# **STAFF REPORT**

DATE: November 20, 2025TO: Zoning Board of AppealsFROM: Ray Heitner - Planner

**RE:** Petition Number: 2025-51 & 2025-52

Applicant: Ronald Schelling
Owner: Timpanogas, LLC
Location: 1701 Drauden Road

Request: <u>2025-51</u>: A Special Use Permit to allow a self-storage

facility, located at 1701 Drauden Road (COUNCIL

DISTRICT #3)

<u>2025-52</u>: A Variation of Use to allow a B-3 (general business) use in the B-1 (neighborhood business) zoning district, located at 1701 Drauden Road

(COUNCIL DISTRICT #3)

# **Purpose**

The applicant is requesting a Variation of Use and a Special Use Permit to allow a self-storage facility in a B-1 (neighborhood business) District. The City Council makes the final decision on both the Special Use Permit and Variation of Use petition requests.

## **Site Specific Information**

The 3.86-acre subject property is Lot 2 of the of the 10.41-acre two-lot commercial subdivision at the northwest corner of Drauden Road and Theodore Street that the City Council approved on December 1, 2020. A Gas N Wash fueling center was constructed on Lot 1. The property is zoned B-1 (neighborhood business) District. Access to the subject property would be from Drauden Road. The stormwater detention system for Lot 1 would be expanded and shared to accommodate the proposed facility.

# **Surrounding Zoning, Land Use and Character**

• North: Com Ed Easement, R-2 (single-family residential)

South: Gas Station; B-1 (neighborhood business)

East: Single-Family Residential, R-2.

West: Com Ed Easement, R-2 (single-family residential)

#### **Applicable Regulations**

• Section 47-11.4: Prohibited Uses – B-1 Zoning District

• Section 47-17.28: Variation of Use

- Subsection 47-19.8: Finding of Fact Supporting a Variation (See below)
- Section 47-13.2A (I): Special Uses B-3 Zoning District
- Section 47-5.2(C) Criteria for Issuance of Special Use Permit

**Section 47-17.28**: **Variation of Use**: A "variation of use" shall be defined to mean relief from strict compliance with the use limitations of this Ordinance regarding the classification, regulation, and restriction of the location where trades, industries, businesses, and residences may exist.

# **Case History**

This proposal was brought before the Zoning Board of Appeals in 2021 and in 2023. In 2021, the Zoning Board of Appeals recommended approval, but the petitions were not approved by the City Council. In 2023, the motion to approve the petitions failed by a vote of 3-4. The petitions were subsequently withdrawn prior to City Council consideration. Primary concerns from neighborhood residents in opposition to the petition in 2023 included concerns over squatters living in the facility and increased traffic and noise in the area. Meeting minutes of the Zoning Board of Appeals and City Council meetings from the previous years are attached, and videos of these meetings are available on the City's website.

# **Discussion**

The petitioner proposes to build an indoor, climate-controlled storage facility with accessory outdoor mini-storage units on Lot 2 of the Gas and Wash Theodore and Drauden Subdivision. The Joliet Zoning Ordinance allows self-storage facilities in the B-3, I-1, and 1-2 Zoning Districts upon Special Use Permit approval. The subject property is zoned B-1 (neighborhood business) District, where self-storage facilities are not listed as a by-right or special use, and therefore, per the Joliet Zoning Ordinance, is considered a prohibited use. For these reasons, the request requires both a Special Use Permit and a Variation of Use approval.

The petitioner feels that the subject property cannot accommodate a traditional neighborhood commercial use, and that the proposed self-storage facility use provides a service to residents not readily available nearby. The Zoning Ordinance requires at least one (1) year to elapse before a petition can be reintroduced through the Zoning Board of Appeals / City Council process. Since over 2.5 years have passed from the City Council's April 2023 vote, the petitioner desires that that Zoning Board of Appeals and City Council review the proposal again.

This proposal includes a one-story, 10,950 square foot climate controlled indoor facility as well as six outside-access one-story buildings with mini-storage units. The building facades that face the perimeter will be brick-faced with light and dark brick. The buildings

that are located within the proposed complex would be sided with fiber cement board. In total, there would be approximately 370 storage units of varying sizes. Outdoor storage of any kind is not permitted on site. The proposed site plan and conceptual building elevations are included with the staff report packet. The proposed landscape plan shows that the site will feature dense landscaping along Drauden Road, and all landscape beds will have low berming. There will be a decorative 6' high black wrought-iron style fence along the perimeter in areas where no buildings are present.

The proposed hours of operation, during which renters can access their storage units, would be from 5:00 am to 10:00 pm. Renters of the storage units would access their units through a secured gate. The facility would be staffed by one employee. Security cameras would be positioned to review the exterior drives and the interior of Building #5.

# **Recommended Action**

Staff recommends the Zoning Board of Appeals recommend approve the Variation of Use and Special Use Permit requests. While staff does not find that that strict enforcement of the permitted uses of the B-1 Zoning District would involve practical difficulties or impose exceptional hardship considering the property in question can yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the B-1 Zoning District, staff does find adequate evidence that the unique circumstances exist with the shape and location of the site. Staff also finds that adequate evidence was submitted to establish that the Variation of Use, if granted, will not alter the essential character of the locality. The proposed self-storage facility is a service-oriented use and with the scale, buffering, and other considerations that are built into the Special Use Permit process, meets the spirit and intent of a B-1 (neighborhood business) Special Use. Staff does not believe the proposed facility would be detrimental to the health, safety, and welfare of the surrounding neighborhood, nor would it be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed self-storage facility business would be buffered by a 350-ft. utility easement along its west side, share a southern boundary with an existing gas station and car wash, and have a 100-ft. separation, with an additional 30-ft.-wide landscape easement, from the existing residential neighborhood on the east side of Drauden Road. The facility would be secured with fencing and be required to meet the City's stormwater management regulations and building design standards. Staff does not believe the proposed use will impede the normal and orderly development of surrounding property. The applicant has provided a plan that shows adequate roadway access that would minimize traffic ingress and egress to Drauden Road by using an existing curb cut. If the requested Variation of Use petition were granted, the requested Special Use Permit would not be in violation of the City's Zoning Ordinance. Over one year has elapsed since the last Special Use Permit request was denied for this property.

# **Conditions**

If the Zoning Board of Appeals desires to recommend approval of the Variation of Use and Special Use Permit requests to allow a self-storage facility, located at Drauden Road and Theodore Street, the following conditions would be included:

- 1. That no outside storage be allowed on site;
- 2. That the Special Use granted shall herein terminate and lapse unless a building permit or certificate of occupancy is obtained not later than 180 days of the effective date of this ordinance and the erection or alteration of a building is started or the use is commenced within such period. The Board may grant an extension of this period, valid for no more than one hundred and eighty (180) additional days, upon written application and good cause shown without notice or hearing. Whether or not there is an intention to abandon the Special Use, if any special use is discontinued for a continuous period of one year, or if an intent to abandon the Special Use is evident in a shorter period of time, the Special Use for such use shall become void, and such use shall not thereafter be reestablished unless a new Special Use Permit is obtained;
- 3. Failure to comply with any of the above conditions could result in a rehearing and a possible revocation of the special use permit; and
- 4. Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use Permit.

# CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

# I. <u>INFORMATION ABOUT THE APPLICATION</u>

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Rezoning, Special Use I	3 (2) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4
II. <u>INF</u>	FORMATION ABOUT THE PROPERTY
The address and PIN(s) of the real	property associated with this application are:
1701 Drauden Road, Plainfie	ld, IL 60586
PIN(s): 06-03-32-306-001-000	0
Select the type of owner of the recontact information below:	PROPERTY OWNERSHIP eal property associated with this application and fill in the appropriate
☐ 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
	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
9	
E-MAII :	EAY:

# 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) State the names, addresses, and phone #'s of all persons holding Corporation: 3% or more of the stock of the corporation and the percentage of shares held by such stockholders Limited Liability Company: State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member Partnership: State the names, addresses, and phone #'s of all partners Other type of organization: State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization E-MAIL: FAX: NOTE: If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed. SIGNED: DATE: Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

PRINT

Ron Schelling, property owner



# Zoning Board of Appeals Application Packet

# Special Use Permit

This packet should contain all of the following documents:

- Instructions & requirements;
  - Application;
- Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street, First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050 Email Address: zoning@joliet.gov

	FOR OFFICE USE ONLY
***Verif	fied by Planner (please initial):***
Payment received from:	Petition #:
	Common Address:
	Date filed:
	Meeting date requested:

# ZONING BOARD OF APPEALS JOLIET, ILLINOIS

# PETITION FOR SPECIAL USE PERMIT

City of Joliet Planning Division, 150 V Phone (815)	V. Jefferson St., First Floor, South Wing, Joliet, IL 60432 724-4050 Fax (815)724-4056	
ADDRESS FOR WHICH SPECIAL USE IS REQ	UESTED: 1701 Drauden Road, Plain	field, IL 60586
PETITIONER'S NAME:		
HOME ADDRESS:		ZIP CODE:
BUSINESS ADDRESS:		ZIP CODE:
PHONE: (Primary)	(Secondary)	
EMAIL ADDRESS:	FAX:	
PROPERTY INTEREST OF PETITIONER: LLC m	ember	
OWNER OF PROPERTY: Timpanogas, LLC		
HOME ADDRESS:		_ZIP CODE:
BUSINESS ADDRESS:		ZIP CODE:
EMAIL ADDRESS:	FAX:	
Any use requiring a business license shall cocopy with this petition. Additionally, if this the following information:  BUSINESS REFERENCES (name, address, phone)	request is for operation of a bus	license and submit a siness, please provide
	Renwick Park Estates, Plainfield, IL	efield Commons, Joliet, IL
Heritage Commons, Joliet, IL, CrestBrooke Townhol	,,	

PERMANE	NT INDEX N	NUMBER	(TAX NO. OI	R P. I. N.) <u>: 06-03</u>	-32-306-001-000	0	;
			;		;		
**Property I	ndex Numbe	r/P.I.N. c	an be found on	tax bill or Will	County Supervis	sor of Assessmen	ts website**
LEGAL DES	SCRIPTION	OF PRO	PERTY (attach	ned copy preferre	ed):		
See attached	l						
LOT SIZE:	WIDTH: _	667.54	_DEPTH:5	503.09 AREA	3.86 acres		
PRESENT U	JSE(S) OF P	ROPERT	Y: <u>Vacant</u>				
PRESENT Z	ONING OF	PROPER	TY: City of Joli	iet B-1			
SPECIAL U	SE REQUES	STED: Co	nstruction of a S	Self-Storage facili	ty		
-							

# The Zoning Board of Appeals is authorized to grant a special use permit provided the applicant establishes by clear and convincing evidence:

- (1) That the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare; and
- (2) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood; and
- (3) That the establishment of the special use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district; and
- (4) That adequate utilities, access roads, drainage, and/or other necessary facilities have been or will be provided; and
- (5) That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
- (6) That the special use shall in all other respects conform to the applicable land use regulations of the district in which it is located and shall not be in violation of any other applicable law, ordinance or regulation; and
- (7) At least one (1) year has elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites, unless conditions in the area have substantially changed.

