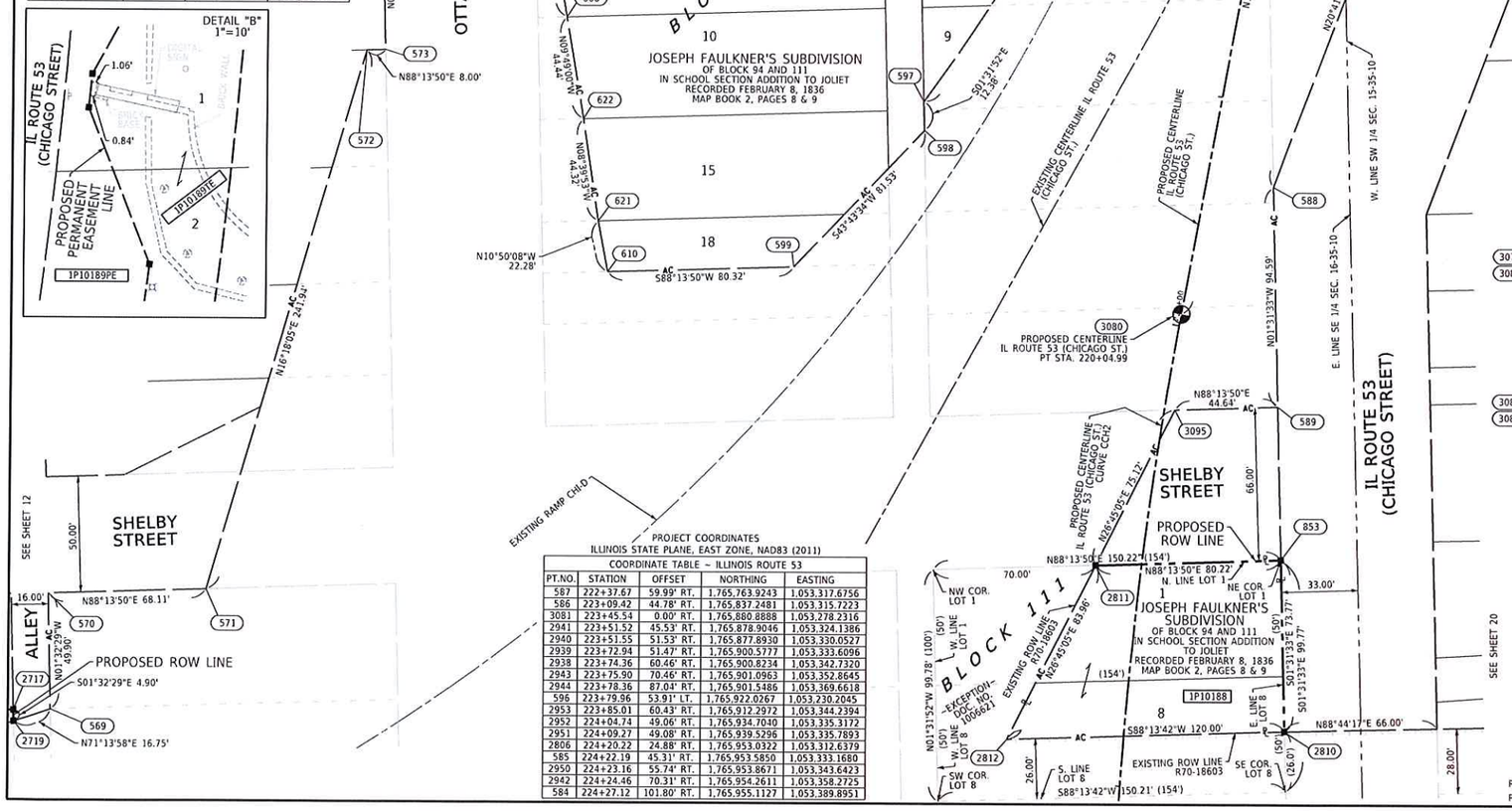
PARCEL NUMBER	TOTAL HOLDINGS ACRES	PART TAKEN ACRES	AREA IN EXISTING R.O.W. ACRES	REMAINDER AREA ACRES	EASEMENT AREA		PARCEL INDEX NUMBER
					ACRES	SQUARE FEET	
1P10188	0.170	0.170	0.000	0.000			30-07-16-427-013
1P10189	0.136	0.000	0.000	0.136	PE=0.015 TE=0.093		30-07-15-307-003 30-07-15-307-004 30-07-15-307-005

PROJECT COORDINATES
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

COORDINATE TABLE ~ INTERSTATE 80

PT.NO.	STATION	OFFSET	NORTHING	EASTING
2719	69+06.38	641.20' LT.	1,765,368.4105	1,052,713.3460
2717	69+07.08	646.06' LT.	1,765,373.3054	1,052,713.2143
569	69+26.99	644.25' LT.	1,765,373.7998	1,052,729.2068
570	69+34.67	693.77' LT.	1,765,423.6781	1,052,727.8645
571	70+20.72	684.76' LT.	1,765,425.7811	1,052,795.9434
572	704+91.95	900.93' LT.	1,765,657.9916	1,052,863.8524
573	704+99.86	899.73' LT.	1,765,658.2387	1,052,871.8486
694	705+73.74	945.16' LT.	1,765,716.2561	1,052,936.3163
621	705+77.53	811.07' LT.	1,765,585.0544	1,052,964.2437
610	705+77.70	788.79' LT.	1,765,563.1731	1,052,968.4318
622	705+78.87	855.37' LT.	1,765,628.8696	1,052,957.5667
668	705+79.32	899.81' LT.	1,765,672.6570	1,052,949.9900
669	705+79.67	944.26' LT.	1,765,716.4414	1,052,942.3135
599	706+57.12	776.74' LT.	1,765,565.6532	1,053,048.7177
3079	707+05.84	195.09' LT.	1,765,002.3383	1,053,201.6140
2812	707+12.53	560.21' LT.	1,765,362.6703	1,053,142.2998
598	707+23.18	824.53' LT.	1,765,624.5721	1,053,105.0731
597	707+25.09	836.76' LT.	1,765,636.9476	1,053,104.7423
2811	707+63.24	627.13' LT.	1,765,437.6478	1,053,180.0939
3095	708+08.60	687.00' LT.	1,765,504.7237	1,053,213.9051
3080	708+18.60	727.11' LT.	1,765,545.9731	1,053,216.5092
2810	708+31.17	542.21' LT.	1,765,366.3804	1,053,262.2424
853	708+42.55	615.10' LT.	1,765,440.1247	1,053,260.2780
589	708+52.73	680.31' LT.	1,765,506.1019	1,053,258.5204
588	708+67.31	773.76' LT.	1,765,600.6535	1,053,256.0016
596	708+99.94	1,094.51' LT.	1,765,922.0267	1,053,230.2045
3081	709+39.75	1,045.38' LT.	1,765,880.8888	1,053,278.2316
587	709+57.44	923.22' LT.	1,765,763.9243	1,053,317.6756
586	709+68.75	995.69' LT.	1,765,837.2481	1,053,315.7223
3082	709+77.17	1,186.44' LT.	1,766,026.3789	1,053,289.5767
2941	709+84.55	1,035.15' LT.	1,765,878.9046	1,053,324.1386
2806	709+86.61	1,110.13' LT.	1,765,953.0322	1,053,312.6379
2940	709+90.18	1,033.09' LT.	1,765,877.8930	1,053,330.0527
2939	709+97.77	1,054.76' LT.	1,765,900.5777	1,053,333.6096
2952	710+05.61	1,088.01' LT.	1,765,934.7040	1,053,335.3172
2938	710+06.79	1,053.35' LT.	1,765,900.8234	1,053,342.7320
585	710+06.91	1,106.97' LT.	1,765,953.5850	1,053,333.1680
2951	710+06.95	1,092.68' LT.	1,765,939.5296	1,053,335.7893
2953	710+10.34	1,064.37' LT.	1,765,912.2972	1,053,344.2394
2943	710+16.81	1,051.79' LT.	1,765,901.0963	1,053,352.8645
2950	710+17.26	1,105.36' LT.	1,765,953.8671	1,053,343.6423
2942	710+31.72	1,103.11' LT.	1,765,954.2611	1,053,358.2725
2944	710+33.41	1,049.21' LT.	1,765,901.5486	1,053,369.6618
584	710+62.98	1,098.24' LT.	1,765,955.1127	1,053,389.8951





PROJECT COORDINATES
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

COORDINATE TABLE ~ ILLINOIS ROUTE 53

PT.NO.	STATION	OFFSET	NORTHING	EASTING
587	222+37.67	59.99' RT.	1,765,763.9243	1,053,317.6756
586	223+09.42	44.78' RT.	1,765,837.2481	1,053,315.7223
3081	223+45.54	0.00' RT.	1,765,880.8888	1,053,278.2316
2941	223+51.52	45.53' RT.	1,765,878.9046	1,053,324.1386
2940	223+51.55	51.53' RT.	1,765,877.8930	1,053,330.0527
2939	223+72.94	51.47' RT.	1,765,900.5777	1,053,333.6096
2938	223+74.36	60.46' RT.	1,765,900.8234	1,053,342.7320
2943	223+75.90	70.46' RT.	1,765,901.0963	1,053,352.8645
2944	223+78.36	87.04' RT.	1,765,901.5486	1,053,369.6618
596	223+79.96	53.91' LT.	1,765,922.0267	1,053,230.2045
2953	223+85.01	60.43' RT.	1,765,912.2972	1,053,344.2394
2952	224+04.74	49.06' RT.	1,765,934.7040	1,053,335.3172
2951	224+09.27	49.08' RT.	1,765,939.5296	1,053,335.7893
2806	224+20.22	24.88' RT.	1,765,953.0322	1,053,312.6379
585	224+22.19	45.31' RT.	1,765,953.5850	1,053,333.1680
2950	224+23.16	55.74' RT.	1,765,953.8671	1,053,343.6423
2942	224+24.46	70.31' RT.	1,765,954.2611	1,053,358.2725
584	224+27.12	101.80' RT.	1,765,955.1127	1,053,389.8951

PROJECT COORDINATES
ILLINOIS STATE PLANE, EAST ZONE, NAD83 (2011)

COORDINATE TABLE ~ ILLINOIS ROUTE 53

PT.NO.	STATION	OFFSET	NORTHING	EASTING
3079	214+58.97	0.00' RT.	1,765,880.8888	1,053,278.2316
3080	220+04.99	0.00' RT.	1,765,880.8888	1,053,278.2316

PROPOSED CENTERLINE IL ROUTE 53 (CHICAGO ST.) CURVE CCH2
P.I. STA= 217+34.18
Δ= 12°44'42"
D= 03°15'00"
R= 1763.00'
T= 275.21'
L= 546.02'
E= 21.35'
P.C. STA= 214+58.97
P.T. STA= 220+04.99

PROPOSED CENTERLINE IL ROUTE 53 (CHICAGO ST.) CURVE CCH3
P.I. STA= 224+18.91
Δ= 11°57'59"
D= 08°11'06"
R= 700.00'
T= 73.37'
L= 146.20'
E= 3.83'
P.C. STA= 223+45.54
P.T. STA= 224+91.74

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- SECTION / QUARTER SECTION LINE
- PLATTED LOT LINES
- P — PROPERTY (DEED) LINE
- APL — APPARENT PROPERTY LINE
- EXISTING CENTERLINE
- PROPOSED CENTERLINE
- EXISTING RIGHT OF WAY LINE
- PROPOSED RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- AC — EXISTING ACCESS CONTROL LINE
- AC — PROPOSED ACCESS CONTROL LINE
- 129.32' MEASURED DIMENSION
- 129.32' (COMP) COMPUTED DIMENSION
- (129.32') RECORDED DIMENSION
- EXISTING BUILDING
- IRON PIPE OR ROD FOUND
- "MAG" NAIL SET
- CUT CROSS FOUND OR SET
- 5/8" REBAR SET
- STAKING OF PROPOSED RIGHT OF WAY. SET DIVISION OF HIGHWAYS SURVEY MARKER TO MONUMENT THE POSITION SHOWN. IDENTIFIED BY INSCRIPTION DATA AND SURVEYORS REGISTRATION NUMBER.
- M — STAKING OF PROPOSED RIGHT OF WAY IN CULTIVATED AREAS. BURIED 5/8 INCH METAL ROD 20 INCHES BELOW GROUND TO MARK FUTURE SURVEY MARKER POSITION IDENTIFIED BY COLORED PLASTIC CAP BEARING SURVEYORS REGISTRATION NUMBER.
- PERMANENT SURVEY MARKER, I.D.O.T. STANDARD 667101.02 (TO BE SET BY OTHERS)
- RIGHT OF WAY STAKING PROPOSED TO BE SET

N

GRAPHIC SCALE FEET 0 30

SCALE: 1" = 30'

SURVEY NOTES:
1. ALL DIMENSIONS ARE MEASURED UNLESS OTHERWISE SPECIFIED.
2. BEARING, DISTANCES, AND COORDINATES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT) "GRID". COORDINATES ARE FIXED HOLDING THE PUBLISHED NAD83(2011) VALUES FOR NGS CONTROL MONUMENTS WILL COUNTY GPS 713 (PID-AE2569), WILL COUNTY GPS 716 (PID-AE2570) AND WILL COUNTY GPS 718 (PID-AE2571).
3. ALL MEASURED AND CALCULATED DISTANCES ARE "GRID" NOT "GROUND". TO OBTAIN GROUND DISTANCES, DIVIDE GRID DISTANCES SHOWN BY THE COMBINATION FACTOR OF 0.99995667.
4. AREAS SHOWN ON THIS PLAT ARE "GROUND".
5. FIELD SURVEY COMPLETED IN DECEMBER 2021.