Please describe how this request meets the criteria by responding to the following questions in your own words.

1. How will the establishment, maintenance, or operation of the special use affect the public health, safety, morals, comfort, or general welfare?			
The proposed site is located to the north of an existing gas station with auto wash and it will not create any concerns			
regarding public health, safety, morals, comfort or general welfare			
2. How will the special use impact properties in the immediate area? The proposed conceptual plan has solid			
screening via the back sides of one-story storage buildings around the perimeter of the site, thus blocking all onsite			
storage activities.			
3. Will the use impede the normal/orderly development/improvement of surrounding property?			
The proposed development will not have any negative impacts on the surrounding property, as the site is to the north of a gas station,			
easterly of an electrical high tension power line right of way and across the street from a residential neighborhood.			
4. Are adequate utilities, access roads, drainage, and/or other necessary facilities provided? The subdivision this lot is a part of was designed to handle a business development on Lot 2 and the self storage			
will conform to the intended proposed use.			
5. Have adequate measures been taken to provide ingress/egress design to minimize traffic congestion in public streets?			
Access to Lot 2 will be a shared access via existing entrance constructed for the gas station			
6. Does the use conform to the applicable land use regulations of the district in which it is located and does it violate any other applicable law, ordinance or regulation? To the best of my knowledge, self storage is an applicable land use of the district and it will not violate any			
other applicable law, ordinance or regulation.			
7. Has at least one (1) year elapsed since any denial of any prior application for a special use permit that would have authorized substantially the same as all or part of the sites (unless conditions in the area have changed substantially)?			
Yes			

Site plan / concept plan / floor plan / building e	levation plan
☑ Joliet Ownership Disclosure form	
☐ Business license application (if applicable)	
NOTARIZATION OF PETITION	
STATE OF ILLINOIS) ss COUNTY OF WILL)	
my knowledge and belief. I agree to be present in pers	hat the above statements are true and correct to the best of on or by representation when this petition is heard before
the Zoning Board of Appeals.	
Petitioner's Signature	
	Subscribed and sworn to before me
Owner's Signature (If other than petitioner)	this 11 House (1) 453

REQUIRED SUPPORTING ATTACHMENTS

# **LEGAL DESCRIPTION**

LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.



# Zoning Board of Appeals Application Packet

# Variation of Use

This packet should contain all of the following documents:

- Instructions & requirements;
  - Application;
- · Ownership disclosure form;
- Public notice sign posting requirements and sign template

If you have any questions please contact the Planning Division staff.

Joliet Planning Division - 150 West Jefferson Street, First Floor-South Wing, Joliet, Illinois 60432

Phone Number: (815) 724-4050 Email Address: zoning@joliet.gov

FOR OFFICE USE ONLY		
***Verifi	ied by Planner (please initial):***	
Payment received from:	Petition #:	
	Common Address:	
	Date filed:	
	Meeting date assigned:	

# ZONING BOARD OF APPEALS JOLIET, ILLINOIS PETITION FOR VARIATION OF USE

City of Joliet Planning Divis	sion, 150 W. Jefferson St., Joliet, IL 60432 4050 Fax (815)724-4056
ADDRESS FOR WHICH VARIATION IS REQUI	ESTED: 1701 Drauden Road, Plainfield, IL 60586
PETITIONER'S NAME:	
HOME ADDRESS:	ZIP CODE:
BUSINESS ADDRESS:	ZIP CODE:
PHONE: (Primary)	(Secondary)_
EMAIL ADDRESS:	FAX:
PROPERTY INTEREST OF PETITIONER: LLC M	lember
OWNER OF PROPERTY: Timpanogas, LLC	
HOME ADDRESS:	ZIP CODE:
BUSINESS ADDRESS:	ZIP CODE:
EMAIL ADDRESS:	FAX:
Any use requiring a business license shall co copy with this petition. Additionally, if this the following information:  BUSINESS REFERENCES (name, address, phone	request is for operation of a business, please provide  or email):
CVS, Joliet, IL; Ridgefield Commons, Joliet, IL; Herita	enwick Park Estates, Plainfield; Heritage Commons, Joliet, IL; ge Lake Estates, Joliet, IL; and
CrestBrooke Townhomes, Crest HIII, IL Farmstone at	Diamono, Diamo

PERMANENT INDEX NUMBER (TAX NO. OR	P. I. N.): <u>06-03-32-306-001-0000</u>
**Property Index Number/P.I.N. can be found on to	ax bill or Will County Supervisor of Assessments website**
LEGAL DESCRIPTION OF PROPERTY (an attac	ched copy preferred):
See Attached	
Y OFFICIAL MUDELL COLUMN	00 ADEA. 2.96 pages
LOT SIZE: WIDTH: 667.54 DEPTH: 503.	09 AREA: 3.86 acres
PRESENT USE(S) OF PROPERTY: Vacant	
PRESENT ZONING OF PROPERTY: City of Joliet	B-1 Zoning
THEODITI ZOTTING OF TROT EXT T	_ · _ · _ <b>U</b>
VARIATION OF USE REQUESTED: to allow a B	-3 use in a B-1 zoning district.
The end user would like to construct a Self-Storage fa	cility.
RESPONSE TO VARIATION OF USE CRITE	RIA
The Zoning Board of Appeals is authorized to gra- evidence to establish a practical difficulty or hard conditions:	ant or recommend relief only when it has received adequate ship. The evidence must support each of the following three
	onable return by use permitted and subject to the conditions district or zone.
(b) The plight of the owner is due to unique circ	cumstances.
(c) The variation, if granted, will not alter the e	ssential character of the locality.
Please describe how this request meets the crite words.	eria by responding to the following questions in your own
How do the applicable zoning regulations preven     A self-storage facility is an ideal fit for this location and	nt the property in question from yielding a reasonable return? and the current zoning district of B-1 does not permit a B-3 use.

2. What unique circumstances exist which mandate	
The irregular shape of the property makes it an ideal p	parcel for self-storage
3. What impact would the granting of this variance include both positive and negative impacts.	have upon the essential character of the general area? Please
I cannot see any negative impacts as the developmer	nt will help shield the residential development to the east from
the high tension electrical wires to the west.	
REQUIRED SUPPORTING ATTACHMENTS	
Site plan / concept plan / floor plan / building	ng elevation plan
Joliet Ownership Disclosure form	
☐ Business license application (if applicable)	
NOTARIZATION OF PETITION	
STATE OF ILLINOIS) ss	
COUNTY OF WILL)	
demose and s	say that the above statements are true and correct to the best o
my knowledge and belief. I agree to be present in	person or by representation when this petition is heard before
the Zoning Board of Appeals.	
Petitioner's Signature	
	Subscribed and sworn to before me
Owner's Signature	this 14 may of 0 ordina, 20 25
(If other than petitioner)	

# LEGAL DESCRIPTION

LOT 2 IN FOOD N FUEL THEODORE AND DRAUDEN SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021, AS DOCUMENT NUMBER R2021019962, IN WILL COUNTY, ILLINOIS. Containing 3.86 acres more or less.

# FOOD N FUEL THEODORE AND DRAUDEN

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS

PUBLIC LITELTY ANDORE DRAINAGE EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION. AND OTHER PROPERTY WITH STORM ORANIAGE, SANITARY
SEWER, STREET LIGHTING, POTABLE WATER SERVICE AND OTHER PROLE CHILITIES, IS HEREBY RESERVED
AND GRANTED TO THE CITY OF JOLIET AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND
SEPARATELY, TO INSTALL, OPERATE, MANTRAIN AND REMOVE, PROWN THE TO TIME, FACILITIES AND
SEPARATELY, TO INSTALL, OPERATE, MANTRAIN AND REMOVE, PROWN THE TO TIME, FACILITIES AND INTANY
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ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

#### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS ) SS COUNTY OF WILL )

THIS IS TO CERTIFY THAT I, ROBERT F. SLUIS, ILLINOIS LAND SURVEYOR NUMBER 35-3558 HAVE SURVEYED AND SUBDIVIDED THE ABOVE DESCRIBED PROPERTY AS SHOWN BY THIS PLAT, WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

PIN: 06-03-32-300-011-0000

- 3. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- 4. THE ATTACHED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.
- 5. THE PROPERTY DESCRIBED ABOVE IS LOCATED WITHIN THE CORPORATE LIMITS OF THE CITY OF JOLIET, ILLINOIS

#### PARCEL 1

PARKELL 7

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#### PARCEL 2

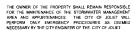
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# DATED AT MANHATTAN ILLINGIS, THIS 18 DAY OF JAN AD. 2021 LINGIS PROFESSIONAL LAND SUPPERADORS

#### STORM WATER MANAGEMENT EASEMENT PROVISIONS

STORM WATER MANAGEMENT EASEMENT PROVISIONS

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PLAYST ON THE ASSISTANCE OF THE CHILD THE
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\$89"15"49"W 840.81" (N88"47"20"W 840.73") THEODORE

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#### CROSS ACCESS EASEMENT PROVISIONS

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30" UTILITY EASEMENT PER DOC NO R91-10060

SOUTH LINE OF THE SW 1/4 SEC 32-736N-R99

THE EASEMENT AREA SHALL NOT PERMIT AGRICULTURAL MACHINERY AND IMPLEMENTS TO TRAVERSE THE AREA.

THE EASEMENT AREA SHALL NOT BE CLOSED FOR ANY REASON EXCEPT EMERGENCY REPAIRS. THE OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY OF THE PRIVATE STREETS, SIDEMALIS, STORM SEWER, STREET LIGHTS, AND APPURTENANCES THERETO WITHIN SUCH EASEMENT AREAS.

LEGEND

REVISIONS

MGA CIVIL ENGINEERING M GINGERICH GEREAUX & ASSOCIATES
Professional Design Firm License # 184.005003
P. 815-478-9680 www.mg2a.com F. 815-478-9685
25620 S. GOUGAR RD | MANHATTAN. IL. 60442

LENNY'S FOOD N FUEL THEODORE AND DRAUDEN
35-2020 RAR RFS

EASEMENT PROVISIONS

An essement for serving the subdivision and other property with electric and communication service (s hereby reserved for and granted to: Commonwealth Edison Company, Ameritech illinois a.k.a. Illinois Bell Telephone Company, Grantees,

Commowwealth Eddison Company, Ameritach Hisnois a k. at Illinois Bell Telephone Commowwealth Eddison Company, Ameritach Hisnois a k. at Illinois Bell Telephone Their respective Icensess successors, and assigns, jointly and severally, to construct, companies, present the property of the

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RAUDEN

P.O.B.

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STREET

# RECORD PLAT OF SUBDIVISION

of

# FOOD N FUEL THEODORE AND DRAUDEN

PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS,

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OFFICIAL N. L. XIII EENNYS ROGGEREARE THEOCORE AND DRAUDEN LLC 200 1859 STREET UNIT K. INLEY PARK, LLINGIS 50487	PATED THIS 19th Day OF FCONANT AO 2021	
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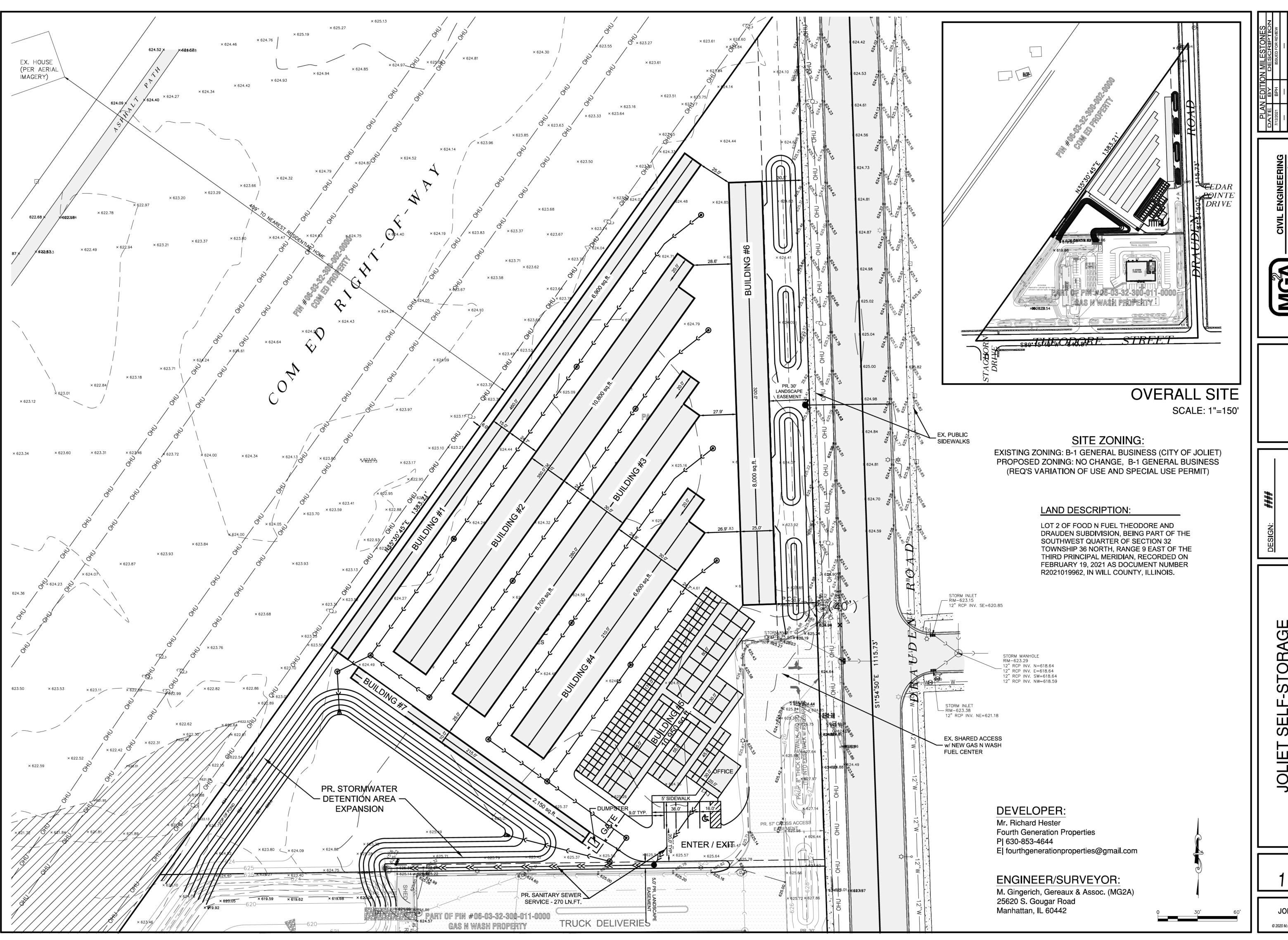
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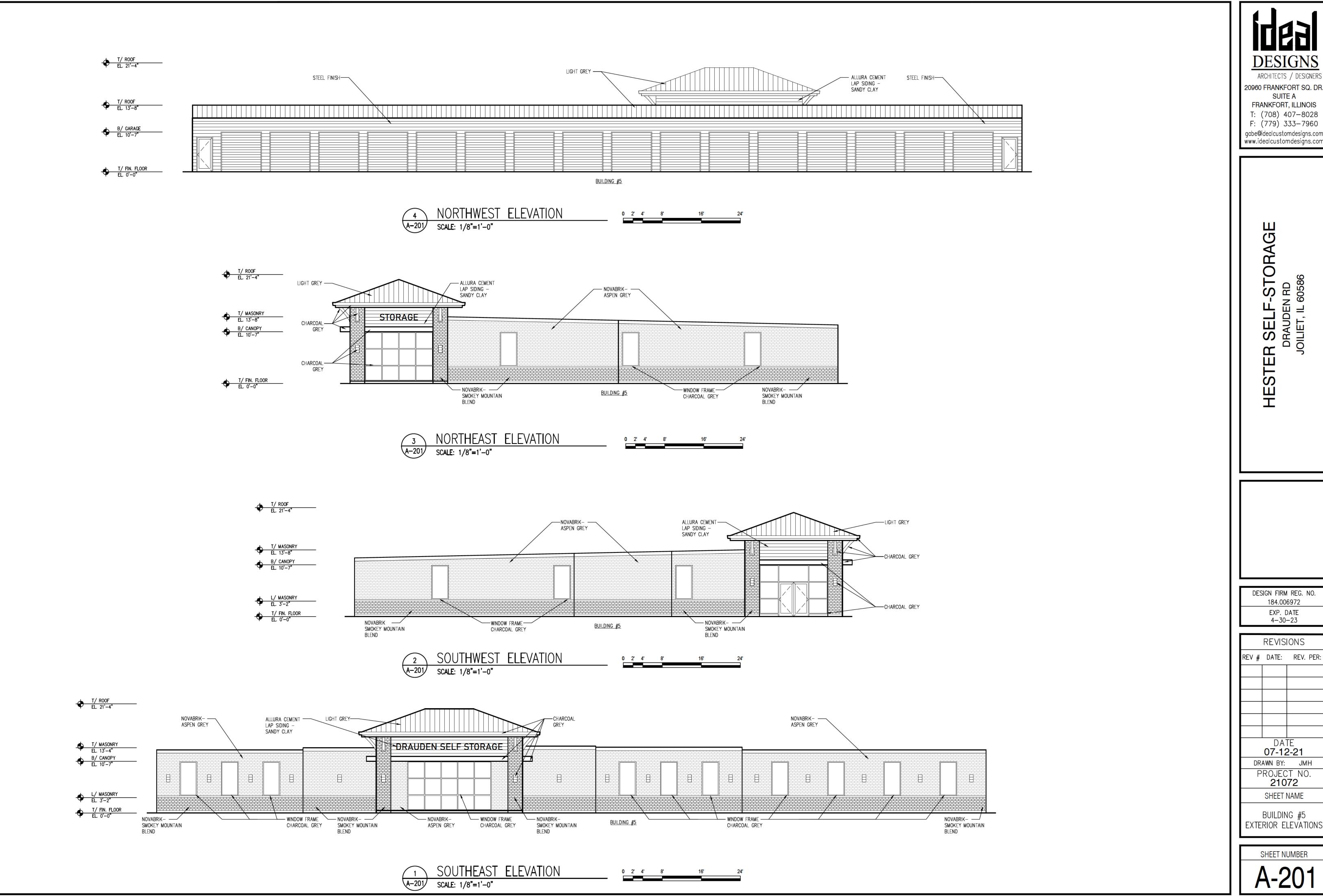
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ARCHITECTS / DESIGNERS 20960 FRANKFORT SQ. DR SUITE A FRANKFORT, ILLINOIS T: (708) 407-8028 F: (779) 333-7960 gabe@idealcustomdesigns.com www.idealcustomdesigns.com

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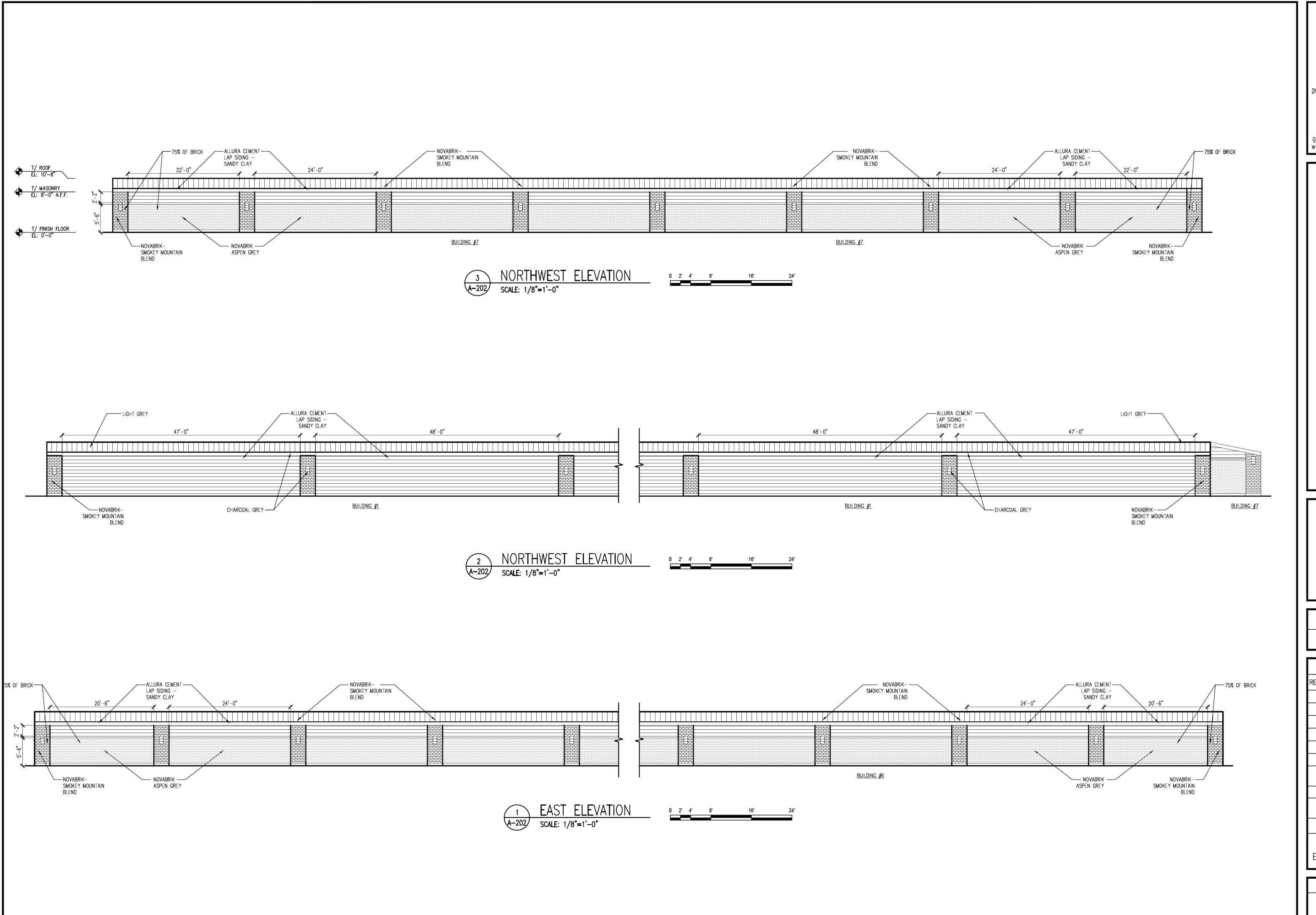
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EXP. DATE 4-30-23