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS IS TO CERTIFY THAT I, DAVID A. CLAASSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, (WE, CLAASSEN, WHITE & ASSOCIATES, P.C. AN ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION, NUMBER 184-004039,) HAVE SURVEYED THE PLAT OF HIGHWAYS SHOWN HEREON IN SECTIONS 15 AND 16, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAT CORRECTLY REPRESENTS SAID SURVEY, THAT ALL MONUMENTS FOUND AND ESTABLISHED ARE OF PERMANENT QUALITY AND OCCUPY THE POSITIONS SHOWN THEREON AND THAT THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, MADE FOR THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS.

DATED AT _____, ILLINOIS THIS __ DAY OF _____ 2024 A.D.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002962
LICENSE EXPIRATION DATE: NOVEMBER 30, 2026

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS · DAVID A. CLAASSEN · JOLIET, IL · NO. 2962 · PROFESSIONAL LAND SURVEYOR

CWA SURVEY

CLAASSEN, WHITE & ASSOCIATES, P.C.
LAND SURVEYORS
121 AIRPORT DRIVE, UNIT I, JOLIET, ILLINOIS 60431
(815) 744-3720 cloossenwhite@cwasurvey.com
CWA Job #7577

PLAT OF HIGHWAYS

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION
I-80

LIMITS: RIDGE ROAD TO US 30 — COUNTY: WILL
SECTION: — JOB NO.: R-91-016-20
STA. 69+06.38 TO STA. 710+62.98
SCALE: 1" = 30' — SHEET 19 OF 25 SHEETS

IDOT USE ONLY

APPROVED
By Douglas McGlothlin at 11:29 am, Jan 27, 2025

BUREAU OF LAND ACQUISITION
201 WEST CENTER COURT
SCHAUMBURG, ILLINOIS 60196

REVISION DATE: / /
REVISION MADE BY:

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 219-25

File ID: 219-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Works **Final Action:**

Title: Resolution Granting Easements to the Illinois Department of Transportation for the I-80 (Ridge Road - US Route 30) Improvement Project (PINs 30-07-15-307-003, 30-07-15-307-004, 30-07-15-307-005)

Agenda Date: 03/18/2025

Attachments: Resolution, 1. 500-504 Chicago Street Affidavit of Title.pdf, 2. 500-504 Chicago Street Alta.pdf, 3. 500-504 Chicago Street Temporary Easement.pdf, 4. 500-504 Chicago Street Permanent Easement.pdf, 5. 500-504 Chicago Street Easement Plat.pdf

Entered by: gruddy@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/10/2025	Greg Ruddy	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 220-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Resolution Granting Easements to the Illinois Department of Transportation for the I-80 Des Plaines River Bridge Replacement Project (PIN 30-07-16-422-001 and PIN 30-07-16-430-008)

BACKGROUND:
The Illinois Department of Transportation (IDOT) will be replacing the I-80 Des Plaines River Bridge over the next several years. The project will include replacement and realignment of the I-80 bridge, as well as the replacement of the Center Street and Chicago Street interchanges on the bridge approaches. Permanent and temporary construction easements will be required on two City owned properties utilized by the Department of Public Utilities on the east side of the Des Plaines River. The proposed temporary easement will be in effect for five (5) years. The properties, PINs 30-07-16-422-001 and 30-07-16-430-008, will be restored to preconstruction conditions following completion of the work. The Public Service Committee will review this matter.

CONCLUSION:
IDOT has submitted a property appraisal and offers to purchase a permanent easement for Parcel 1P10123PE. IDOT has requested Parcels 1P10122PE and 1P10122TE be considered donations since the land will be dedicated as City right of way upon completion of the project. A summary of these parcels is below.

PARCEL	PIN	ADDRESS	PURCHASE PRICE
1P10123PE	30-07-16-422-001	SS Lucas St. W/O Kiep	$5,000.00
1P10122PE	30-07-16-430-008	Vacant Lot, River Street	$10.00
1P10122TE	30-07-16-430-008	Vacant Lot, River Street	$10.00

RECOMMENDATION:
Based on the above, it is recommended that the attached Resolution be approved authorizing the Mayor and City Clerk to execute documents to grant the permanent and temporary construction easements on behalf of the City at the indicated purchase price.

Owner	The City of Joliet
Property	Vacant Lot, River Street
Address	Joliet, IL 60436
Route	I-80
County	Will
Job No.	R-91-016-20
Parcel No.	1P10122PE and TE
P.I.N. No.	30-07-16-430-008
Section	Ridge Road to US 30
Station	52+39.90 to 52+68.09 (PE)
Station	49+90.22 to 52+50.24 (TE)

CERTIFIED RESOLUTION
(Governmental Entity)

I, Lauren O'Hara, City Clerk of the City of Joliet, a governmental entity organized and existing under the laws of the State of Illinois, including without limitation, city, village, incorporated town, county, park district, or township, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Council or Board of said governmental entity, a quorum of its members, trustees, or commissioners being present at a meeting held of the _____ day of _____, _____, and

2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that Terry D'Arcy, the Mayor and Lauren O'Hara, the City Clerk of the Council or Board of the above-referenced governmental entity are hereby authorized and directed to convey the governmental entity's interest in the following described real estate in Will County, Illinois to the People of the State of Illinois, Department of Transportation for highway purposes for the sum of $Donation:

See attached legal description.

Further resolved that they are authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale.

Further resolved that the members, aldermen, trustees or commissioners of the Council or Board of the governmental entity or electors of the governmental entity, pursuant to 50 ILCS 605/4 voted for the adoption of this resolution as follows: AYE _____; NAY _____; ABSENT _____

Dated this _____ day of _____, _____.

_____
Signature

Lauren O'Hara, City Clerk
Print Name and Title

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____ , _____, by Lauren O'Hara , as City Clerk of the City of Joliet .

(SEAL)

_____
Notary Public

My Commission Expires: _____

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10122PE
Station: 52+39.90 to 52+68.09
Index No.: 30-07-16-430-008

That part of Block 125, in School Section Addition to Joliet, being a subdivision of part of Section 16, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded October 12, 1834, in Plat Book 1, Pages 75 and 76, in Will County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99995667; described as follows:

Beginning at the northeast corner of said Block 125; thence South 01 degrees 33 minutes 52 seconds East, along the east line of said Block 125, a distance of 108.83 feet measured, (108.85 feet recorded), to the northerly right of way line of Interstate 80 as shown on Strip Map Plat No. 1, recorded May 12, 1961, in Book 33, Page 20, as Document Number 928726; thence northwesterly 17.86 feet along said northerly right of way line, being a non-tangent curve to the right, having a radius of 1680.16 feet measured, (1682.95 feet recorded), the chord of said curve bears North 80 degrees 21 minutes 39 seconds West, 17.86 feet; thence North 01 degrees 34 minutes 42 seconds West, 17.45 feet to a point of curve; thence northeasterly 89.39 feet along said curve to the right, having a radius of 281.08 feet, the chord of said curve bears North 07 degrees 31 minutes 56 seconds East 89.01 feet to the southerly line of Duncan Street, also being the north line of said Block 125; thence North 88 degrees 12 minutes 59 seconds East, along said southerly line of Duncan Street and north line of Block 125, a distance of 3.45 feet to the Point of Beginning.

Said parcel containing 0.034 Acres, more or less.

APPROVED
By Douglas.Mcclintic at 11:10 am, Jan 27, 2025

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10122TE
Station: 49+90.22 to 52+50.24
Index No.: 30-07-16-430-008

That part of Block 125, in School Section Addition to Joliet, being a subdivision of part of Section 16, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded October 12, 1834, in Plat Book 1, Pages 75 and 76, in Will County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99995667; described as follows:

Commencing at the northeast corner of said Block 125; thence South 88 degrees 12 minutes 59 seconds West, along the southerly line of Duncan Street, also being the north line of said Block 125, a distance of 3.45 feet to non-tangent curve and to the Point of Beginning; thence southwesterly 89.39 feet on said curve to the left, having a radius of 281.08 feet, the chord of said curve bears South 07 degrees 31 minutes 56 seconds West 89.01 feet to a point of tangency; thence South 01 degrees 34 minutes 42 seconds East, 17.45 feet to the northerly right of way line of Interstate 80 as shown on Strip Map Plat No. 1, recorded May 12, 1961, in Book 33, Page 20, as Document Number 928726; thence northwesterly 260.58 feet along said northerly right of way line, being a non-tangent curve to the right, having a radius of 1680.16 feet measured, (1682.95 feet recorded), the chord of said curve bears North 75 degrees 36 minutes 48 seconds West, 260.32 feet; thence North 38 degrees 39 minutes 29 seconds East, 43.09 feet to said southerly line of Duncan Street, also being the north line of said Block 125; thence North 88 degrees 12 minutes 59 seconds East, along said line 236.55 feet to the Point of Beginning.

Said parcel containing 0.416 Acres, more or less.

APPROVED
By Douglas.Mcclintic at 11:10 am, Jan 27, 2025

Owner	the City of Joliet
Property	SS Lucas St., W/O Kiep Ave.
Address	Joliet, IL 60436
Route	I-80
County	Will
Job No.	R-91-016-20
Parcel No.	1P10123PE
P.I.N. No.	30-07-16-422-001
Section	Ridge Road to US 30
Station	52+00.09 to
Station	52+99.50

CERTIFIED RESOLUTION
(Governmental Entity)

I, Lauren O'Hara, City Clerk of the City of Joliet, a governmental entity organized and existing under the laws of the State of Illinois, including without limitation, city, village, incorporated town, county, park district, or township, do hereby certify that:

1. The following is a true and correct copy of a resolution adopted by the Council or Board of said governmental entity, a quorum of its members, trustees, or commissioners being present at a meeting held of the _____ day of _____, _____, and

2. The resolution has not been amended or revoked and is in full force and effect.

Resolved that Terry D'Arcy, the Mayor and Lauren O'Hara, the City Clerk of the Council or Board of the above-referenced governmental entity are hereby authorized and directed to convey the governmental entity's interest in the following described real estate in Will County, Illinois to the People of the State of Illinois, Department of Transportation for highway purposes for the sum of $5,000.00:

See attached legal description.

Further resolved that they are authorized and directed to execute and deliver such instruments as may be necessary or convenient to consummate such sale.

Further resolved that the members, aldermen, trustees or commissioners of the Council or Board of the governmental entity or electors of the governmental entity, pursuant to 50 ILCS 605/4 voted for the adoption of this resolution as follows: AYE _____; NAY _____; ABSENT _____

Dated this _____ day of _____, _____.

_____
Signature

Lauren O'Hara, City Clerk
Print Name and Title

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____ , _____, by Lauren O'Hara , as City Clerk of the City of Joliet .

(SEAL)

_____
Notary Public

My Commission Expires: _____

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10123PE
Station: 52+00.09 to 52+99.50
Index No.: 30-07-16-422-001

The West 1/2 of Lots 22, 23, and 24 of Kiep Brothers Subdivision of Block 114 of School Section Addition to Joliet in the West 1/2 of the Southeast Quarter of Section 16, Township 35 North, Range 10 East of the Third Principal Meridian.

Situated in the County of Will and State of Illinois.

Said parcel containing 0.230 Acres, more or less.

APPROVED
By Rod Richgruber at 1:41 pm, Mar 11, 2024

Owner	The City of Joliet
Property	Vacant Lot, River Street
Address	Joliet, IL 60436
Route	I-80
County	Will
Job No.	R-91-016-20
Parcel No.	1P10122PE
P.I.N. No.	30-07-16-430-008
Section	Ridge Road to US 30
Station	52+39.90 to
Station	52+68.09

PERMANENT EASEMENT
(Governmental Entity)

The City of Joliet, a governmental entity organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), by Terry D'Arcy, its Mayor, for and in consideration of Ten and no/100 Dollars ($10.00), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4 hereby represents that Grantor owns the fee simple title to and grants and conveys to the People of the State of Illinois, Department of Transportation, (Grantee), a permanent easement for the purpose of elevated roadway and for other highway purposes, on, over and through the following described real estate:

See attached legal description.

situated in the County of Will, State of Illinois and hereby releases and waives all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the “premises.”

Grantor shall have and retains all rights to use and occupy the premises and access to Grantor’s remaining property, except as herein expressly granted; provided, however, Grantor’s use and occupation of the premises may not interfere with Grantee’s use of the premises for the purposes herein described.

This permanent easement is made, executed and delivered pursuant to a resolution duly adopted at a meeting held on the _____ day of _____, _____.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this _____ day of _____, _____.