REVISIONS REV # DATE: REV. PER: DATE 07-12-21 DRAWN BY: JMH PROJECT NO. **21072** SHEET NAME

SHEET NUMBER

BUILDING #5



ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. DR. SUITE A FRANKFORT, ILLINOIS

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ER SELF-STORAGE DRAUDEN RD JOILIET, IL 60586 HESTER

DESIGN FIRM REG. NO. 184.006972

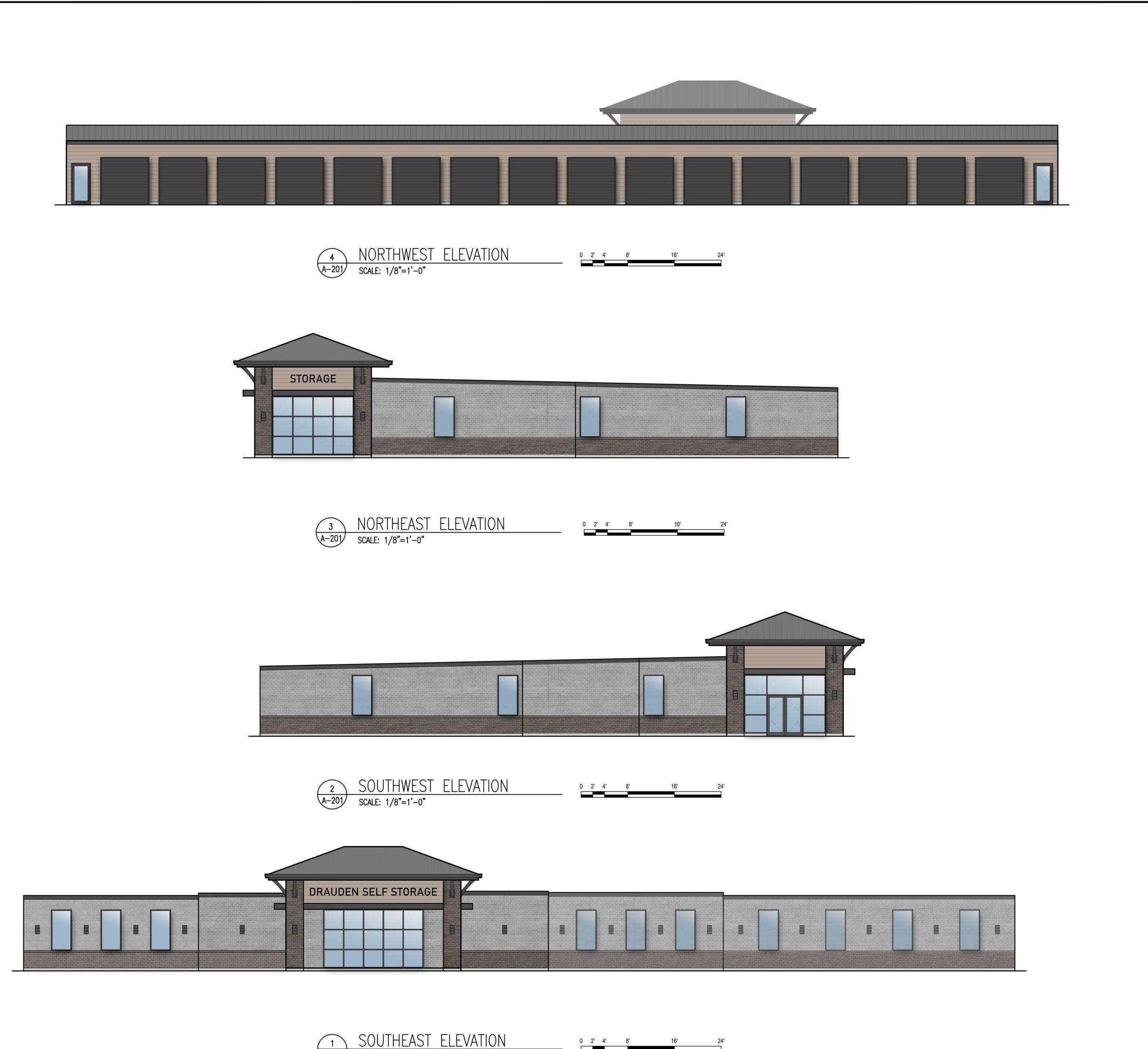
> EXP. DATE 4-30-23

REVISIONS REV # DATE: REV. PER:

DATE 07-12-21 DRAWN BY: JMH PROJECT NO. **21072** 

SHEET NAME BUILDING #1 & #6 EXTERIOR ELEVATIONS

SHEET NUMBER



SCALE: 1/8"=1'-0"

A-201

DESIGNS

ADDRESS (RESIGNED)

ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. DR.
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FRANKFORT, ILLINOIS
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gabe@idealcustomdesigns.com
www.idealcustomdesigns.com

HESTER SELF-STORAGE
DRAUDEN RD
JOILIET, IL 60586

DESIGN FIRM REG. NO. 184.006972 EXP. DATE 4-30-23

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REV # DATE: REV. PER:

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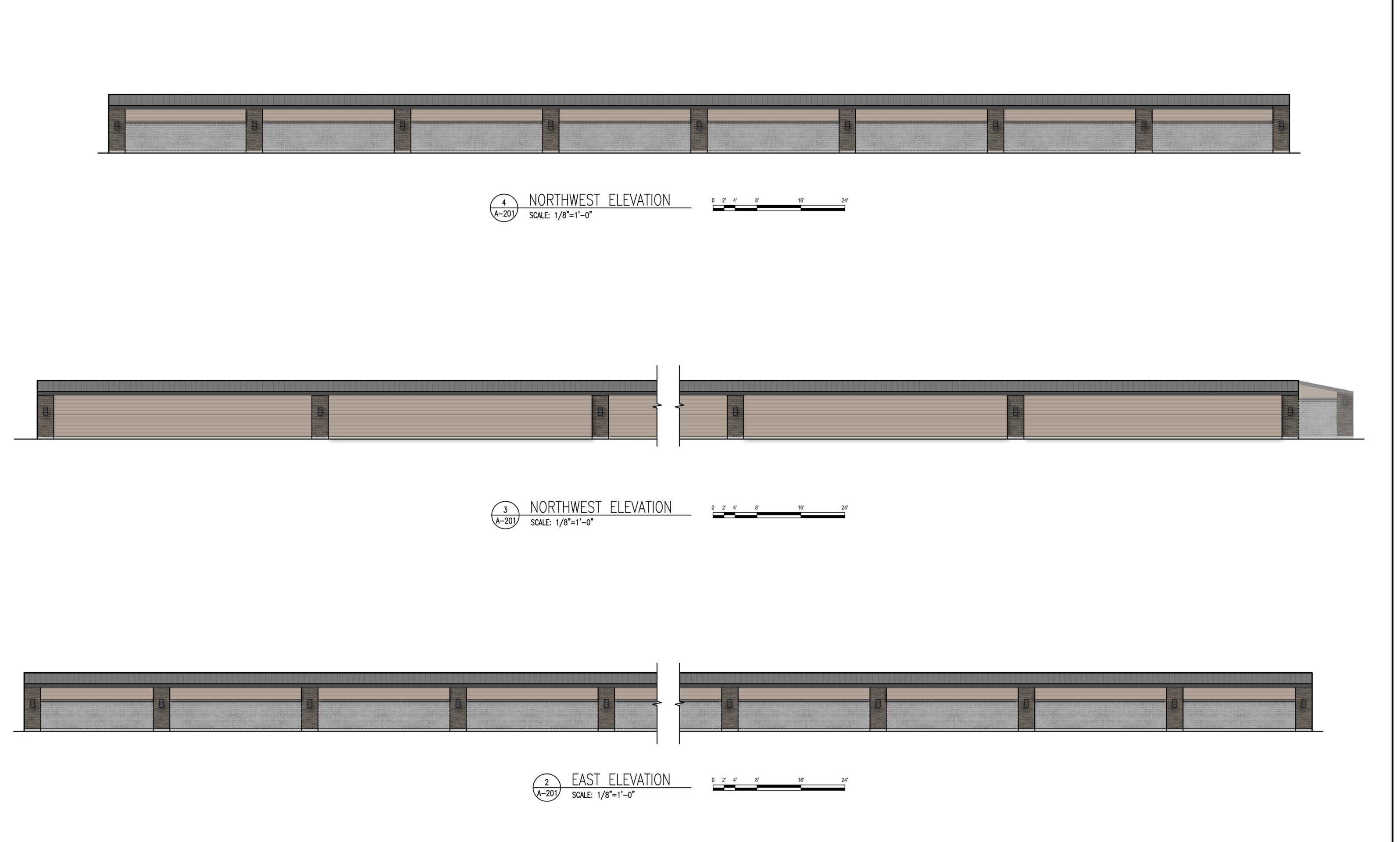
PROJECT NO.

21072

SHEET NAME

SHEET NUMBER

BUILDING #5 EXTERIOR ELEVATIONS





DESIGNS

ARCHITECTS / DESIGNERS

20960 FRANKFORT SQ. DR.
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ELF-STORAGE

DESIGN FIRM REG. NO. 184.006972 EXP. DATE 4-30-23

REVISIONS

REV # DATE: REV. PER:

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07-12-21

DRAWN BY: JMH

PROJECT NO.
21072

SHEET NAME

BUILDING #1 & #6
EXTERIOR ELEVATIONS

SHEET NUMBER



# City of Joliet Zoning Board of Appeals Meeting Minutes

Board Members
Vincent Alessio
Ed Hennessy
Pat McShane
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Colette Safford

Thursday, March 16, 2023

2:00 PM

**City Hall, Council Chambers** 

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

# **CALL TO ORDER**

**ROLL CALL** 

**Present** Ed Hennessy, Vincent Alessio, Bob Nachtrieb, Jim Riggs,

Colette Safford, Brigette Roehr and Pat McShane

# APPROVAL OF MINUTES

February 16, 2023 Zoning Board of Appeals Regular Meeting

**TMP-5374** 

**Minutes** 

Attachments: 02-16-23

A motion was made by Bob Nachtrieb, seconded by Vincent Alessio, to approve the February 16, 2023 Zoning Board of Appeals Regular Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford and McShane

Abstain: Roehr

# CITIZENS TO BE HEARD ON AGENDA ITEMS

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

Mr. Jim Capparelli, Joliet City Manager, spoke in favor of Petition 2023-14. Mr. Capparelli explained that this is a part of the process to allow a future battery recycling facility across the river.