City of Joliet
Name of Governmental Entity

By: _____
Signature

ATTEST:

Terry D'Arcy, Mayor
Print Name and Title

By: _____
Signature

Lauren O'Hara, City Clerk
Print Name and Title

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____ , _____, by Terry D'Arcy , as Mayor and Lauren O'Hara , as City Clerk of the City of Joliet , a governmental entity organized and existing under the laws of Illinois.

(SEAL)

_____
Notary Public

My Commission Expires: _____

This instrument was prepared by and after recording, return to:

Illinois Department of Transportation
ATTN: David Howorth
Bureau of Land Acquisition
201 W. Center Court
Schaumburg, IL 60196

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10122PE
Station: 52+39.90 to 52+68.09
Index No.: 30-07-16-430-008

That part of Block 125, in School Section Addition to Joliet, being a subdivision of part of Section 16, Township 35 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded October 12, 1834, in Plat Book 1, Pages 75 and 76, in Will County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99995667; described as follows:

Beginning at the northeast corner of said Block 125; thence South 01 degrees 33 minutes 52 seconds East, along the east line of said Block 125, a distance of 108.83 feet measured, (108.85 feet recorded), to the northerly right of way line of Interstate 80 as shown on Strip Map Plat No. 1, recorded May 12, 1961, in Book 33, Page 20, as Document Number 928726; thence northwesterly 17.86 feet along said northerly right of way line, being a non-tangent curve to the right, having a radius of 1680.16 feet measured, (1682.95 feet recorded), the chord of said curve bears North 80 degrees 21 minutes 39 seconds West, 17.86 feet; thence North 01 degrees 34 minutes 42 seconds West, 17.45 feet to a point of curve; thence northeasterly 89.39 feet along said curve to the right, having a radius of 281.08 feet, the chord of said curve bears North 07 degrees 31 minutes 56 seconds East 89.01 feet to the southerly line of Duncan Street, also being the north line of said Block 125; thence North 88 degrees 12 minutes 59 seconds East, along said southerly line of Duncan Street and north line of Block 125, a distance of 3.45 feet to the Point of Beginning.

Said parcel containing 0.034 Acres, more or less.

APPROVED
By Douglas.Mcclintic at 11:10 am, Jan 27, 2025

Owner	The City of Joliet
Property	Vacant Lot, River Street
Address	Joliet, IL 60436
Route	I-80
County	Will
Job No.	R-91-016-20
Parcel No.	1P10122TE
P.I.N. No.	30-07-16-430-008
Section	Ridge Road to US 30
Station	49+90.22 to to
Station	52+50.24

TEMPORARY CONSTRUCTION EASEMENT
(Governmental Entity)

City of Joliet, a governmental entity organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), by Terry D'Arcy, its Mayor, for and in consideration of Ten and no/100 Dollars ($10.00), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4 hereby represents that Grantor owns the fee simple title to and grants and conveys to the People of the State of Illinois, Department of Transportation, (Grantee), a temporary construction easement for the purpose of construction and other highway purposes, on, over, and through the following described real estate:

See attached legal description.

situated in the County of Will, State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the "premises."

The right, easement and privilege granted herein shall terminate five (5) years from the execution of this document, or on the completion of the proposed project, whichever is the sooner.

Grantor shall have and retain all rights to use and occupy the premises and access to Grantor's remaining property, except as herein expressly granted; provided, however, that Grantor's use and occupation of the premises may not interfere with Grantee's use of the premises in the purposes herein described.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by the opening, improving and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to the Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this _____ day of _____, _____.

Attest:	City of Joliet Name of Governmental Entity
By: _____ Signature	By: _____ Signature
_____ Print Name and Title	Terry D'Arcy, Mayor Print Name and Title

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____ , _____, by Terry D'Arcy, Mayor and Lauren O'Hara, City Clerk of City of Joliet .

(SEAL)

_____
Notary Public

My Commission Expires: _____

This instrument was prepared by and after recording return to:

Illinois Department of Transportation
ATTN: David Howorth
Bureau of Land Acquisition
201 W. Center Court
Schaumburg, IL 60196

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10122TE
Station: 49+90.22 to 52+50.24
Index No.: 30-07-16-430-008

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Commencing at the northeast corner of said Block 125; thence South 88 degrees 12 minutes 59 seconds West, along the southerly line of Duncan Street, also being the north line of said Block 125, a distance of 3.45 feet to non-tangent curve and to the Point of Beginning; thence southwesterly 89.39 feet on said curve to the left, having a radius of 281.08 feet, the chord of said curve bears South 07 degrees 31 minutes 56 seconds West 89.01 feet to a point of tangency; thence South 01 degrees 34 minutes 42 seconds East, 17.45 feet to the northerly right of way line of Interstate 80 as shown on Strip Map Plat No. 1, recorded May 12, 1961, in Book 33, Page 20, as Document Number 928726; thence northwesterly 260.58 feet along said northerly right of way line, being a non-tangent curve to the right, having a radius of 1680.16 feet measured, (1682.95 feet recorded), the chord of said curve bears North 75 degrees 36 minutes 48 seconds West, 260.32 feet; thence North 38 degrees 39 minutes 29 seconds East, 43.09 feet to said southerly line of Duncan Street, also being the north line of said Block 125; thence North 88 degrees 12 minutes 59 seconds East, along said line 236.55 feet to the Point of Beginning.

Said parcel containing 0.416 Acres, more or less.

APPROVED
By Douglas.Mcclintic at 11:10 am, Jan 27, 2025

Owner	The City of Joliet
Property	SS Lucas St. W/O Kiep Ave.
Address	Joliet, IL 60436
Route	I-80
County	Will
Job No.	R-91-016-20
Parcel No.	1P10123PE
P.I.N. No.	30-07-16-422-001
Section	Ridge Road to US 30
Station	52+00.09 to
Station	52+99.50

PERMANENT EASEMENT
(Governmental Entity)

The City of Joliet, a governmental entity organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to do business under the Statutes of the State of Illinois, (Grantor), by Terry D'Arcy, its Mayor, for and in consideration of Five Thousand and no/100 Dollars ($5,000.00), receipt of which is hereby acknowledged, and pursuant to the provisions of 50 ILCS 605/4 hereby represents that Grantor owns the fee simple title to and grants and conveys to the People of the State of Illinois, Department of Transportation, (Grantee), a permanent easement for the purpose of elevated roadway and for other highway purposes, on, over and through the following described real estate:

See attached legal description.

situated in the County of Will, State of Illinois and hereby releases and waives all right under and by virtue of the Homestead Exemption Laws of the State of Illinois. The above-described real estate and improvements located thereon are herein referred to as the “premises.”

Grantor shall have and retains all rights to use and occupy the premises and access to Grantor’s remaining property, except as herein expressly granted; provided, however, Grantor’s use and occupation of the premises may not interfere with Grantee’s use of the premises for the purposes herein described.

This permanent easement is made, executed and delivered pursuant to a resolution duly adopted at a meeting held on the _____ day of _____, _____.

Grantor, without limiting the interest above granted and conveyed, acknowledges that upon payment of the agreed consideration, all claims arising out of the above acquisition have been settled, including without limitation, any diminution in value to any remaining property of the Grantor caused by opening, improving, and using the premises for highway purposes. This acknowledgment does not waive any claim for trespass or negligence against the Grantee or Grantee's agents which may cause damage to Grantor's remaining property.

This grant shall constitute a covenant, which runs with the land, and shall be binding upon the legal representatives, successors and assigns of Grantor.

Dated this _____ day of _____, _____.

City of Joliet
Name of Governmental Entity

By: _____
Signature

ATTEST:

Terry D'Arcy, Mayor
Print Name and Title

By: _____
Signature

Lauren O'Hara, City Clerk
Print Name and Title

State of Illinois)
) ss
County of Will)

This instrument was acknowledged before me on _____ , _____, by Terry D'Arcy , as Mayor and Lauren O'Hara , as City Clerk of the City of Joliet , a governmental entity organized and existing under the laws of Illinois.

(SEAL)

_____
Notary Public

My Commission Expires: _____

This instrument was prepared by and after recording, return to:

Illinois Department of Transportation
ATTN: David Howorth
Bureau of Land Acquisition
201 W. Center Court
Schaumburg, IL 60196

Route: I-80
Section:
County: Will
Job No.: R-91-016-20
Parcel No.: 1P10123PE
Station: 52+00.09 to 52+99.50
Index No.: 30-07-16-422-001

The West 1/2 of Lots 22, 23, and 24 of Kiep Brothers Subdivision of Block 114 of School Section Addition to Joliet in the West 1/2 of the Southeast Quarter of Section 16, Township 35 North, Range 10 East of the Third Principal Meridian.

Situated in the County of Will and State of Illinois.

Said parcel containing 0.230 Acres, more or less.

APPROVED
By Rod Richgruber at 1:41 pm, Mar 11, 2024

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 220-25

File ID: 220-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Utilities **Final Action:**

Title: Resolution Granting Easements to the Illinois Department of Transportation for the I-80 Des Plaines River Bridge Replacement Project (PIN 30-07-16-422-001 and PIN 30-07-16-430-008)

Agenda Date: 03/18/2025

Attachments: Resolution, Resolution-1P1023.pdf, 1P10122PE.pdf, 1P10122TE.pdf, 1P10123PE.pdf

Entered by: odean@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/11/2025
1	2	3/11/2025	Allison Swisher	Approve	3/12/2025
1	3	3/11/2025	Kevin Sing	Approve	3/13/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/13/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 221-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Resolution Authorizing Acquisition of Real Estate from Larkin Professional Centre LLC (Partial PIN 30 -07-06-422-013-0000) for the Lois Place Lift Station Rehabilitation Project in the Amount of $22,500.00

BACKGROUND:
On June 4, 2024 the Mayor and City Council awarded the Professional Services Agreement for the design of the Lois Place Lift Station Rehabilitation project. The project includes replacing the existing Lois Place Lift Station with a new lift station and equipment. Preliminary engineering concluded that the existing site location is not desirable for the new lift station due to the limited space within the City's right-of-way. Therefore, it is recommended that the City purchase a small piece of land from the adjacent property owner, Larkin Professional Centre LLC, in order to construct the new lift station outside of the right of way. The Public Service Committee will review this matter.

CONCLUSION:
Staff contacted the owner and negotiated a purchase price of $22,500.00 for the 32' x 55' lot.

Sufficient funds exist utilizing the Water & Sewer Improvement Fund / Lift Stations / Land (Org 50180031, Object 557100, $22,500.00).

RECOMMENDATION:
Based on the above, it is recommended that the attached Resolution be approved authorizing the City Manager to take such action as may be reasonably required for the City of Joliet to timely perform the obligations of the City set forth therein and complete the conveyance of the subject property of the subdivided commercial lot at PIN 30-07-06-422-013-0000 from Larkin Professional Centre LLC in the amount of $22,500.00.

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RESOLUTION NO.

RESOLUTION AUTHORIZING ACQUISITION OF REAL ESTATE FROM LARKIN PROFESSIONAL CENTRE LLC (PARTIAL PIN 30-07-06-422-013-0000) FOR THE LOIS PLACE LIFT STATION REHABILITATION PROJECT IN THE AMOUNT OF $22,500.00

WHEREAS, the City is replacing the Lois Place Lift Station; and,

WHEREAS, the purchase of property from Larkin Professional Centre LLC (Partial PIN 30-07-06-422-013-0000) is necessary to complete the planned improvements and is in the best interest of the City of Joliet.

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

SECTION 1: The City Manager is hereby authorized to acquire subdivision lot 2 of 801 N Larkin Avenue (30-07-06-422-013-0000) as set forth in Exhibit "A" attached hereto at the price of $22,500.00.

SECTION 2: The City Manager is authorized to take such action as may be reasonably required for the City of Joliet to timely perform the obligations of the City.