**TMP-5372** 

# **OLD BUSINESS: PUBLIC HEARING**

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

## **NEW BUSINESS: PUBLIC HEARING**

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2023-11: A Variation from the City's Non-Residential Design Standards (Section 47-15H) to allow precast concrete panels as the exterior material for a proposed building in the B-3 (general business) district, located at 1200 N.E. Frontage Road.

Attachments: ZBA 2023-11 (1100 NE Frontage Rd) Staff Report Packet

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Scott Dworschak, 16538 S. Windsor Lane, Lockport, IL. Mr. Dworschak appeared in support of this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Colette Safford, seconded by Pat McShane, to approve PETITION 2023-11: A Variation from the City's Non-Residential Design Standards (Section 47-15H) to allow pre cast concrete panels as the exterior material for a proposed building in the B-3 (general business) district, located at 1200 N.E. Frontage Road. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and

McShane

PETITION 2023-12: A Special Use Permit to allow a trucking facility with repair, located at 1603 N.W. Frontage Road.

Attachments: 1603 NW Frontage Road SUP Staff Report Packet v3

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. David Silverman, 822 129th Infantry Drive, Joliet, IL. Mr. Silverman appeared in support of this petition. Mr. Silverman explained that site will be approximately four acres and similar in use the trucking business to the north and south of the site. Mr. Silverman said the owner will take to spaces of the multi tenant building and the anticipated amount of trucks per day is 20-30. The hours of operation will be 7 a.m. to 5 p.m. Monday through Friday and 8 a.m. to 1 p.m. on Saturdays.

Chairman Hennessy asked if trucks go to the site after hours will they just wait

until the business opens. Chairman Hennessy swore in Ms. Anna Buzu, 838 Bluestem Drive, Bolingbrook, IL. Ms. Buzu said they do not anticipate trucks parking overnight . If a truck needs a repair outside business hours, they will park and wait until the business opens.

Mr. Nachtrieb asked if the site will be expanded in the future. Mr. Silverman said the second site will remain empty right now, the plan is just develop this lot.

Chairman Hennessy asked if anyone would like to speak about this petition. No one came forward.

Mr. Torri added that five public comments were received in opposition this petition.

A motion was made by Jim Riggs, seconded by Vincent Alessio, to approve PETITION 2023-12: A Special Use Permit to allow a trucking facility with repair, located at 1603 N.W. Frontage Road. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Roehr and McShane

Nay: Safford

PETITION 2023-13: A Special Use Permit to allow a temporary staffing agency, located at 235 Collins Street.

**TMP-5373** 

Attachments: ZBA 2013-13 (235 Collins St) Staff Report Packet

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. John Murphy, 3218 W. 95th Street, Evergreen Park, IL. and Mr. Doug Howard, 1066 Ironwood Court, Glenview, IL. Mr. Murphy gave some background information on this petition. Mr. Howard spoke in support of this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Jim Riggs, seconded by Pat McShane, to deny PETITION 2023-13: A Special Use Permit to allow a temporary staffing agency, located at 235 Collins Street. The motion failed by the following vote:

Aye: Alessio, Riggs and McShane

Nay: Hennessy, Nachtrieb, Safford and Roehr

PETITION 2023-14: A Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles, located at 1 Industry Avenue.

**TMP-5389** 

Attachments: ZBA 2023-14 (1 Industry Avenue) Staff Report Packet

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Gary Davidson, 2 N. Infantry Drive, Joliet, IL. and Mr. Plucinski, 6470 Canal Bank Road, Forest View, IL. Mr. Davidson & Mr. Plucinski appeared in support of this petition.

Chairman Hennessy asked if any one else would like to speak on behalf of this petition. No one came forward.

A motion was made by Bob Nachtrieb, seconded by Jim Riggs, to approve PETITION 2023-14: A Special Use Permit to allow a salvage yard with the purpose of shredding recyclable materials including but not limited to automobiles, located at 1 Industry Avenue. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and

McShane

PETITION 2023-15: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road.
PETITION 2023-16: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units, located at 1701 Drauden Road.

TMP-5387

Attachments: ZBA 2023-15 & 16 (1701 Drauden Road) Staff Report Packet

Mr. Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Carl Buck & Mr. Richard Hester, 21328 Redwood Land, Shorewood, IL. Mr. Buck & Mr. Hester appeared in support of this petition. Mr. Buck gave a brief overview of the proposed use.

Chairman Hennessy swore in Ms. Lynn Armbruster, 1700 Lake Pointe Drive, Plainfield, IL. Ms. Armbruster appeared in opposition to this petition. Ms. Armbruster believes a storage facility will attract crime and people living in the facility.

Chairman Hennessy swore in Mr. David Belinski, 1611 Lake Pointe Drive, Plainfield, IL. Mr. Belinski appeared in opposition to this petition. Mr. Belinsky believes a storage facility will add additional traffic and noise.

Chairman Hennessy swore in Ms. Janet Belinsky, 1611 Lake Pointe Drive, Plainfield, IL. Ms. Belinski appeared in opposition to this petition.

Mr. Buck stated that under the self-storage act, residing in a self-storage unit is prohibited. Mr. Buck said that Mr. Hester's self-storage facilities are gated and have cameras. Mr. Hester addressed the concerns about traffic and noise. Mr. Nachtrieb asked if a barrier will be installed to block noise, Mr. Hester said that the building will provide a perimeter and there will be minimal fencing and a 30 ft. landscaped berm.

Chairman Hennessy asked if any one else would like to speak on this petition. No one came forward.

A motion was made by Brigette Roehr, seconded by Bob Nachtrieb, to approve PETITION 2023-15: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at 1701 Drauden Road. PETITION 2023-16: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units, located at 1701 Drauden Road. The motion failed by the following vote:

Aye: Hennessy, Nachtrieb and Roehr

Nay: Alessio, Riggs, Safford and McShane

# OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

# **PUBLIC COMMENT**

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

## **ADJOURNMENT**

A motion was made by Bob Nachtrieb, seconded by Colette Safford, to adjourn the meeting. The motion carried by the following vote:

Aye: Hennessy, Alessio, Nachtrieb, Riggs, Safford, Roehr and

McShane

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.



# City of Joliet Zoning Board of Appeals Meeting Minutes

Board Members
Vincent Alessio
Ed Hennessy
Pat McShane
Bob Nachtrieb
Jim Riggs
Brigette Roehr
Colette Safford

Thursday, August 19, 2021

2:00 PM

**City Hall, Council Chambers** 

As of June 11, 2021, Governor Pritzker moved Illinois to Phase 5. Under Phase 5, all sectors of the economy can resume at regular capacity with new safety guidelines and procedures.

In compliance with Center for Disease Control (CDC), it is recommended that any individual appearing in person wear a face-covering to cover their nose and mouth.

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

#### CALL TO ORDER

# **ROLL CALL**

**Present** Ed Hennessy, Jim Riggs, Colette Safford, Brigette Roehr and

Pat McShane

**Absent** Vincent Alessio and Bob Nachtrieb

# APPROVAL OF MINUTES

July 15, 2021 Zoning Board of Appeals Meeting Minutes

**TMP-2233** 

Attachments: 071521 Minutes

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve the July 15, 2021 Zoning Board of Appeals Meeting Minutes. The motion carried by the following vote:

Aye: Hennessy, Riggs and Roehr

**Abstain:** Safford and McShane

CITIZENS TO BE HEARD ON AGENDA ITEMS

**OLD BUSINESS: PUBLIC HEARING** 

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

# **NEW BUSINESS: PUBLIC HEARING**

During the Public Hearing, members of the public will be allowed to present evidence and ask questions subject to the rules of the meeting.

PETITION 2021-42: A sign Variance for wall signs that do not face a public street, located at 1866 W. Jefferson Street

**TMP-2239** 

Attachments: ZBA 2021-42 Staff Report (1866 W. Jefferson Street) Packet

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Austin Davis, 1866 W. Jefferson Street, Joliet, IL. Mr. Davis appeared on behalf of this petition. Mr. Davis explained that the signage will be on the east and west elevations of the building visible to traffic on Jefferson Street. Ms. Roehr asked if there will be a drive-thru, Mr. Davis said yes. Ms. Safford asked about some blank pages in the variation petition, Mr. Torri had the file copy which was fully filled in.

Chairman Hennessy asked if any one would like to speak on behalf of the petition. No one came forward.

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve PETITION 2021-42: A sign Variance for wall signs that do not face a public street, located at 1866 W. Jefferson Street. The motion carried by the following vote:

Aye: Hennessy, Riggs, Safford, Roehr and McShane

PETITION 2021-43: A Variation of Use to allow the continuation of an existing rental unit in a garage (a two-unit) in a R-2 (Single-Family Residential) Zoning District, located at 429 Buell Avenue

**TMP-2240** 

Attachments: ZBA 2021-43 (429 Buell Avenue) Staff Report Packet

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Kamar Tiller, 429 Buell Avenue, Joliet, IL. Mr. Tiller appeared on behalf of this petition. Mr. Tiller explained that he purchased the property because of the neighborhood and the potential for extra income with the coach house. Mr. Tiller thoroughly vets prospective tenants to ensure his family's safety. Mr. Tiller has fully complied and made necessary repairs to ensure the unit is to code. Ms. Roehr asked about the carriage house. Ms. Bernhard explained that the current structure is not a carriage house and it is not the same structure that was originally built there. Ms. Roehr asked Mr. Tiller if the Realtor or Attorney who handled the sale of the home checked into the rental unit to find out if it was legal. Mr. Tiller stated that the Realtor he used was

not local to the area. Mr. Tiller said the previous owners told him they were renting the unit out for years, so he assumed the use would just carry over.

Chairman Hennessy swore in Mr. Perry McCue, 808 Mason Avenue, Joliet, IL appeared in opposition to this petition on behalf of the Cathedral Area Preservation Association (C.A.P.A.). Mr. McCue is recommending denial of this petition because the addition of more rental units in the neighborhood is detrimental to the character of the Cathedral area.

Ms. Roehr asked if an approval would remain if the property is sold, Mr. Torri said yes as long as the main home is owner-occupied the use can continue. Ms. Safford asked if other homeowners would like to add rental unit over the garage, would they be allowed to do so. Mr. Torri said no, the only reason this petition is being heard is because Mr. Tiller filed to get the variation of use approval. Mr. Torri also said all homeowners have a right to file for approval, but each case will be handled individually. Mr. Torri stated approval for new construction of a unit will most likely not move forward. Mr. Torri explained that the difference with this property is the coach house unit has existed since the 1960s, the homeowners would just like to legalize the existing use. Mr. Torri stated there may be similar uses like this and similar uses have also been heard in the past. Ms. Bernhard stated the 1968 Joliet zoning map did list this area as multi-family residential, when the coach house unit was erected, multi-family use was allowed. Ms. Bernhard stated years later the area was down-zoned. Ms. Roehr said that she has visited lots of homes in the area and some of them have similar carriage houses.