PASSED this _____ day of March, 2025.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN NO.: 30-07-06-422-013

RESUBDIVISION OF LOT 6 IN SARVER COMMERCIAL PROPERTY

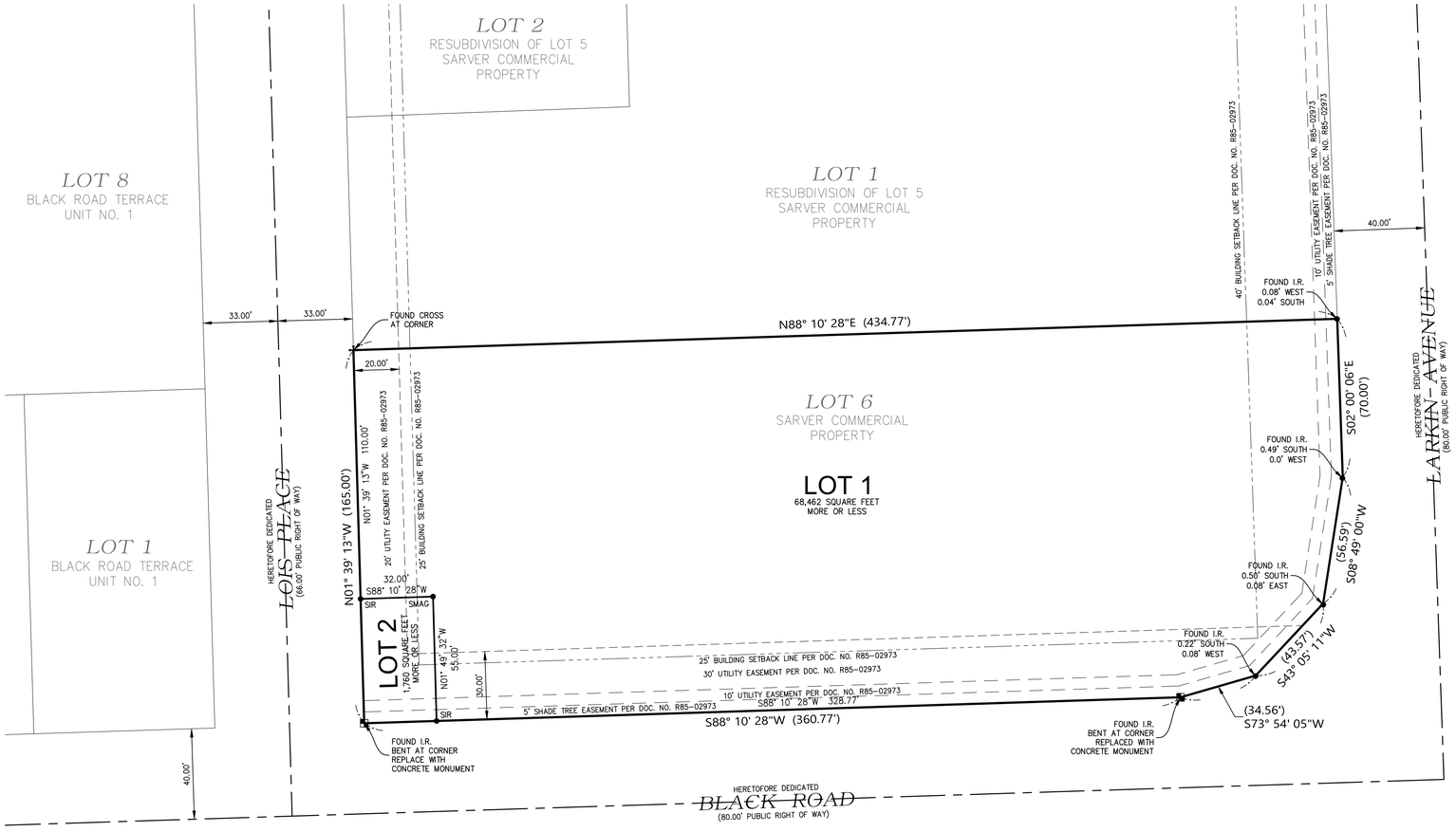
BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

SCALE: 1" = 30'

0 30 60 90

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

LEGEND
- PARCEL LIMITS
- UTILITY EASEMENT
- NON-EXCLUSIVE UTILITY EASEMENT
- BUILDING SETBACK LINE
- CENTER LINE OF RIGHT OF WAY



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF OGLE) SS

I, RUDY P. DIXON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832, DO HEREBY CERTIFY THAT I HAVE SURVEYED, SUBDIVIDED, AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN SARVER COMMERCIAL PROPERTY, A SUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO HTE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT NO. R85-02973, SITUATED IN WILL COUNTY, ILLINOIS.

I ALSO CERTIFY THAT THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AS MADE BY ME.

I ALSO CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OR SUBDIVISION IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERENCY RATE MAPS "FIRM MAPS", PANEL NUMBER 17197C0142G WITH AN EFFECTIVE DATE OF FEBRUARY 15, 2019.

I ALSO CERTIFY THAT THE PROPERTY, AS DESCRIBED ON THE ANNEXED PLAT, LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, ILLINOIS, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXCERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HERETOAFTER AMENDED.

ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D., 2024.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 007858-0010

PROFESSIONAL LAND SURVEYOR
RUDY P. DIXON
035-003832
ROCHELLE
ILLINOIS
STATE OF ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT _____ , IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR USES AND PURPOSES HEREIN SET FORTH AND THAT SAID OWNER HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY ON THIS PLAT, WHICH IS KNOW AS RESUBDIVISION OF LOT 6 IN SARVER COMMERCIAL PROPERTY IS LOCATED WITHIN THE BOUNDARY LIMITES OF:

SCHOOL DISTRICT 86

HIGH SCHOOL DISTRICT 204

COMMUNITY COLLEGE DISTRICT 525

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

LARKIN PROFESSIONAL CENTRE, LLC
3077 W JEFFERSON STREET, SUITE 100
JOLIET, IL 60435

ATTEST: _____ BY:_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL) SS

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ , PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, AS OFFICERS OF SAID OWNER FOR THE USES AND PURPOSE THEREIN SET FORTH.

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

BY:_____
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL) SS

I, _____, CONTY CLERK OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES OR UNPAID CURRENT GENERAL TAXES AGAINS ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES, GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS,

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

_____
WILL COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)

COUNTY OF WILL) SS

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE

RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS ON THE _____ DAY OF

_____, 20____, A.D. AT _____ O'CLOCK _____ .M.

_____
WILL COUNTY RECORDER OF DEEDS

CERTIFICATE OF TAX MAPPING AND PLATTING

STATE OF ILLINOIS)

COUNTY OF WILL) SS

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

THE PROPERTY HEREIN DESCRIBED IS LOCATED ON TAX MAP NO._____

AND IDENTIFIED AS PERMANENT REAL ESTATE TAX INDEX NUMBER (PN) _____

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

_____
WILL COUNTY DIRECTOR OF TAX MAPPPING & PLATTING

STATE OF ILLINOIS)

COUNTY OF WILL) SS

I, _____, JOLIET CITY COLLECTOR, DO 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___, A.D.

_____
CITY COLLECTOR

STATE OF ILLINOIS)

COUNTY OF WILL) SS

AS AUTHORIZED BY THE PLAT APPROVED BY ORDINANCE NO._____

OF THE CITY COUNCIL OF THE CITY OF JOLIET, ON _____, 20___.A.D.

DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF _____, 20___, A.D.

_____
CITY CLERK

DRAWN BY: RWH
DATE: 12/15/2024
CHECKED BY: RPD
DATE: 12/15/2024
FIELD WORK COMPLETED
DATE: 09/06/2024

PROJECT NUMBER: 240228
SCALE: 1" = 30'
ORDERED BY: MIKE DAWSON
PROPERTY ADDRESS: NO ADDRESS AVAILABLE

REV	DESCRIPTION	DATE
0	ISSUED	12/5/2024

P.U.E. PUBLIC UTILITY EASEMENT
P.U. & D.E. PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. BUILDING SETBACK LINE
CB CHORD BEARING
CH CHORD
BLDG BUILDING
CLF CHAIN LINK FENCE
WDF WOOD FENCE
WIF WROUGHT IRON FENCE
FIP OR IP FOUND IRON PIPE
FIR OR IR FOUND IRON ROD
FSP OR SP FOUND OR SET SPIKE
FCN OR CN FOUND OR SET CROSS NOTCH
FPK OR PK FOUND OR SET PARKER-KALON NAIL

SURVEYOR'S NOTES:
1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS NOT SHOWN HEREON.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESIS ABBREVIATED REC ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.

CLIENT:
TROTTER & ASSOCIATES, INC.
CONSULTING ENGINEERS
40W201 WASCO ROAD, SUITE D ST. CHARLES, IL 60175
(630) 587-0470

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 240228
DATE: 12/15/2024
SHEET: 1 OF 1
DRAWING NUMBER:
SUBDIVISION

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 221-25

File ID: 221-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Utilities **Final Action:**

Title: Resolution Authorizing Acquisition of Real Estate from Larkin Professional Centre LLC (Partial PIN 30-07-06-422-013-0000) for the Lois Place Lift Station Rehabilitation Project in the Amount of $22,500.00

Agenda Date: 03/18/2025

Attachments: Resolution, 240228_LOIS PLACE SUBPLAT.pdf

Entered by: odean@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/11/2025	Gina Logalbo	Approve	3/13/2025
1	2	3/12/2025	Allison Swisher	Approve	3/14/2025
1	3	3/12/2025	Kevin Sing	Approve	3/14/2025
1	4	3/12/2025	Todd Lenzie	Approve	3/14/2025
1	5	3/13/2025	Beth Beatty	Approve	3/14/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 222-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

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

BACKGROUND:
The 2025 Pavement Marking Program includes the markings on several major streets, State routes, neighborhood collector streets, and residential streets.

The Public Service Committee will review this matter.

CONCLUSION:
Funding for this project will come from Motor Fuel Tax (MFT) Funds. Since Motor Fuel Tax Funds are used for this project, the State of Illinois requires the Mayor and City Council to approve an MFT Resolution. Please find attached a Motor Fuel Tax Resolution appropriating $286,532.00 for the 2025 Pavement Marking Program.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council approve the MFT Resolution appropriating Motor Fuel Tax Funds for the 2025 Pavement Marking Program - MFT Section No. 25-00571-00-ST.

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Illinois Department of Transportation

Resolution for Improvement Under the Illinois Highway Code

Is this project a bondable capital improvement?

☐ Yes ☒ No

Resolution Type	Resolution Number	Section Number
Original		25-00571-00-ST

BE IT RESOLVED, by the Council (Governing Body Type) of the City (Local Public Agency Type)

of Joliet (Name of Local Public Agency) Illinois that the following described street(s)/road(s)/structure be improved under the Illinois Highway Code. Work shall be done by Contract (Contract or Day Labor).

For Roadway/Street Improvements:

Name of Street(s)/Road(s)	Length (miles)	Route	From	To
VARIOUS				

For Structures:

Name of Street(s)/Road(s)	Existing Structure No.	Route	Location	Feature Crossed

BE IT FURTHER RESOLVED,

1. That the proposed improvement shall consist of

Installation of Thermoplastic and Modified Urethane Pavement Markings throughout the City of Joliet.

2. That there is hereby appropriated the sum of Two Hundred Eighty Six Thousand Five Hundred Thirty Two and 00/100 Dollars ($286,532.00) for the improvement of said section from the Local Public Agency's allotment of Motor Fuel Tax funds.

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Lauren O'Hara (Name of Clerk) City (Local Public Agency Type) Clerk in and for said City (Local Public Agency Type)

of Joliet (Name of Local Public Agency) in the State aforesaid, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete original of a resolution adopted by

Council (Governing Body Type) of Joliet (Name of Local Public Agency) at a meeting held on March 18, 2025 (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: 222-25

File ID: 222-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Works **Final Action:**

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

Agenda Date: 03/18/2025

Attachments: Resolution

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/9/2025	Greg Ruddy	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 223-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Resolution Accepting Illinois Environmental Protection Agency Low Interest Loan L176076 for the 2025 Water Main Replacement Program

BACKGROUND:
On December 20, 2022 the Mayor and City Council approved Ordinance No. 18446 authorizing the City of Joliet to borrow funds up to $327,000,000.00 from the IEPA Public Water Supply Loan Program (PWSLP) for drinking water related capital improvement projects. One (1) of the projects identified to be funded with PWSLP funding is the 2025 Water Main Replacement Program. In January 2025, the City submitted a loan application to IEPA for the project. IEPA has approved the City's loan application and has provided a loan agreement, in the amount of $60,000,000.00, at a simple interest rate of 1.87% for a 30-year term. Total costs for the 2025 Water Main Replacement Program are anticipated to be approximately $71 million. The balance of the project costs will be funded using the City's existing WIFIA loan. The Finance Committee will review this matter.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council adopt the attached Resolution authorizing the City's Authorized Representative to accept and sign the loan agreement and any future documents associated with the loan as required.

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RESOLUTION NO.

RESOLUTION ACCEPTING ILLINOIS ENVIRONMENTAL PROTECTION AGENCY LOW INTEREST LOAN L176076 FOR THE 2025 WATER MAIN REPLACEMENT PROGRAM

WHEREAS, the City has approved Resolution 7613 committing to completion of a non-revenue water reduction plan which includes annual water main replacement for years 2022-2030; and,

WHEREAS, the City has received planning approval from IEPA for the 2023-2030 water main replacement program; and,

WHEREAS, the City has approved Ordinance 18446 authorizing the City of Joliet to borrow funds from the IEPA Public Water Supply Loan Program (PWSLP) for engineering and construction of the work; and,

WHEREAS, the City submitted a loan application which has been approved by IEPA in the amount of $60,000,000.00 at a simple interest rate of 1.87% for a 30-year term.

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

SECTION 1: The City's Authorized Representative is hereby authorized to accept the loan for L176076 2025 Water Main Replacement project in the amount of $60,000,000.00.

SECTION 2: The City's Authorized Representative is hereby authorized to sign the loan agreement and any future documents associated with the loan as may be required.