Mr. Tiller said he understands that there may be similar uses, but he would like a chance to do things that right way.

Chairman Hennessy asked if any one would like to speak on behalf of the petition. No one came forward.

A motion was made by Jim Riggs, seconded by Brigette Roehr, to approve PETITION 2021-43: A Variation of Use to allow the continuation of an existing rental unit in a garage (a two-unit) in a R-2 (Single-Family Residential) Zoning District, located at 429 Buell Avenue. The motion carried by the following vote:

Aye: Hennessy, Riggs, Roehr and McShane

Nay: Safford

PETITION 2021-44: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at Drauden Road, Northwest of Theodore.

**TMP-2241** 

PETITION 2021-45: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood

Business) District, located at Drauden Road, Northwest of Theodore.

Attachments: ZBA 2021-44 & 45 (Draude Road and Theodore) Staff

Report packet

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Richard Hester, 20328 Redwood, Shorewood, IL. Mr. Hester appeared on behalf of this petition. Mr. Hester explained why he believes this facility is needed in this area. Chairman Hennessy asked why there is a sudden demand for storage facilities, Mr. Hester believes there is an increased demand with recent events like home sales.

Chairman Hennessy asked if any one would like to speak on behalf of the petition. No one came forward.

A motion was made by Brigette Roehr, seconded by Jim Riggs, to approve PETITION 2021-44: A Variation of Use to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at Drauden Road, Northwest of Theodore.

PETITION 2021-45: A Special Use Permit to allow a self-storage facility that includes indoor-climate-controlled and outdoor mini-storage units in a B-1 (Neighborhood Business) District, located at Drauden Road, Northwest of Theodore.. The motion carried by the following vote:

Aye: Hennessy, Riggs, Roehr and McShane

Nay: Safford

PETITION 2021-46: A Variation of Use and a series of Variations to allow the continuation of a two-unit in an R-2 (Single-Family Residential) Zoning District

**TMP-2242** 

Attachments: ZBA 2021-46 (142 Akin Avenue) Staff Report Packet

Mr. James Torri read the staff report into the record.

Chairman Hennessy swore in Mr. Nathaniel Washburn, 111 N. Ottawa Street, Joliet, IL. Mr. Washburn appeared on behalf of this petition. Mr. Washburn explained that the property owner believed they were purchasing a legal two-unit residence, they were not aware it was illegal until they applied for building permits. Mr. Torri explained that this property did have R-3 one & two family residential zoning, but it was down-zoned to R-2 single family by the City of Joliet. Ms. Roehr asked what the condition of the units were, Mr. Washburn said the entire structure needs renovation. The prior owner let the residence go into disrepair and Mr. Washburn believes the property may have been classified as a public nuisance. Ms. Roehr asked if the homeowner will re-sell the house if the

variation of use is not approved. Mr. Washburn said it is unknown at this time, he does not know what the property owner will do if the variation of use is not approved by the Zoning Board of Appeals and City Council.

Chairman Hennessy asked if any one else would like to speak on behalf of the petition. No one came forward.

A motion was made by Jim Riggs, seconded by Pat McShane, to approve PETITION 2021-46: A Variation of Use and a series of Variations to allow the continuation of a two-unit in an R-2 (Single-Family Residential) Zoning District. The motion carried by the following vote:

Aye: Hennessy, Riggs and McShane

Nay: Safford and Roehr

# OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION PUBLIC COMMENT

#### **ADJOURNMENT**

A motion was made by Brigette Roehr, seconded by Jim Riggs, to adjourn the meeting. The motion carried by the following vote:

Aye: Hennessy, Riggs, Safford, Roehr and McShane

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact Christa M. Desiderio, City Clerk, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780.

# **City of Joliet**

150 West Jefferson Street Joliet, IL 60432



# **Meeting Minutes - Final**

Tuesday, September 21, 2021 6:30 PM

City Hall, Council Chambers

# **City Council Meeting**

MAYOR BOB O'DEKIRK

MAYOR PRO-TEM COUNCILMAN CESAR GUERRERO (7/1/2021 - 9/30/2021)

COUNCILMAN JOE CLEMENT

COUNCILWOMAN BETTYE GAVIN

COUNCILMAN LARRY E. HUG

COUNCILMAN TERRY MORRIS

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

COUNCILWOMAN SHERRI REARDON

City Manager - James V. Capparelli,
Corporation Counsel - Sabrina Spano, City Clerk Christa M. Desiderio

**City Council Meeting** 

Meeting Minutes - Final

September 21, 2021

As of August 30, 2021, Governor Pritzker announced a statewide indoor mask mandate for all Illinois residents, regardless of vaccination status.

In compliance with Governor Pritzker's mandate, any individual appearing in person must wear a face-covering to cover their nose and mouth.

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

## **INVOCATION:**

Pastor Larry Tyler, Second Baptist Church, 156 S. Joliet Street

# PLEDGE TO THE FLAG:

# **ROLL CALL:**

**Present:** Mayor Robert O'Dekirk, Councilman Joe Clement,

Councilwoman Bettye Gavin, Councilman Cesar Guerrero,

Councilman Larry E. Hug, Councilman Terry Morris,

Councilman Pat Mudron, Councilwoman Jan Quillman and

Councilwoman Sherri Reardon

ALSO PRESENT: City Manager James V. Capparelli and Corporation Counsel Sabrina Spano

#### PRESENTATION:

Katie Napier gave an overview of the City's Comprehensive Annual Financial Report for the year ending December 31, 2020.

Comprehensive Annual Financial Report - Katie Napier - Wermer, Rogers, Duran, and Ruzon, LLC

Attachments: CAFR 2020

# **MAYOR:**

Proclamation Declaring September 17th through 23rd, 2021 as Constitution Week.

Attachments: Constitution Week

Councilman Guerrero read a Proclamation issued by Mayor O'Dekirk declaring September 17th through 23rd, 2021 as Constitution Week.

Pauline Herpy and Bobbi Today with the Louis Joliet Daughters of the American Revolution accepted and thanked the Mayor and Council for their recognition.

# APPROVAL OF AGENDA:

A motion was made by Councilwoman Bettye Gavin, seconded by Councilwoman Jan Hallums Quillman, to approve the Agenda as written.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

**Absent:** Mayor Robert O'Dekirk

### CITIZENS TO BE HEARD ON AGENDA ITEMS:

Michael Mikuska with Joliet Petroleum spoke in opposition of the Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road - Joliet Petroleum (Council Memo #429-21).

Barry McCue spoke in favor to postpone the approval of Council Memo #432-21: Ordinance Approving a Variation of Use to Allow the Continuation of an Existing Rental Unit above a Garage (a Two-unit) in a R-2 (Single-Family Residential) Zoning District, Located at 429 Buell Avenue.

Doug Zdunich spoke regarding Council Memo #432-21.

Nate Washburn spoke regarding Council Memo #434-21: Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue and Council Memo #433-21 Ordinances Approving a Variation of Use and Special Use to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road.

Kamar Tiller, property owner, spoke regarding Council Memo 432-21.

#### **APPOINTMENTS:**

#### **Joliet Committee and Commissions- Art Commission**

Attachments: ART COMMISSION 09212021

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Terry Morris, to appoint Pastor Lonnie Posley, Sr. to the Art Commission.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

# **MAYOR PRO TEM:**

A motion was made by Councilman Cesar Guerrero, seconded by Councilwoman Bettye Gavin, to appoint Councilman Hug as Mayor Pro Tem for the period October 1, 2021 through December 31, 2021.

The motion carried by the following vote:

Ave: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

#### **COUNCIL COMMITTEE REPORTS:**

# **Economic Development**

Councilman Hug gave an overview and explanation of the items discussed at the Tuesday, September 14, 2021 Economic Development Committee Meeting.

Link:

https://joliet.granicus.com/player/clip/4067?view id=6&redirect=true

#### **Finance**

Councilman Mudron gave an overview and explanation of the items discussed at the Tuesday, September 21, 2021 Finance Committee Meeting.

A brief discussion was held regarding the water presentation given at the Finance Committee.

Link:

https://joliet.granicus.com/player/clip/4080?view\_id=6&redirect=true

# Land Use & Legislative

Councilman Morris and Chris Regis, Inspector General, gave an overview and explanation of the items discussed at the Wednesday, September 8, 2021 Land Use and Legislative Committee Meeting.

Link:

https://joliet.granicus.com/player/clip/4060?view\_id=6&redirect=true

#### Public Service

Councilman Hug gave an overview and explanation of the items discussed at the Monday, September 20, 2021 Public Service Committee Meeting.

Link:

https://joliet.granicus.com/player/clip/4077?view id=6&redirect=true

### **CONSENT AGENDA:**

# **Approval of Minutes:**

Combined Council Meeting - September 7, 2021

Attachments: Combined Council Meeting - September 7, 2021.pdf

**Invoices Paid** 

Attachments: 2021-08 Invoices Paid

Position Vacancies 417-21

Attachments: Approver Report

Receipt of the 2020 Comprehensive Annual Financial Report 418-21

(CAFR)

Attachments: CAFR 2020

**Approver Report** 

Request to Approve Changes to the Bureau of Justice 419-21

Assistance FY 20 Coronavirus Emergency Supplemental

**Funding Program** 

Attachments: Approver Report

Purchase of one (1) Ford Explorer for the Police Department 420-21

**Traffic Unit** 

Attachments: Approver Report

Purchase of one (1) Ford Explorer for the Police Department 421-21

**Investigations Unit** 

Attachments: Approver Report

Award of Contract for the Public Utilities Scada (Supervisory 422-21

Control and Data Acquisition) System Maintenance Service -

2021 to Wunderlich Malec in the amount of \$40,000.00

Attachments: Approver Report

Change Order No. 2 for the Chicago Street Roadway 423-21

Improvement - MFT Sect. No. 16-00491-00-PV to PT Ferro Construction in the amount of (\$211,105.85) and Payment

No. 15 and Final in the amount of \$173,853.35

Attachments: Approver Report

Change Order No. 4 for the 2020 Sanitary Sewer

Rehabilitation Program to Performance Pipelining Inc. in the

amount of \$28,508.55

Attachments: Approver Report

Change Order No. 2 to the 2021 Drinking Water Lead and 425-21 Copper Testing Contract to Suburban Laboratory, Inc. in the

amount of \$20,000.00

Attachments: Approver Report

Change Order No. 1 to Managed Print Services PO 426-21

Attachments: Approver Report

Amendment No. 1 for the 2021 Sanitary Sewer Investigation 427-21 and Rehabilitation Program Professional Service Agreement

to RJN Group in the amount of \$49,025.00

Attachments: Approver Report

# **Consent Agenda Items Approved**

A motion was made by Councilwoman Gavin, seconded by Councilman Guerrero, to approve all said Consent Agenda Items.

The motion carried by the following vote:

Ave: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

### LICENSES AND PERMIT APPLICATIONS:

Denial of the Issuance of a Class "BG" Liquor License at 429-21 1415 Plainfield Road- Joliet Petroleum.

Attachments: JOLIET PETROLEUM RESOLUTION

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #429-21: Denial of the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road - Joliet Petroleum.

The motion failed by the following vote:

Aye: Councilman Larry E. Hug, Councilman Pat Mudron and

Councilwoman Sherri Reardon

Nay: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Terry Morris and

Councilwoman Jan Quillman

**Abstain:** Mayor Robert O'Dekirk

A motion was made by Councilman Terry Morris, seconded by Councilwoman Bettye Gavin, to approve the Issuance of a Class "BG" Liquor License at 1415 Plainfield Road - Joliet Petroleum (Council Memo #429-21).

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Terry Morris and

Councilwoman Jan Quillman

Nay: Councilman Larry E. Hug, Councilman Pat Mudron and

Councilwoman Sherri Reardon

Abstain: Mayor Robert O'Dekirk

Issuance of a Class "B" Liquor License at 411 S. Larkin Avenue- Posh Banquets.

<u>430-21</u>

Attachments: posh banquets

A motion was made by Councilwoman Bettye Gavin, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #430-21: Issuance of a Class "B" Liquor License at 411 S. Larkin Avenue - Posh Banquets.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

**Abstain:** Mayor Robert O'Dekirk

#### **PUBLIC HEARINGS:**

# **ORDINANCES AND RESOLUTIONS:**

#### **ORDINANCES:**

Ordinance Approving a Variation of Use to Allow the Continuation of an Existing Rental Unit above a Garage (a Two-unit) in a R-2 (Single-Family Residential) Zoning District, Located at 429 Buell Avenue (ZBA 2021-43)

**432-21** 

433-21

Attachments: VOU Ordinance 429 Buell 426 Division Street

081921 Minutes

ZBA 2021-43 (429 Buell Avenue) Staff Report Packet

**Approver Report** 

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Larry E. Hug, to table COUNCIL MEMO #432-21: Ordinance Approving a Variation of Use to Allow the Continuation of an Existing Rental Unit above a Garage (a Two-unit) in a R-2 (Single-Family Residential) Zoning District, Located at 429 Buell Avenue (ZBA 2021-43).

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Nay: Councilman Terry Morris and Councilman Pat Mudron

Abstain: Mayor Robert O'Dekirk

2021-45)

Ordinance Approving a Variation of Use to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-44)

An Ordinance Approving a Special Use Permit to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA

Attachments: VOU Ordinance Drauden and Theodore Self-storage

Special Use Permit Ordinance Theodore and

Drauden Self-storage

081921 Minutes

ZBA 2021-44 & 45 (Draude Road and Theodore) Staff

Report packet
Approver Report

A brief discussion was held regarding the request to table this item by Mr. Washburn. Additional discussion was held regarding the appropriateness of this type of business at this specific location.

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Larry E. Hug, to deny COUNCIL MEMO #433-21: Ordinance Approving a Variation of Use to Allow a Self-storage Facility that Includes Indoor

Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-44)

An Ordinance Approving a Special Use Permit to Allow a Self-storage Facility that Includes Indoor Climate-controlled and Outdoor Mini-storage Units in a B-1 (Neighborhood Business) District, Located at 1701 Drauden Road (ZBA 2021-45).

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilman Cesar Guerrero,

Councilman Larry E. Hug, Councilman Terry Morris, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Nay: Councilwoman Bettye Gavin and Councilman Pat Mudron

Abstain: Mayor Robert O'Dekirk

Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue (ZBA 2021-46)

434-21

Attachments: VOU Ordinance 142 Akin Avenue

ZBA 2021-46 (142 Akin Avenue) Staff Report Packet

081921 Minutes
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Joseph Clement, to deny COUNCIL MEMO #434-21: Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue (ZBA 2021-46).

The motion failed by the following vote:

Aye: Councilman Joe Clement and Councilwoman Jan Quillman

Nay: Councilwoman Bettye Gavin, Councilman Cesar Guerrero,

Councilman Larry E. Hug, Councilman Terry Morris,

Councilman Pat Mudron and Councilwoman Sherri Reardon

**Abstain:** Mayor Robert O'Dekirk

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Pat Mudron, to approve COUNCIL MEMO #434-21: Ordinance Approving a Variation of Use and a Series of Variations to Allow the Continuation of a Two-unit in an R-2 (Single-Family Residential) Zoning District, Located at 142 Akin Avenue (ZBA 2021-46). (ORDINANCE NO. 18253)

The motion carried by the following vote:

Aye: Councilwoman Bettye Gavin, Councilman Cesar Guerrero,

Councilman Larry E. Hug, Councilman Terry Morris,

Councilman Pat Mudron and Councilwoman Sherri Reardon

Nay: Councilman Joe Clement and Councilwoman Jan Quillman

**Abstain:** Mayor Robert O'Dekirk

Ordinance Amending the 2021 Annual Budget for the City of Joliet and Award a Contract for Plan Review Software and Hardware Project

435-21

Attachments: Budget Amending Ordinance 2021 - Plan Review Software

Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #435-21: Ordinance Amending the 2021 Annual Budget for the City of Joliet and Award a Contract for Plan Review Software and Hardware Project. (ORDINANCE NO. 18254)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance Amending Chapter 4, Article I, Section 4-1, Definitions, Ordinances of the City of Joliet Code of Ordinances

<u>436-21</u>

(Adding a BYOB provision and amending the definition of Sale)

Attachments: Ordinance

**Approver Report** 

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joseph Clement, to adopt COUNCIL MEMO #436-21: Ordinance Amending Chapter 4, Article I, Section 4-1, Definitions, Ordinances of the City of Joliet Code of Ordinances (Adding a BYOB provision and amending the definition of Sale) (ORDINANCE NO. 18255)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

**Abstain:** Mayor Robert O'Dekirk

Ordinance Amending Chapter 2, Article IX, Division 7, Section 2-313.12 of the City of Joliet Code of Ordinances (Adding the authorization to create subcommittees and membership thereof) 437-21

Attachments: Ordinance 17972

**Ordinance - Art Commission Amendment** 

**Approver Report** 

A motion was made by Councilman Terry Morris, seconded by Councilman Larry E. Hug, to table COUNCIL MEMO #437-21: Ordinance Amending Chapter 2, Article IX, Division 7, Section 2-313.12 of the City of Joliet Code of Ordinances (Adding the authorization to create subcommittees and membership thereof)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris and Councilwoman Sherri Reardon

Nay: Councilman Pat Mudron and Councilwoman Jan Quillman

Abstain: Mayor Robert O'Dekirk

Ordinance Amending the Numbering of the City of Joliet Code of Ordinances (Renumbering Chapter 6 ½ to 7)

43<u>8-21</u>

Attachments: Ordinance

Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #438-21: Ordinance Amending the Numbering of the City of Joliet Code of Ordinances (Renumbering Chapter 6 ½ to 7). (ORDINANCE NO. 18256)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

**Abstain:** Mayor Robert O'Dekirk

Ordinance Amending Chapter 4, Article VI, Tobacco Regulations, Section 4-81, Ordinance of the City of Joliet **Code of Ordinanes** 

439-21

Attachments: Ordinance

Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #439-21: Ordinance Amending Chapter 4, Article VI, Tobacco Regulations, Section 4-81, Ordinance of the City of Joliet Code of Ordinances. (ORDINANCE NO. 18257)

The motion carried by the following vote:

Councilman Joe Clement, Councilwoman Bettye Gavin, Aye:

> Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance Amending Chapter 21, Article V, Division 1, Section 21-64, Ordinance of the City of Joliet Code of **Ordinances** 

440-21

<u>441-21</u>

(Removing language restricting type of clothing which may be worn)

Attachments: Ordinance

Approver Report

A motion was made by Councilman Joseph Clement, seconded by Councilwoman Bettve Gavin, to adopt COUNCIL MEMO #440-21: Ordinance Amending Chapter 21, Article V, Division 1, Section 21-64, Ordinance of the City of Joliet Code of Ordinances (Removing language restricting type of clothing which may be worn) (ORDINANCE NO. 18258)

The motion carried by the following vote:

Councilman Joe Clement, Councilwoman Bettye Gavin, Ave:

> Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance Amending Chapter 2, Article XIII, Division 2, Section 2-447, Ordinance of the City of Joliet Code of **Ordinances** 

(Amending the procedure for submittal of prequalification

documentation)

442-21

Attachments: prequalification amendments

Approver Report

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #441-21: Ordinance Amending Chapter 2, Article XIII, Division 2, Section 2-447, Ordinance of the City of Joliet Code of Ordinances (Amending the procedure for submittal of prequalification documentation) (ORDINANCE NO. 18259)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance and Resolution Associated with Cherry Hill Business Park West, Unit 6 Subdivision Ordinance Approving the Preliminary Plat of Cherry Hill Business Park West, Unit 6 Subdivision. (P-5-21) Ordinance Approving the Final Plat of Cherry Hill Business

Park West, Unit 6 Subdivision, Phase 1. (FP-4-21)

Ordinance Approving the Recording Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (RP-7-21)

Resolution Approving an Off-Site Easement for Storm Detention for the Cherry Hill Business Park West, Unit 6 Subdivision.

Attachments: Cherry Hill Unit 6 Preliminary Plat Ordinance

Cherry Hill Unit 6, Phase 1 Final Plat Ordinance

Cherry Hill Unit 6, Phase 1 Recording Plat Ordinance

Res Stormwater Detention Easement Cherry Hill Business

Park West Unit 6, Phase 1

REVIEW3943.21PRESUB-01 08092021 3943.21FINALPRESUB-01 08092021 REVIEW3943.21SUB-01 08092021 REVIEW3943.21EASE-01 09092021

P-5-21 & FP-4-21 - Cherry Hill Business Park Subdivision -

Combine Plan Commission Staff Report

August 2021 PC Minutes

Approver Report

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joseph Clement, to adopt COUNCIL MEMO #442-21: Ordinance and Resolution Associated with Cherry Hill Business Park West, Unit 6 Subdivision

Ordinance Approving the Preliminary Plat of Cherry Hill Business Park West, Unit 6 Subdivision. (P-5-21) (ORDINANCE NO. 18260)

Ordinance Approving the Final Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (FP-4-21) (ORDINANCE NO. 18261)

Ordinance Approving the Recording Plat of Cherry Hill Business Park West, Unit 6 Subdivision, Phase 1. (RP-7-21) (ORDINANCE NO. 18262)

Resolution Approving an Off-Site Easement for Storm Detention for the Cherry Hill Business Park West, Unit 6 Subdivision. (RESOLUTION NO. 7691)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

Ordinance and Resolution Associated with 3501 Channahon

Road

443-21

Resolution Approving the 1st Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking. (A-7-21)

Ordinance Approving the Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. (Z-3-21)

Attachments: Resolution

Z-3-21 - Zoning Reclassification - 3501 Channahon Road -

Ordinance

<u>Annexation Agree - 3501 Channahon Road</u>

A-7-21 & Z-3-21 - 3501 Channahon Road Combine PC

Report

August 2021 PC Minutes

**Approver Report** 

A motion was made by Councilman Joseph Clement, seconded by Councilman Terry Morris, to adopt COUNCIL MEMO #443-21: Ordinance and Resolution Associated with 3501 Channahon Road

Resolution Approving the 1st Amendment to the Annexation Agreement Concerning Property at 3501 Channahon Road to Allow Truck Parking. (A-7-21) (RESOLUTION NO. 7692)

Ordinance Approving the Reclassification of 4.27 Acres located at 3501 Channahon Road from B-3 (General Business) to I-1 (Light Industrial) Zoning. (Z-3-21).