PASSED this 18th day of March, 2025.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

LENDER:
Illinois Environmental Protection Agency
Bureau of Water
Infrastructure Financial Assistance Section
P.O. Box 19276
2520 West Iles Avenue
Springfield, IL 62794-9276

RECIPIENT:
City of Joliet
150 West Jefferson Street
Joliet, IL 60432-4158

FEIN: 366088568

TERMS OF THE LOAN

			Estimated Dates
Loan amount:	$60,000,000.00	Construction start:	04/21/2025
Annual fixed loan rate:	1.87%	Construction complete:	12/17/2025
Term:	30 years	Initiation of operation:	11/17/2025
Repayments:	Semi-Annual	Initiation of repayment period:	11/17/2025
		First repayment due:	05/17/2026
		Final repayment due:	11/17/2055

LOAN OFFER AND ACCEPTANCE

Offer by the State of Illinois Environmental Protection Agency

The Director (herein called the "Director") of the Illinois Environmental Protection Agency (herein called the "Agency") pursuant to the Environmental Protection Act, hereby offers to make a loan from the Water Revolving Fund, up to and not exceeding the above specified amount, at the fixed loan rate and repayment period given above, for the support of the efforts contained in the Project Description, herein. This Loan Offer is subject to all applicable State and Federal statutory and regulatory provisions, Standard and Special Loan Conditions, Procedures For Issuing Loans From the Public Water Supply Loan Program (35 Ill. Adm. Code 662) and the terms specified in the Letter of Transmittal, attached hereto and included herein by reference.

	Director	James Jennings	
Agency Signature	Title	Name	Date

This offer must be accepted on or before 04/21/2025.

Acceptance on behalf of the Borrower

Authorized Representative (Signature) Date

Name and Title of Authorized Representative (Type or Print)

PROJECT DESCRIPTION

The City of Joliet will be installing approximately 139,035 lineal feet of watermain ranging in size from 4 to 16-inches in various locations throughout the City. This work includes replacing fire hydrants, valves, service lines, all restoration work and appurtenances along the project route. An additional 250 lineal feet of 8-inch and 317 lineal feet of 10-inch watermain will be rehabbed and lined using the cured-in-place pipe method. 140 feet of 36-inch casing pipe will be used to install the 12-inch watermain under the railroad crossing.
This work is covered by IEPA Permit Numbers 1382-FY2024,0118-FY2025,0025-FY2025,0242-FY2025,0211-FY2025,0157-FY2024,0241-FY2025,0051-FY2025,1378-FY2024,026FY2025,1376-FY2024,0263-FY2025,0194-FY2025,0047-FY2025,0240-FY2025

	TOTAL	ELIGIBLE
Design Engineering - Baxter & Woodman (Crystal Lake)	$2,428,428.00	$2,180,442.00
Design Engineering - Burns & McDonnell Engineering Co., Inc.	$345,328.72	$345,328.72
Design Engineering - K&S Engineers, Inc.	$119,585.00	$114,285.00
Construction Engineering - Baxter & Woodman (Crystal Lake)	$225,600.00	$214,410.00
Construction Engineering - Burns & McDonnell Engineering Co., Inc.	$4,153,765.52	$3,872,235.92
Construction - Austin Tyler Construction, LLC(Broadway)	$10,496,982.64	$9,731,936.64
Construction - Austin Tyler Construction, LLC(Emerald Lawns Phase 2)	$5,682,093.90	$5,442,365.90
Construction - Len Cox and Sons Excavating(Glenwood Manor)	$5,385,957.66	$5,202,486.66
Construction - Airy's Inc.(Hickory Creek West)	$4,615,949.00	$4,105,118.00
Construction - Airy's Inc.(Highland Phase 2)	$2,649,317.00	$2,649,317.00
Construction - Brandt Excavating, Inc.(Krings Acres Phase 2B)	$2,591,060.85	$2,591,060.85
Construction - Construction by CAMCO, Inc.(Marquette Park)	$4,789,334.41	$4,696,768.86
Construction - Len Cox and Sons Excavating(Midland and Campbell)	$3,923,952.36	$3,792,927.36
Construction - D Construction, Inc.(North Downtown)	$7,251,953.29	$6,977,623.29
Construction - Austin Tyler Construction, LLC(North Prairie)	$4,792,227.63	$4,551,452.63
Construction - P. T. Ferro Construction, Inc.(Railroad Street)	$2,610,424.27	$2,563,264.27
Construction - Len Cox and Sons Excavating(Reedwood Phase 3)	$3,678,375.13	$3,393,144.77
Construction - M&J Underground, Inc.(Twin Oaks Phase 1)	$1,968,957.82	$1,968,507.82
Construction - Austin Tyler Construction, LLC(Upper Bluff)	$5,685,247.00	$4,921,362.00
Construction - P. T. Ferro Construction, Inc.(Virginia Phase 1)	$1,961,434.65	$1,881,944.65
Other - The Herald News(Bid Advertisements)	$10,066.98	$10,066.98
Contingency	$1,934,078.42	$1,934,078.42
TOTAL	$77,300,120.25	$73,140,127.74

The loan amount is $60,000,000.00.

FUNDING SOURCES

$2,922,891.41 of Construction costs and $5,705 of Design Engineering are associated with the City's lead service line project, L176079. Funding for these costs will be provided by the L176079 Public Water Supply loan.

The following ineligible costs will be provided by the City's local water or sewer funds and/or WIFIA funds provided to the City: $32,850 of Construction costs for landscape restoration allowances. $658,245.50 of Construction costs for sewer work. $247,581 for Design Engineering and $292,719.60 for Construction Engineering.

SPECIAL CONDITIONS

None

STANDARD CONDITIONS

Please see Attachment A.

Attachment A

Loan Recipient: City of Joliet
L176076

Loan Agreement –Standard Conditions
Illinois EPA Public Water Supply Loan Program

1. PROJECT SCHEDULE

For the purposes of this agreement, the start date will be the date the agreement is executed by the loan recipient and the complete date will be the date of final repayment. Any obligation of the State of Illinois and the Agency to make any disbursement of loan funds shall terminate unless this project work is initiated and completed in accordance with the schedule contained in the Loan Agreement.

2. AVAILABILITY OF APPROPRIATIONS; SUFFICIENCY OF FUNDS

This Loan Agreement is contingent upon and subject to the availability of sufficient funds. The Agency may terminate or suspend this Loan Agreement, in whole or in part, without penalty or further disbursements being required, if (i) sufficient State funds have not been appropriated to the Agency or sufficient Federal funds have not been made available to the Agency by the Federal funding source, (ii) the Governor or the Agency reserves appropriated funds, or (iii) the Governor or the Agency determines that appropriated funds or Federal funds may not be available for payment. The Agency shall provide notice, in writing, to the loan recipient of any such funding failure and its election to terminate or suspend this Loan Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the loan recipient's receipt of notice. Should the Agency terminate or suspend this Loan Agreement as described above, the loan recipient shall still be required to repay to the Agency in accordance with this Loan Agreement the total amount of loan disbursements made by the Agency.

3. DISBURSEMENTS

Disbursement requests for project work will be processed based on costs incurred, subject to the appropriation of funds by the Illinois General Assembly. Such disbursement requests shall be submitted quarterly and will be monitored for compliance with applicable state and federal laws and regulations, including Section 705/4(b)(2) of the Illinois Grant Funds Recovery Act (30 ILCS 705), and shall constitute quarterly reports as required therein by describing the progress of the project and the expenditure of the loan funds related thereto. Any loan funds remaining unexpended in the project account after all application loan conditions have been satisfied and a final loan amendment has been executed shall be returned to the State within forty-five (45) days of the execution date on the final loan amendment. If the loan recipient reimburses their contractor(s) prior to requesting funds from Illinois EPA, the Loan Recipient shall request as quickly as possible, but in no event later than dictated by Section 5 of the submitted Tax Compliance Certificate and Agreement, reimbursement from the Agency.

4. REPAYMENT SCHEDULE – Nature of Obligations, Fixed Loan Rate, Interest, Loan Suppport and Principal Payments.

a) In accordance with Ill. Adm. Code 662.210, the fixed rate is comprised of interest and loan support, both of which are established annually. The term "interest" is used in this Loan Agreement as well as future correspondence, repayment schedules, etc. to reflect both interest and loan support.

b) This Loan Agreement has been issued and entered into pursuant to an authorizing ordinance of the loan recipient. The recipient recites that it has taken all required actions to enter into the Loan Agreement and has complied with all provisions of law in that regard.

c) By this Loan Agreement, the loan recipient agrees to repay to the Agency (or, upon notice by the Agency to the loan recipient, the Agency's assignee) the principal amount of the loan with interest on the outstanding and unpaid principal amount of the loan from time to time until repaid in full, all as provided in this Loan Agreement.

d) For purposes of determining the repayment amount, the principal amount of the loan shall be the total amount of loan disbursements made by the Agency under this Loan Agreement, plus interest treated as principal as provided in paragraph (g) below. The amount financed shall not exceed the amount identified in the approved authorizing ordinance.

e) The final principal amount will be determined by the Agency after a final disbursement request and project review have been made to ensure all applicable loan conditions have been satisfied.

f) Simple interest on each loan disbursement will begin on the day after the date of the issuance of a warrant by the Comptroller of the State of Illinois.

g) Interest and principal on the loan will be due on the dates and in the amounts as set forth in repayment schedules provided for in this paragraph. Upon the initiation of the loan repayment period, the Agency shall establish and notify the loan recipient of an interim repayment schedule in accordance with the terms of this loan. After the Agency conducts the final review of the costs of the project to establish the final principal amount, the Agency shall establish and notify the loan recipient of a final repayment schedule. For purposes of calculating the repayment schedules, the Agency shall consider principal of the loan to consist of all unrepaid disbursements plus all unrepaid interest accrued on these disbursements at the time the schedule period begins. Each of these repayment schedules shall provide for repayment installments consisting of principal plus simple interest on the unpaid principal balance. The installment repayment amount may change when the interim repayment schedule is replaced by the final repayment schedule.

h) Interest on each loan disbursement shall be calculated on the basis of the total number of days from the date the interest begins to accrue to the beginning of the repayment period and will be calculated on a daily basis using a 365 day year. All interest due on the principal of the loan during the repayment period is calculated on a periodic basis.

i) The Loan Agreement shall be subject to prepayment at any time in whole or in part, at the option of the loan recipient, by payment of the outstanding principal plus accrued and unrepaid interest on that principal accrued to the date of prepayment.

5. MODIFIED OR SUBSEQUENT ORDINANCES

The ordinance authorizing entry into this Loan Agreement or dedicating the source of revenue shall not be amended or superseded substantively or materially without the prior written consent of the Agency.

6. DBE REPORTING REQUIREMENTS

The loan recipient is required to comply with the Disadvantaged Business Enterprise (DBE) reporting requirements as established and mandated by federal law and implemented in federal code: 40 CFR Part 33. Compliance with the code will necessarily involve satisfaction of the six (6) good faith efforts as set forth in the federal DBE program, and will require the use of the particular contract specifications and language for advertising of the project. More information and guidance on the DBE requirements is available on the IEPA web site.

7. COMPLIANCE WITH ACT AND REGULATIONS

The Agency shall not make any payments under this loan offer if the construction project has been completed and is being operated in violation of any of the provisions of the Safe Drinking Water Act, Environmental Protection Act (415 ILCS 5/1 et seq.) or Public Water Supply Regulations of Illinois (Title 35: Subtitle F: Chapter I: Pollution Control Board Regulations and Chapter II: Agency Regulations) adopted thereunder.

8. CONSTRUCTION COMPLETION- FINAL INSPECTION.

The loan recipient shall notify the Agency's Infrastructure Financial Assistance Section's (IFAS) Post Construction Unit in writing within 30 days from the construction completion date and shall submit the final change order, along with the contractor's final costs. Within 90 days from the construction completion date the loan recipient shall forward one (1) copy of the final plans of record to the appropriate Agency regional field office and one (1) copy to the Agency's IFAS Post Construction Unit. In addition, a completed "Certificate Regarding O & M" (available on the Agency website) shall be sent to the Agency's IFAS Post Construction Unit. The regional field office may contact the loan recipient to schedule a final inspection following submittal of the final plans of record.

9. OPERATION AND MAINTENANCE OF THE PROJECT

The Agency shall not approve the final loan closing for the project unless the loan recipient has certified that the training and operation and maintenance documents have been provided in accordance with 35 Ill. Adm. Code 662.460.

10. FLOOD INSURANCE

Evidence must be provided that flood insurance has been acquired on eligible structures constructed under this Loan Agreement as soon as structures are insurable.

11. DELINQUENT LOAN REPAYMENTS

a) In the event that a repayment is not made by a loan recipient according to the loan schedule of repayment, the loan recipient shall notify the Agency in writing within 15 days after the repayment due date in accordance with 35 Ill. Adm. Code 662.510 Delinquent Loan Repayments.

b) After the receipt of this notification, the Agency shall confirm in writing the acceptability of the loan recipient's response or take appropriate action.

c) In the event that the loan recipient fails to comply with the above requirements, the Agency shall promptly issue a notice of delinquency which requires a written response within 15 days.

d) Failure to take appropriate action shall cause the Agency to pursue the collection of the amounts past due, the outstanding loan balance and the costs thereby incurred, either pursuant to the Illinois State Collection Act of 1986 (30 ILCS 210) or by any other reasonable means as may be provided by law.