(ORDINANCE NO. 18263)

The motion carried by the following vote:

**Aye:** Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

**Abstain:** Mayor Robert O'Dekirk

#### **RESOLUTIONS:**

Resolution Approving an Honorary Street Name for Reverend Michael A. Valente on Van Buren Street Between Mayor Art Schultz Drive and Scott Street <u>445-21</u>

Attachments: Resolution

Minutes Land Use Committee Honorary Street Name

Change.pdf

Staflf Report Land Use Committee Honorary Street Name

Change.pdf
Approver Report

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Guerrero, to adopt COUNCIL MEMO #445-21: Resolution Approving an Honorary Street Name for Reverend Michael A. Valente on Van Buren Street Between Mayor Art Schultz Drive and Scott Street. (RESOLUTION NO. 7693)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

Resolution Authorizing a Community Development Block Grant (CDBG) Subrecipient Agreement with Forest Park Community Center

<u>446-21</u>

Attachments: Resolution

Subrecipient Agreement - Forest Park CC

**Approver Report** 

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

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Terry Morris, to adopt COUNCIL MEMO #446-21: Resolution Authorizing a Community Development Block Grant (CDBG) Subrecipient Agreement with Forest Park Community Center. (RESOLUTION NO. 7694)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilman Cesar Guerrero,

Councilman Larry E. Hug, Councilman Terry Morris,

Councilman Pat Mudron, Councilwoman Jan Quillman and

Councilwoman Sherri Reardon

**Abstain:** Mayor Robert O'Dekirk and Councilwoman Bettye Gavin

Resolution Authorizing a Community Development Block Grant (CDBG-CV) Subrecipient Agreement with Northern Illinois Food Bank

<u>447-21</u>

Attachments: Resolution

Subrecipient Agreement - NIFB

Approver Report

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

A motion was made by Councilman Cesar Guerrero, seconded by Councilwoman Bettye Gavin, to adopt COUNCIL MEMO #447-21: Resolution Authorizing a Community Development Block Grant (CDBG-CV) Subrecipient Agreement with Northern Illinois Food Bank. (RESOLUTION NO. 7695)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

Resolution Adopting a Sub-Grantee Policy for the Bureau of

Justice Assistance Grant

448-21

Attachments: SubrecipientMonitoringPolicy

Resolution

**Approver Report** 

A motion was made by Councilman Cesar Guerrero, seconded by Councilwoman Sherri Reardon, to adopt COUNCIL MEMO #448-21: Resolution Adopting a Sub-Grantee Policy for the Bureau of Justice Assistance Grant. (RESOLUTION NO. 7696)

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

Reardon

Abstain: Mayor Robert O'Dekirk

#### **CITY MANAGER:**

The City Manager briefly discussed CDBG funds and the implementation of a teaching program for non-profits and a partnership with the College of St. Francis for this program.

A brief discussion was held regarding tuition being charged and a possible timeline for the implementation of the program.

# **NEW BUSINESS (Not for Final Action or Recommendation):**

Councilman Clement briefly discussed American Rescue Plan funding and establish a list of deserving organizations.

Councilman Hug briefly discussed the review of the American Rescue Plan funding allocations must start with the city's needs.

Jim Ghedotte briefly discussed revenue replacement.

Councilman Morris and Councilwoman Quillman clarified the correlation between single-family rental discussion and tabling of Council Memo #432-21.

Councilwoman Quillman and Jim Torri, Planning Director, discussed the status of

improvements that was a condition for the approval of Council Memo #307-21: Ordinances Associated with 1101 N. Broadway. Street due to complaints from the neighbors.

### **PUBLIC COMMENTS:**

Douglas Kasper spoke on behalf of a campaign "The Nonviolence Cities Project" focusing on the City of Joliet.

### **MAYOR AND COUNCIL COMMENTS:**

Councilman Clement briefly discussed activity at the location for Tony's Finer Foods located on Jefferson Street.

Councilman Hug briefly spoke about the Constitution.

Councilman Mudron highlighted a ribbon cutting at the Will County Health Department and the ceremony to commemorate the 20th anniversary of 9-11 at the Will County Courthouse.

Councilwoman Quillman discussed the enforcement of the City's noise Ordinance. She requested the City Manager to check on progress at the Senor Tequila on Jefferson Street. She also paid tribute to the late Officer Joe Hernandez, III with a moment of silence.

Councilman Morris briefly discussed work being performed at the old Senor Tequila location on Jefferson Street.

Mayor O'Dekirk highlighted the 20th year anniversary 9-11 ceremony at the courthouse, New Orleans North, Latino Music and Food Fest, annual Mexican Independence Day Parade, and the closing of Chicken and Spice restaurant.

# ADJOURNMENT:

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Jan Hallums Quillman, to adjourn.

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,

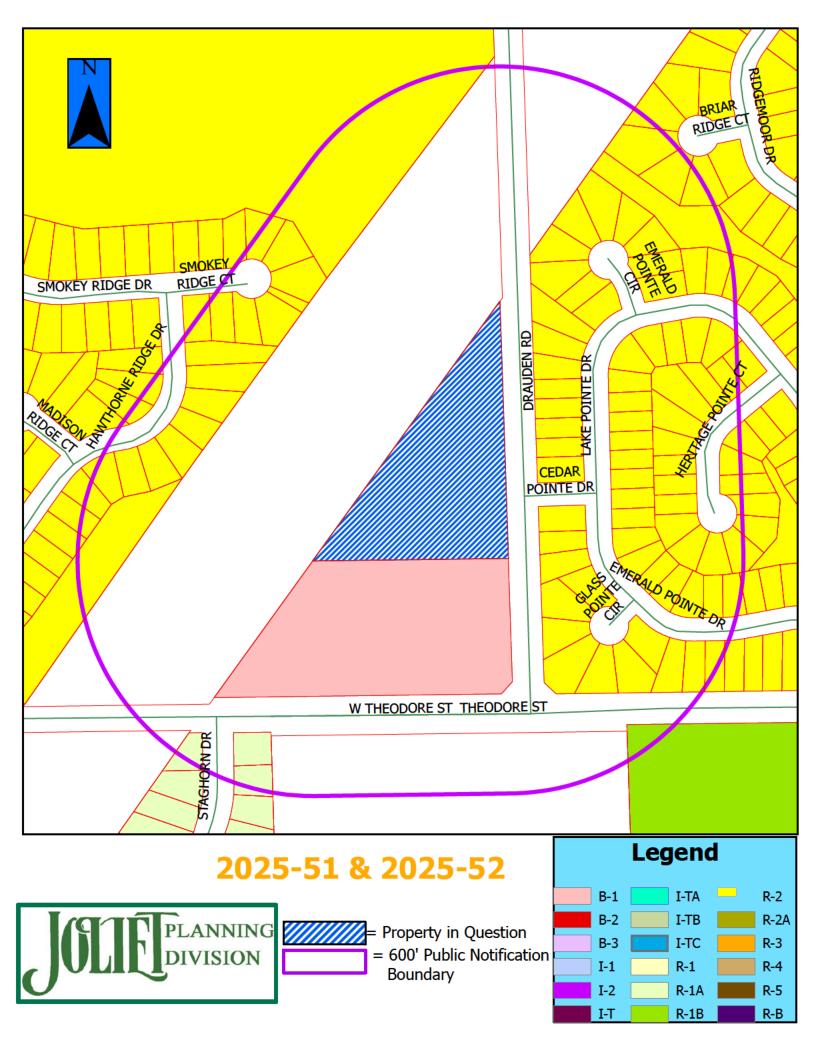
Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilman Pat Mudron, Councilwoman Jan Quillman and Councilwoman Sherri

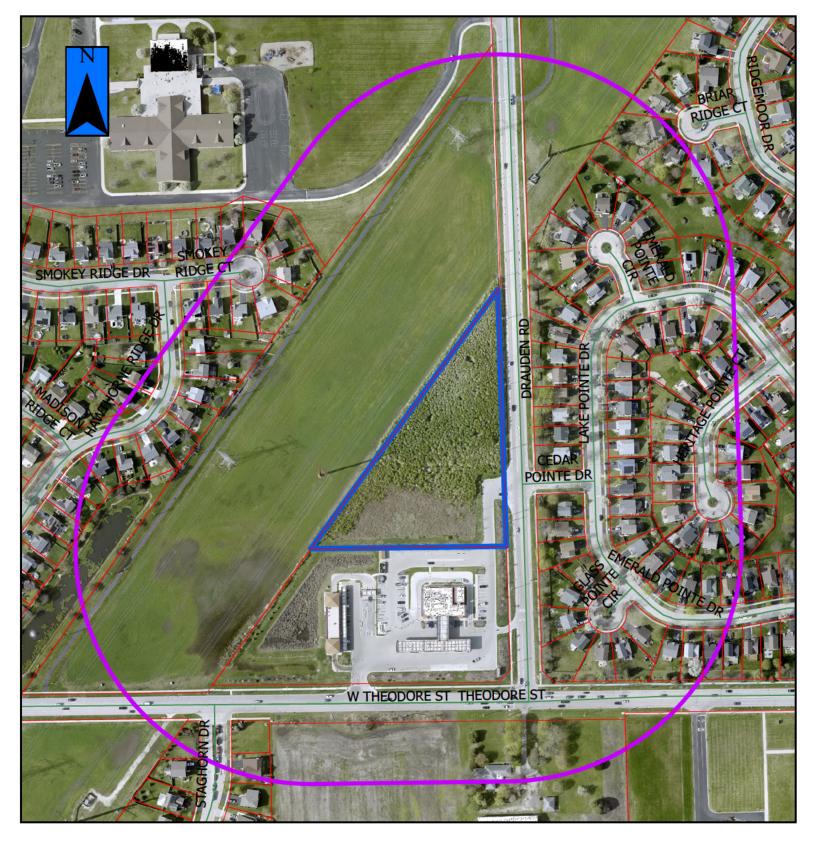
Reardon

Abstain: Mayor Robert O'Dekirk









# 2025-51a & 2025-52a



 Property in Question / Propiedad en cuestión
 600' Public Notification Boundary / Límite de notificación pública de 600 ft (180 m)