12. SINGLE AUDIT ACT

Federal funds from Capitalization Grants for the Drinking Water State Revolving Fund (i.e. see Catalogue of Federal and Domestic Assistance number 66.468), which the Agency receives from the U.S. Environmental Protection Agency, may be used for this loan. Receipt of federal funds may require an annual audit which conforms to the Single Audit Act and O.M.B. Circular A-133. If a Single Audit is required, all loans from both the Drinking Water and Wastewater State Revolving Fund receiving federal funds must be audited and included in the audit report. The Agency will notify the recipient of any federal funds disbursed during the recipient's fiscal year.

13. SUBCONTRACTS UNDER CONSTRUCTION CONTRACTS

The award or execution of all subcontracts by a prime contractor and the procurement and negotiation procedures used by such prime contractor in awarding or executing such subcontracts shall comply with:

a) All provisions of federal, State and local law.
b) All provisions of 35 Ill. Adm. Code 662 with respect to fraud and other unlawful or corrupt practices.
c) All provisions of 35 Ill. Adm. Code 662 with respect to access to facilities, records and audit of records.

14. REQUIREMENTS OF BOND ORDINANCE

If the dedicated source of revenue is pledged in a subordinate position to an existing revenue bond ordinance, the covenants regarding coverage and reserve shall be in accordance with 35 Ill. Adm. Code 662.350(a)(9)(C).

15. RECORDS RETENTION

The loan recipient agrees to establish and maintain the books and other financial records pertaining to this project in accordance with Generally Accepted Accounting Principles as issued by the Governmental Accounting Standards Board (GASB), including standards relating to the reporting of infrastructure assets per GASB Statement No. 34. The loan recipient shall maintain all books and records pertaining to this project for a period not less than 3 years from the date of the final loan closing. All records pertaining to the issuance of bonds and the repayment of this loan shall be maintained for a period not less than 3 years from the final repayment date. The loan recipient agrees to permit the Agency or its designated representatives, including the Illinois Auditor General and the Illinois Attorney

General, to inspect and audit the books and financial records pertaining to the project and the expenditure of the loan funds related thereto.

16. CONTINUING DISCLOSURE

The recipient covenants and agrees that, if at any time the Agency shall notify the recipient that the recipient is deemed to be an "obligated person" for purposes of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934 (the "Rule"), the recipient shall promptly execute an undertaking in form acceptable to the Agency in compliance with the Rule in which the recipient shall agree, among other things, to provide annual financial information (as defined in the Rule) with respect to the recipient to all required information repositories for so long as the recipient shall be deemed an obligated person. The recipient shall be deemed to be an obligated person at any time the aggregate principal amount of one or more of the recipient's outstanding loans with the Agency, which are pledged to secure bonds issued on behalf of the Agency, exceeds a percentage (currently 20%) of the aggregate principal amount of all loans of the Agency pledged to secure such bonds.

17. WAGE RATE REQUIREMENTS

The loan recipient is required to comply with Wage Rate requirements established in rules issued by the U.S. Department of Labor to implement the Davis-Bacon Wage Act and other related acts (29 CFR Parts 1, 3 and 5). These rules require a number of specific actions by the federal funding recipient (the IEPA), the sub-recipient (the loan recipient) and the contractor, including payroll record certification and reporting as required. More information and guidance on the Davis-Bacon Wage Act requirements are available on the IEPA web site.

18. BUILD AMERICA BUY AMERICA

The loan recipient will be required to comply with the "Use of American Iron and Steel" requirements as contained in Sec. 1452(a)(4) of the federal Safe Drinking Water Act (42 U.S.C. 300j-12(a)(4)), as applicable, and the requirements of the Build America Buy America Act (BABA Act) in Public Law 117-58, Sections 70901 through 70952 (41 U.S.C. 8301 note), as applicable.

19. REPORTING REQUIREMENTS

The loan recipient will be required to comply with the volume and frequency of reporting requirements that may be required by the federal or State funding authority.

20. ADDITIONAL COMPLIANCE ITEMS

The loan recipient, prime contractor(s) and subcontractor(s) shall comply with applicable federal funding certifications, non-discrimination statutes, regulations and environmental standards, including but not limited to the following:

a) The Americans with Disabilities Act of 1990, as amended, and 42 USC 12101
b) New Restrictions on Lobbying at 40 CFR, Part 34
c) Immigration and Naturalization Service Employment Eligibility Rules, (I-9 Forms)
d) False Claims Act – Prompt referral to USEPA's Inspector General of any credible evidence of a false claim or criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving funds under this loan (Loan Recipient Only)
e) The Coastal Zone Management Act of 1972, 16 U.S.C. 1451 (Loan Recipient Only)
f) Section 504 of the Rehabilitation Act of 1973 - Prohibits exclusion and employment discrimination based on a disability.
g) Title VI of the Civil Rights Acts of 1964 - Prohibits discrimination or exclusion based on race, color, or national origin.
h) Archaeological and Historic Preservation Act, Pub. L. 113–287 and 54 U.S.C. 312501-312508
i) Native American Graves Protection and Repatriation Act (NAGPRA), Pub. L. 101-601 and 25 U.S.C. 3001-3013

21. CERTIFICATION

By accepting this loan offer, the loan recipient certifies under oath that all information in the loan agreement and the related loan application is true and correct to the best of the loan recipient's knowledge, information and belief, and that the loan funds shall be used only for the purposes described in the loan agreement. This offer of loan funds is conditioned upon such certification.

22. FISCAL SUSTAINABILITY PLAN REQUIREMENTS

The loan recipient shall comply with the Fiscal Sustainability Plan (FSP) requirement contained in Section 603(d)(1)(E) of the Federal Water Pollution Control Act by submitting a certification that they have developed and implemented a FSP. This provision applies to all loans for which the borrower submitted a loan application on or after October 1, 2014. The Agency will send the loan recipient a FSP Development Certification form prior to final loan closing which shall be submitted and returned as directed. This condition only applies to loans issued from the Water Pollution Control Loan Program. This condition does not apply to Public Water Supply loans.

23. SIGNAGE REQUIREMENT

a. The loan recipient shall meet a signage requirement by posting a sign at the project site or making an equivalent public notification such as a newspaper or newsletter publication; utility bill insert; or online posting for the project duration. After the signage requirement is met, documentation must be submitted to the IEPA using the Public Notification/Signage Requirement Certificate of Completion. Guidance is available on the IEPA website.

b. The loan recipient shall meet a BIL (Bipartisan Infrastructure Law) signage requirement by posting a sign at the project site for the project duration. After the signage requirement is met, documentation must be submitted to the IEPA using the Public Notification/Signage Requirement Certificate of Completion. Guidance is available on the IEPA website.

24. ILLINOIS WORKS JOBS PROGRAM ACT (30 ILCS 559/20-1 et seq)

For loans with an estimated total project cost of $500,000 or more, the loan recipient will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The "estimated total project cost" is a good faith approximation of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification whichever is less. Loan recipients will be permitted to seek a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20 (b). The loan recipient must ensure compliance for the life of the entire project, including the term of the loan and after the term ends, if applicable, and will be required to report on and certify its compliance.

a. The loan recipient will shall submit to IEPA an IL Works Apprenticeship Initiative Budget Supplement form within 90 days of executing the loan agreement. The form is available at: https://www2.illinois.gov/dceo/WorkforceDevelopment/Pages/IllinoisWorksJobsProgramAct.aspx.

b. Compliance includes submitting quarterly reporting of apprenticeship goals until the project is complete even if the project extends beyond the original term of the loan agreement. Quarterly reports must be submitted to the Agency within 20 days after a quarter ends. Quarterly reports shall be submitted using the reporting form available at the website listed in 24a. (above).

c. All State contracts and grant agreements funding State contracts shall include a requirement that the contractor and subcontractor shall, upon reasonable notice, appear before and respond to requests for information from the Illinois Works Review Panel.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 223-25

File ID: 223-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Utilities **Final Action:**

Title: Resolution Accepting Illinois Environmental Protection Agency Low Interest Loan L176076 for the 2025 Water Main Replacement Program

Agenda Date: 03/18/2025

Attachments: Resolution, Joliet-6076-Loan Agreement-3-5-2025.pdf

Entered by: aswisher@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/10/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/10/2025	Allison Swisher	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 224-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:
Resolution Accepting Illinois Environmental Protection Agency Low Interest Loan L176079 for the 2025 Lead Water Service Line Replacement Program

BACKGROUND:
On December 20, 2022 the Mayor and City Council approved Ordinance No. 18446 authorizing the City of Joliet to borrow funds up to $327,000,000.00 from the IEPA Public Water Supply Loan Program (PWSLP) for drinking water related capital improvement projects. One (1) of the projects identified to be funded with PWSLP funding is the 2025 lead water service line replacement program. In January 2025, the City submitted a loan application to IEPA for the project. IEPA has approved the City's loan application and has provided a loan agreement, in the amount of $3,581,762.23, at a simple interest rate of 0.00% for a 30-year term. $3,027,000.00 of this amount is eligible for principal forgiveness.

The Finance Committee will review this matter.

RECOMMENDATION:
Based on the above, it is recommended that the Mayor and City Council adopt the attached Resolution authorizing the City's Authorized Representative to accept and sign the loan agreement and any future documents associated with the loan as required.

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RESOLUTION NO.

RESOLUTION ACCEPTING ILLINOIS ENVIRONMENTAL PROTECTION AGENCY LOW INTEREST LOAN L176079 FOR THE 2025 LEAD WATER SERVICE LINE REPLACEMENT PROGRAM

WHEREAS, replacement of lead water service lines is in the best interest of the public health for the residents of Joliet; and,

WHEREAS, the City has received planning approval from IEPA for a lead water service line replacement program; and,

WHEREAS, the City has approved Ordinance 18446 authorizing the City of Joliet to borrow funds from the IEPA Public Water Supply Loan Program (PWSLP) for engineering and construction of the work; and,

WHEREAS, the IEPA has approved the City's loan application in the amount of $3,581,762.23 at a simple interest rate of 0.00% for a 30-year term of which $3,027,000.00 is eligible for principal forgiveness.

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

SECTION 1: The City's Authorized Representative is hereby authorized to accept the loan for L176079 2025 Lead Water Service Line Replacement Program in the amount of $3,581,762.23.

SECTION 2: The City's Authorized Representative is hereby authorized to sign the loan agreement and any future documents associated with the loan as may be required.

PASSED this 18th day of March, 2025.

MAYOR	**CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

LENDER:
Illinois Environmental Protection Agency
Bureau of Water
Infrastructure Financial Assistance Section
P.O. Box 19276
2520 West Iles Avenue
Springfield, IL 62794-9276

RECIPIENT:
City of Joliet
150 West Jefferson Street
Joliet, IL 60432-4158

FEIN: 366088568

TERMS OF THE LOAN

			Estimated Dates
Loan amount:	$3,581,762.23	Construction start:	04/21/2025
Annual fixed loan rate:	0.00%	Construction complete:	12/17/2025
Term:	30 years	Initiation of operation:	11/17/2025
Repayments:	Semi-Annual	Initiation of repayment period:	11/17/2025
		First repayment due:	05/17/2026
		Final repayment due:	11/17/2055

LOAN OFFER AND ACCEPTANCE

Offer by the State of Illinois Environmental Protection Agency

The Director (herein called the "Director") of the Illinois Environmental Protection Agency (herein called the "Agency") pursuant to the Environmental Protection Act, hereby offers to make a loan from the Water Revolving Fund, up to and not exceeding the above specified amount, at the fixed loan rate and repayment period given above, for the support of the efforts contained in the Project Description, herein. This Loan Offer is subject to all applicable State and Federal statutory and regulatory provisions, Standard and Special Loan Conditions, Procedures For Issuing Loans From the Public Water Supply Loan Program To Provide Funding for Lead Service Line Replacement (35 Ill. Adm. Code 663) and the terms specified in the Letter of Transmittal, attached hereto and included herein by reference.

	Director	James Jennings	
Agency Signature	Title	Name	Date

This offer must be accepted on or before 04/21/2025.

Acceptance on behalf of the Borrower

Authorized Representative (Signature) Date

Name and Title of Authorized Representative (Type or Print)

PROJECT DESCRIPTION

The City of Joliet will remove and replace approximately 380 lead service lines. No construction permits are required for this project.

	TOTAL	ELIGIBLE
Design Engineering - Baxter & Woodman (Crystal Lake)	$2,428,428.00	$5,705.00
Construction Engineering - Burns & McDonnell Engineering Co., Inc.	$103,317.06	$103,317.06
Construction - Austin Tyler Construction, LLC(Broadway (Theodore-Ruby))	$10,496,982.64	$442,647.50
Construction - Austin Tyler Construction, LLC(Emerald Lawns Phase 1)	$5,682,093.90	$226,228.00
Construction - Airy's Inc.(Hickory Creek West)	$4,615,949.00	$467,900.00
Construction - Construction by CAMCO, Inc.(Marquette Park)	$4,789,334.41	$69,615.55
Construction - Len Cox and Sons Excavating(Midland and Campbell)	$3,923,952.36	$118,550.00
Construction - D Construction, Inc.(North Downtown)	$7,251,953.29	$263,530.00
Construction - Austin Tyler Construction, LLC(North Prairie)	$4,792,227.63	$226,825.00
Construction - P. T. Ferro Construction, Inc.(Railroad Street)	$2,610,424.27	$46,710.00
Construction - Len Cox and Sons Excavating(Reedwood Phase 3)	$3,678,375.13	$264,980.36
Construction - Austin Tyler Construction, LLC(Upper Bluff)	$5,685,247.00	$581,715.00
Construction - P. T. Ferro Construction, Inc.(Virginia Phase 1)	$1,961,434.65	$63,890.00
Construction - Brandt Excavating, Inc.(2025 LSLR)	$599,333.53	$598,433.53
Other - The Herald News(Bid Advertising)	$584.48	$584.48
Contingency	$101,130.75	$101,130.75
TOTAL	$58,720,768.10	$3,581,762.23

The loan amount is $3,581,762.23.

OTHER FUNDING SOURCES/ COSTS EXCLUDED

In accordance with the Procedures for Issuing Loans from the Public Water Supply Loan Program To Provide Funding for Lead Service Line Replacement Title 35 Ill. Adm. Code 663 this loan qualifies for a 0.00% fixed interest rate and a loan term of 30 years.

In accordance with the Procedures for Issuing Loans from the Public Water Supply Loan Program To Provide Funding For Lead Service Line Replacement 35 Ill. Adm. Code 663.250 $3,027,000.00 of the loan amount will be forgiven by the State of Illinois (State) pursuant to principal forgiveness provisions contained in the Loan Rules.

This loan is receiving BIL (Bipartisan Infrastructure Law) funding.

$52,090,308.37 of Construction costs and $2,422,723 of Design Engineering are associated with the City's watermain project, L176076. Funding for these costs will be provided by the L176076 Public Water Supply loan.

$151,200 of Construction costs are associated with landscape restoration allowances. Funding for these costs will be provided by the City's local water fund and/or WIFIA funds provided to the City.

$474,774.50 of Construction costs are associated with sewer work and are ineligible for funding within this loan. Funding for these costs will be provided by the City's local sewer fund and/or WIFIA funds provided to the City.

SPECIAL CONDITIONS

The Illinois Environmental Protection Agency recommends that the utility flush the new service lines according to Section 4.4.1 of AWWA 0810-17 and leave Attachment B with each customer as instructions for flushing of the interior plumbing.

STANDARD CONDITIONS

Please see Attachment A.

Attachment A

Loan Recipient: City of Joliet
L176079

Loan Agreement –Standard Conditions
Illinois EPA Public Water Supply Loan Program – Lead Service Line Replacement Activity

1. PROJECT SCHEDULE

For the purposes of this agreement, the start date will be the date the agreement is executed by the loan recipient and the complete date will be the date of final repayment. Any obligation of the State of Illinois and the Agency to make any disbursement of loan funds shall terminate unless this project work is initiated and completed in accordance with the schedule contained in the Loan Agreement.

2. AVAILABILITY OF APPROPRIATIONS; SUFFICIENCY OF FUNDS

This Loan Agreement is contingent upon and subject to the availability of sufficient funds. The Agency may terminate or suspend this Loan Agreement, in whole or in part, without penalty or further disbursements being required, if (i) sufficient State funds have not been appropriated to the Agency or sufficient Federal funds have not been made available to the Agency by the Federal funding source, (ii) the Governor or the Agency reserves appropriated funds, or (iii) the Governor or the Agency determines that appropriated funds or Federal funds may not be available for payment. The Agency shall provide notice, in writing, to the loan recipient of any such funding failure and its election to terminate or suspend this Loan Agreement as soon as practicable. Any suspension or termination pursuant to this Section will be effective upon the loan recipient's receipt of notice. Should the Agency terminate or suspend this Loan Agreement as described above, the loan recipient shall still be required to repay to the Agency in accordance with this Loan Agreement the total amount of loan disbursements made by the Agency.

3. DISBURSEMENTS

Disbursement requests for project work will be processed based on costs incurred, subject to the appropriation of funds by the Illinois General Assembly. Such disbursement requests shall be submitted quarterly and will be monitored for compliance with applicable state and federal laws and regulations, including Section 705/4(b)(2) of the Illinois Grant Funds Recovery Act (30 ILCS 705), and shall constitute quarterly reports as required therein by describing the progress of the project and the expenditure of the loan funds related thereto. Any loan funds remaining unexpended in the project account after all application loan conditions have been satisfied and a final loan amendment has been executed shall be returned to the State within forty-five (45) days of the execution date on the final loan amendment. If the loan recipient reimburses their contractor(s) prior to requesting funds from Illinois EPA, the Loan Recipient shall request as quickly as possible, but in no event later than dictated by Section 5 of the submitted Tax Compliance Certificate and Agreement, reimbursement from the Agency.

4. REPAYMENT SCHEDULE

a) In accordance with Ill. Adm. Code 663.210, the fixed rate is 0.0000%.

b) This Loan Agreement has been issued and entered into pursuant to an authorizing ordinance of the loan recipient. The recipient recites that it has taken all required actions to enter into the Loan Agreement and has complied with all provisions of law in that regard.

c) By this Loan Agreement, the loan recipient agrees to repay to the Agency (or, upon notice by the Agency to the loan recipient, the Agency's assignee) the principal amount of the loan with interest on the outstanding and unpaid principal amount of the loan from time to time until repaid in full, all as provided in this Loan Agreement.

d) For purposes of determining the repayment amount, the principal amount of the loan shall be the total amount of loan disbursements made by the Agency under this Loan Agreement, plus interest treated as principal as provided in paragraph (g) below, less the amount of principal forgiveness as may be defined in the special condition(s) of this loan agreement. The amount financed shall not exceed the amount identified in the approved authorizing ordinance.

e) The final principal amount will be determined by the Agency after a final disbursement request and project review have been made to ensure all applicable loan conditions have been satisfied.

f) Upon the initiation of the loan repayment period, the Agency shall establish and notify the loan recipient of an interim repayment schedule in accordance with the terms of this loan. After the Agency conducts the final review of the costs of the project to establish the final principal amount, the Agency shall establish and notify the loan recipient of a final repayment schedule. The installment repayment amount may change when the interim repayment schedule is replaced by the final repayment schedule.

g) The Loan Agreement shall be subject to prepayment at any time in whole or in part, at the option of the loan recipient, by payment of the outstanding principal plus accrued and unrepaid interest on that principal accrued to the date of prepayment.

5. MODIFIED OR SUBSEQUENT ORDINANCES

The ordinance authorizing entry into this Loan Agreement or dedicating the source of revenue shall not be amended or superseded substantively or materially without the prior written consent of the Agency.

6. DBE REPORTING REQUIREMENTS

The loan recipient is required to comply with the Disadvantaged Business Enterprise (DBE) reporting requirements as established and mandated by federal law and implemented in federal code: 40 CFR Part 33. Compliance with the code will necessarily involve satisfaction of the six (6) good faith efforts as set forth in the federal DBE program, and will require the use of the particular contract specifications and language for advertising of the project. More information and guidance on the DBE requirements is available on the IEPA web site.

7. COMPLIANCE WITH ACT AND REGULATIONS

The Agency shall not make any payments under this loan offer if the construction project has been completed and is being operated in violation of any of the provisions of the Safe Drinking Water Act, Environmental Protection Act (415 ILCS 5/1 et seq.) or Public Water Supply Regulations of Illinois (Title 35: Subtitle F: Chapter I: Pollution Control Board Regulations and Chapter II: Agency Regulations) adopted thereunder.

8. CONSTRUCTION COMPLETION

The loan recipient shall notify the Agency's Infrastructure Financial Assistance Section's (IFAS) Post Construction Unit in writing within 30 days from the construction completion date and shall submit the final change order, along with the contractor's final costs and the final number and addresses of lead service lines replaced. Within 90 days from the construction completion date the loan recipient shall forward one (1) copy of the final plans of record to the Agency's IFAS Post Construction Unit.

9. DELINQUENT LOAN REPAYMENTS

a) In the event that a repayment is not made by a loan recipient according to the loan schedule of repayment, the loan recipient shall notify the Agency in writing within 15 days after the repayment due date in accordance with 35 Ill. Adm. Code 663.510 Delinquent Loan Repayments.

b) After the receipt of this notification, the Agency shall confirm in writing the acceptability of the loan recipient's response or take appropriate action.

c) In the event that the loan recipient fails to comply with the above requirements, the Agency shall promptly issue a notice of delinquency which requires a written response within 15 days.

d) Failure to take appropriate action shall cause the Agency to pursue the collection of the amounts past due, the outstanding loan balance and the costs thereby incurred, either pursuant to the Illinois State Collection Act of 1986 (30 ILCS 210) or by any other reasonable means as may be provided by law.

10. SINGLE AUDIT ACT

Federal funds from Capitalization Grants for the Drinking Water State Revolving Fund (i.e. see Catalogue of Federal and Domestic Assistance number 66.468), which the Agency receives from the U.S. Environmental Protection Agency, may be used for this loan. Receipt of federal funds may require an annual audit which conforms to the Single Audit Act and O.M.B. Circular A-133. If a Single Audit is required, all loans from both the Drinking Water and Wastewater State Revolving Fund receiving federal funds must be audited and included in the audit report. The Agency will notify the recipient of any federal funds disbursed during the recipient's fiscal year.

11. SUBCONTRACTS UNDER CONSTRUCTION CONTRACTS

The award or execution of all subcontracts by a prime contractor and the procurement and negotiation procedures used by such prime contractor in awarding or executing such subcontracts shall comply with:

a) All provisions of federal, State and local law.
b) All provisions of 35 Ill. Adm. Code 663 with respect to fraud and other unlawful or corrupt practices.
c) All provisions of 35 Ill. Adm. Code 663 with respect to access to facilities, records and audit of records.

12. REQUIREMENTS OF BOND ORDINANCE

If the dedicated source of revenue is pledged in a subordinate position to an existing revenue bond ordinance, the covenants regarding coverage and reserve shall be in accordance with 35 Ill. Adm. Code 663.350(a)(9)(C).

13. RECORDS RETENTION

The loan recipient agrees to establish and maintain the books and other financial records pertaining to this project in accordance with Generally Accepted Accounting Principles as issued by the Governmental Accounting Standards Board (GASB), including standards relating to the reporting of infrastructure assets per GASB Statement No. 34. The loan recipient shall maintain all books and records pertaining to this project for a period not less than 3 years from the date of the final loan closing. All records pertaining to the issuance of bonds and the repayment of this loan shall be maintained for a period not less than 3 years from the final repayment date. The loan recipient agrees to permit the Agency or its designated representatives, including the Illinois Auditor General and the Illinois Attorney General, to inspect and audit the books and financial records pertaining to the project and the expenditure of the loan funds related thereto.

14. CONTINUING DISCLOSURE

The recipient covenants and agrees that, if at any time the Agency shall notify the recipient that the recipient is deemed to be an "obligated person" for purposes of Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934 (the "Rule"), the recipient shall promptly execute an undertaking in form acceptable to the Agency in compliance with the Rule in which the recipient shall agree, among other things, to provide annual financial information (as defined in the Rule) with respect to the recipient to all required information repositories for so long as the recipient shall be deemed an obligated person. The recipient shall be deemed to be an obligated person at any time the aggregate principal amount of one or more of the recipient's outstanding loans with the Agency, which are pledged to secure bonds issued on behalf of the Agency, exceeds a percentage (currently 20%) of the aggregate principal amount of all loans of the Agency pledged to secure such bonds.

15. WAGE RATE REQUIREMENTS

The loan recipient is required to comply with Wage Rate requirements established in rules issued by the U.S. Department of Labor to implement the Davis-Bacon Wage Act and other related acts (29 CFR Parts 1, 3 and 5). These rules require a number of specific actions by the federal funding recipient (the IEPA), the sub-recipient (the loan recipient) and the contractor, including payroll record certification and reporting as required. More information and guidance on the Davis-Bacon Wage Act requirements are available on the IEPA web site.

16. BUILD AMERICA BUY AMERICA

The loan recipient will be required to comply with the "Use of American Iron and Steel" requirements as contained in Sec. 1452(a)(4) of the federal Safe Drinking Water Act (42 U.S.C. 300j-12(a)(4)), as applicable, and the requirements of the Build America Buy America Act (BABA Act) in Public Law 117-58, Sections 70901 through 70952 (41 U.S.C. 8301 note), as applicable.

17. REPORTING REQUIREMENTS

The loan recipient will be required to comply with the volume and frequency of reporting requirements that may be required by the federal or State funding authority.

18. ADDITIONAL COMPLIANCE ITEMS

The loan recipient, prime contractor(s) and subcontractor(s) shall comply with applicable federal funding certifications, non-discrimination statutes, regulations and environmental standards, including but not limited to the following:

a) The Americans with Disabilities Act of 1990, as amended, and 42 USC 12101
b) New Restrictions on Lobbying at 40 CFR, Part 34
c) Immigration and Naturalization Service Employment Eligibility Rules, (I-9 Forms)
d) False Claims Act – Prompt referral to USEPA's Inspector General of any credible evidence of a false claim or criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct involving funds under this loan (Loan Recipient Only)
e) The Coastal Zone Management Act of 1972, 16 U.S.C. 1451 (Loan Recipient Only)
f) Section 504 of the Rehabilitation Act of 1973 - Prohibits exclusion and employment discrimination based on a disability.
g) Title VI of the Civil Rights Acts of 1964 - Prohibits discrimination or exclusion based on race, color, or national origin.
h) Archaeological and Historic Preservation Act, Pub. L. 113–287 and 54 U.S.C. 312501-312508
i) Native American Graves Protection and Repatriation Act (NAGPRA), Pub. L. 101-601 and 25 U.S.C. 3001-3013

19. CERTIFICATION

By accepting this loan offer, the loan recipient certifies under oath that all information in the loan agreement and the related loan application is true and correct to the best of the loan recipient's knowledge, information and belief, and that the loan funds shall be used only for the purposes described in the loan agreement. This offer of loan funds is conditioned upon such certification.

20. FISCAL SUSTAINABILITY PLAN REQUIREMENTS

The loan recipient shall comply with the Fiscal Sustainability Plan (FSP) requirement contained in Section 603(d)(1)(E) of the Federal Water Pollution Control Act by submitting a certification that they have developed and implemented a FSP. This provision applies to all loans for which the borrower submitted a loan application on or after October 1, 2014. The Agency will send the loan recipient a FSP Development Certification form prior to final loan closing which shall be submitted and returned as directed. This condition only applies to loans issued from the Water Pollution Control Loan Program. This condition does not apply to Public Water Supply loans.

21. SIGNAGE REQUIREMENT

a. The loan recipient shall meet a signage requirement by posting a sign at the project site or making an equivalent public notification such as a newspaper or newsletter publication; utility bill insert; or online posting for the project duration. After the signage requirement is met, documentation must be submitted to the IEPA using the Public Notification/Signage Requirement Certificate of Completion. Guidance is available on the IEPA website.

b. The loan recipient shall meet a BIL (Bipartisan Infrastructure Law) signage requirement by posting a sign at the project site for the project duration. After the signage requirement is met, documentation must be submitted to the IEPA using the Public Notification/Signage Requirement Certificate of Completion. Guidance is available on the IEPA website.

22. ILLINOIS WORKS JOBS PROGRAM ACT (30 ILCS 559/20-1 et seq)

For loans with an estimated total project cost of $500,000 or more, the loan recipient will be required to comply with the Illinois Works Apprenticeship Initiative (30 ILCS 559/20-20 to 20-25) and all applicable administrative rules. The "estimated total project cost" is a good faith approximation of the costs of an entire project being paid for in whole or in part by appropriated capital funds to construct a public work. The goal of the Illinois Apprenticeship Initiative is that apprentices will perform either 10% of the total labor hours actually worked in each prevailing wage classification or 10% of the estimated labor hours in each prevailing wage classification whichever is less. Loan recipients will be permitted to seek a waiver or reduction of this goal in certain circumstances pursuant to 30 ILCS 559/20-20 (b). The loan recipient must ensure compliance for the life of the entire project, including the term of the loan and after the term ends, if applicable, and will be required to report on and certify its compliance.

a. The loan recipient will shall submit to IEPA an IL Works Apprenticeship Initiative Budget Supplement form within 90 days of executing the loan agreement. The form is available at: https://www2.illinois.gov/dceo/WorkforceDevelopment/Pages/IllinoisWorksJobsProgramAct.aspx.

b. Compliance includes submitting quarterly reporting of apprenticeship goals until the project is complete even if the project extends beyond the original term of the loan agreement. Quarterly reports must be submitted to the Agency within 20 days after a quarter ends. Quarterly reports shall be submitted using the reporting form available at the website listed in 24a. (above).

c. All State contracts and grant agreements funding State contracts shall include a requirement that the contractor and subcontractor shall, upon reasonable notice, appear before and respond to requests for information from the Illinois Works Review Panel.

ATTACHMENT B

CUSTOMER FLUSHING AFTER LEAD SERVICE LINE REPLACEMENT

The replacement of lead service lines may temporarily increase lead concentrations in drinking water due to the release of metal from scale on pipes in the home that have not been replaced. The lead concentration should decrease after time. The contractor has flushed the new service line to your home. It is strongly recommended that the interior plumbing also be flushed now that that the new service line is installed. See the flushing procedure below that is recommended by the American Water Works Association.

INSTRUCTIONS FOR CUSTOMER FLUSHING OF INTERIOR PLUMBING

1. Find all the faucets that will drain, including the basement and all floors in your house.

2. Remove aerators and screens whenever possible, including the shower heads, from all faucets you plan to flush.

3. Include the laundry tubs, hose-bibs, bathtubs, and showers as flushing points.

4. After all the aerators are off, open the faucets in the basement or lowest floor in the house. Leave all faucets running at highest rate possible, using cold water.

5. After the faucets are all open in lowest floor, open the faucets on next highest floor of the house. Continue until faucets are open on all floors.

6. After all faucets are opened, leave the water running for at least 30 minutes.

7. After 30 minutes, turn off the first faucet you opened and continue to turn off other faucets in the same order you turned them on.

8. Clean aerators/screens at each faucet. You may need to replace screens/aerators if too old or worn.

WATER TESTING FOLLOWING REPLACEMENT

Approximately one month after service line replacement, collection of a sample for lead testing is recommended. The sample should be a first-draw sample after water has not been used for at least 6 hours. The sample must be collected from a tap used frequently inside the home, preferably from the kitchen. Collect the sample with the aerator on, at maximum flow, and in a wide-mouth sample bottle.

As a precaution, until the sample is collected and analyzed, the customer should do a mini-flush of premise plumbing by running tap water each morning or when the water sits in the pipe for at least 6 hours. Flush for 5 minutes to displace water that has been sitting in the pipes inside the house and in the service line. This could include taking a shower, running the dishwasher, flushing a toilet, collecting water for plants/garden, or running the faucet. The customer should do this before using any water for drinking, cooking, infant formula, and so on. Daily mini-flushes should continue for six months or until lead sample results show the lead level is below the regulatory guideline. The customer should clean debris from aerators and screens once a month for six months. After six months, clean debris twice a year.

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 224-25

File ID: 224-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Utilities **Final Action:**

Title: Resolution Accepting Illinois Environmental Protection Agency Low Interest Loan L176079 for the 2025 Lead Water Service Line Replacement Program

Agenda Date: 03/18/2025

Attachments: Resolution, Joliet-L176079-Loan Agreement-3-5-2025.pdf

Entered by: aswisher@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/10/2025
1	2	3/10/2025	Allison Swisher	Approve	3/13/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/11/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/13/2025

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 225-25 **Agenda Date:**3/18/2025

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:
Resolution Declaring Certain City of Joliet Property as Surplus

BACKGROUND:
The City of Joliet's Code of Ordinances #7345, Section 2-435, provides in part that; " When the City Council has determined that any personal property with a remaining value is no longer necessary or useful to the city, the property shall be declared "surplus property" by resolution and may be disposed of …"

The Public Service Committee will review this matter.

CONCLUSION:
There are currently sixteen (16) vehicles or pieces of equipment that have been taken out of service for various reasons, i.e., accident damage/totaled, beyond repair, mechanical failure, etc. The vehicles have been used for all available parts. At this time, the Fleet Services Director is recommending that those vehicles that can sell at auction either be auctioned on-line via GovDeals or be taken to the Clinton Auto Auction, (which is the company that the Police Department uses to sell asset forfeiture vehicles through and who will pick them up) and the remainder of the vehicles be sold as scrap. Since there is a fee for Clinton Auto Auction to pick up the vehicles, those where the City would lose money will be sold as scrap.

RECOMMENDATION:
Based on the above it is recommended that the attached Resolution declaring property therein as surplus property be approved.

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RESOLUTION NO.

A RESOLUTION DECLARING CITY OF JOLIET PROPERTY AS SURPLUS

WHEREAS, the City of Joliet is the owner of certain property described herein; and

WHEREAS, said property is not in use at the present time and has no value as trade-in on new equipment; and

WHEREAS, said property is no longer necessary and useful to the City of Joliet.

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 City Council finds that the following property is no longer necessary and useful to the City of Joliet.

• 2009	Carry On	CH	VIN 4YMUL061X9M020283
• 2007	Loadtrail	CH	VIN 4ZECF122071041115
• 2005	Chevy Impala	JPD	VIN 2G1WF55K059363453
• 2005	Chevy Impala	JPD	VIN 2G1WS551969393233
• 2004	Chevy Avalanche	JPD	VIN 3GNEC12T94G201446
• 2008	Crown Victoria	JPD	VIN 2FAFP71V18X16448
• 2007	Chevy Impala	JPD	VIN 2G1WT55K27928199
• 2014	Ford Utility	JPD	VIN 1FM5K8AR3EGC26023
• 2014	Ford Explorer	JPD	VIN 1FM5KSAR7EGC26025
• 2004	Ford C8500	RDWYS	VIN 1GBP8C1X4F501373
• 2000	GMC C8500	RDWYS	VIN 1GDP7H1C6YJ507679
• 2005	Cimline 230DC	RDWYS	VIN 05-230-261A
• 1997	Sullair (Crack Filler)	RDWYS	VIN 004-121786
• 2015	International Crane	WWTP	VIN 1HTWGAZR1FH719770
• 2004	F-350	WAT	VIN 1FDSX34S24ED46024
• 2004	F-350	WAT	VIN 1FDSX34S34ED46095

SECTION 2: The City Manager is hereby authorized to dispose of (sell or sell for scrap) the above vehicles.

SECTION 3: All Resolutions or parts of Resolutions conflicting with any of the provisions of this Resolution are hereby repealed.

SECTION 4: Be it further resolved that the passage of this Resolution be inscribed permanently in the records of the proceedings of the Joliet City Council.

SECTION 5: This Resolution shall take effect upon its passage and approval.

PASSED this_____day of_____, 2025.

_____ _____

MAYOR **CITY CLERK**

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

#	DEPARTMENT	INVENTORY	MY	MAKE	MODEL	VIN	CONDITION	MILEAGE
1	CITY HALL	CH018	2009	CARRY ON	4X6GW2K	4YMUL061X9M020283	Rusted out / Weed Trailer	N/A
2	CITY HALL	CH021	2007	LOADTRAIL	CH1216C70F2	4ZECF122071041115	Rusted Out Used For Parts	N/A
3	POLICE	0351	2005	CHEVROLET	IMPALA	2G1WF55K059363453	Rusted Out Used For Parts	103,393
4	POLICE	0395	2006	CHEVROLET	IMPALA	2G1WS551969393233	Rusted Out Used For Parts	78,389
5	POLICE	0476	2004	CHEVROLET	AVALANCHE	3GNEC12T94G201446	Rusted Out Used For Parts	130,149
6	POLICE	0512	2008	FORD	CROWN VIC	2FAFP71V18X164448	Accident Damage	165,000
7	POLICE	0577	2007	CHEVROLET	IMPALA	2G1WT55K279281199	Rusted Out Used For Parts	96,193
8	POLICE	0584	2014	FORD	UTILITY	1FM5K8AR3EGC26023	Accident Damage	77,835
9	POLICE	0586	2014	FORD	EXPLORER	1FM5KSAR7EGC26025	Accident Damage	122,681
10	ROADWAYS	ST027	2004	CHEVROLET	C8500	1GBP8C1CX4F501373	Rusted Out Used For Parts	51,536
11	ROADWAYS	ST066	2000	GMC	C8500	1GDP7H1C6YJ507679	Dump Bed Frame Rotted Out	89,229
12	ROADWAYS	ST117	2005	CIMLINE	230DC MAGMA	05-230-261 A	Surplus	N/A
13	ROADWAYS	ST214	1997	SULLAIR	185DPQJD	004-121786	Surplus	564HR
14	WASTE WATER	WWT098	2015	INTERNATIONAL	7400 CRANE	1HTWGAZR1FH719770	Traded as part of purchase (CM594-24)	N/A
15	WATER	W066	2004	FORD	F-350	1FDSX34S24ED46024	Rusted Out Used For Parts	195,075
16	WATER	W067	2004	FORD	F-350	1FDSX34S34ED46095	Rusted Out Used For Parts	217,010

City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 225-25

File ID: 225-25 **Type:** Resolution **Status:** Agenda Ready

In Control: City Council Meeting **File Created:** 03/05/2025

Department: Public Works **Final Action:**

Title: Resolution Declaring Certain City of Joliet Property as Surplus

Agenda Date: 03/18/2025

Attachments: Resolution, SURPLUS LIST 02-2025.pdf

Entered by: jsprice@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	3/9/2025	Gina Logalbo	Approve	3/7/2025
1	2	3/10/2025	Greg Ruddy	Approve	3/12/2025
1	3	3/10/2025	Kevin Sing	Approve	3/12/2025
1	4	3/10/2025	Todd Lenzie	Approve	3/12/2025
1	5	3/13/2025	Beth Beatty	Approve	3/12/2025