



City of Joliet

Public Service Committee

Meeting Agenda

Committee Members
Councilman Larry E. Hug, Chairman
Councilman Pat Mudron
Councilwoman Sherri Reardon

Monday, August 17, 2026

4:30 PM

City Hall, Council Chambers

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

ROLL CALL

APPROVAL OF MINUTES

Public Service Minutes 08-03-2026

[TMP-10168](#)

Attachments: [08032026 Public Service Minutes.pdf](#)

CITIZENS TO BE HEARD ON AGENDA ITEMS

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

CONTRACTS

Approval of Purchase of One (1) Knapheide Specialty Body for the Fire Department Technical Rescue Team Use in the Amount of \$77,600.00

[407-26](#)

Attachments: [Approver Report](#)

Approval of a Bulk Road Salt Sales Agreement between the City of Joliet and Midwest Salt LLC to Purchase Road Salt at a Unit Price of \$117.37 per Ton [408-26](#)

Attachments: [Approver Report](#)

Award of Professional Services Agreement for the Southeast Joliet Sanitary District Phase 2 Water System Improvements Project to Baxter & Woodman Inc. for the Not-to-Exceed Amount of \$65,400.00 [409-26](#)

Attachments: [SEJSD PH 2 PSA redacted](#)
[Approver Report](#)

Approval of Amendment No. 5 to the Professional Services Agreement for the Alternative Water Source Program to Stantec Consulting Services, Inc. in the Amount of \$34,792,038.00 [416-26](#)

Attachments: [Approver Report](#)

CHANGE ORDERS/PAY ESTIMATES/FINAL PAYMENTS

ORDINANCES AND RESOLUTIONS

Resolution Declaring Certain City of Joliet Property as Surplus [426-26](#)

Attachments: [Resolution](#)
[Approver Report](#)

LICENSES AND PERMITS

Application for a Drive Thru Permit for a Hawaiian Bros Restaurant at 1351 Shale Road [418-26](#)

Attachments: [1351 Shale Hawaiian Bros Drive Thru Permit Application.docx](#)
[1351 Shale Hawaiian Bros Drive Thru Request Letter.pdf](#)
[1351 Shale Hawaiian Bros Drive Thru ALTA.pdf](#)
[1351 Shale Hawaiian Bros Drive Thru Exhibit.pdf](#)
[Approver Report](#)

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION

PUBLIC COMMENT

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

ADJOURNMENT

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: TMP-10168

Agenda Date:8/17/2026

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, August 3, 2026

4:30 PM

City Hall, Council Chambers

Public Service Committee

Committee Members
Councilman Larry E. Hug, Chairman
Councilman Pat Mudron
Councilwoman Sherri Reardon

ROLL CALL

Present Councilman Pat Mudron and Councilwoman Sherri Reardon
Absent Councilman Larry E. Hug

ALSO PRESENT:

Greg Ruddy - Director of Public Works, Sean Mikos - Deputy Director of Engineering, Allison Swisher - Director of Public Utilities, Tony Anczer - Deputy Director of Engineering, Ann Sylvester - Director of Cultural Affairs and Special Events

APPROVAL OF MINUTES**Public Service Minutes 07-20-2026****[TMP-10116](#)**

Attachments: [07202026 Public Service Minutes](#)

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Sherri Reardon, to approve the 07-20-2026 Public Service Minutes. The motion carried by the following vote:

Aye: Councilman Mudron and Councilwoman Reardon

Absent: Councilman Hug

CITIZENS TO BE HEARD ON AGENDA ITEMS

No one at this time.

CONTRACTS

Award of Professional Services Agreement for the Minton Road Lift Station Replacement Construction Engineering Services to V3 Companies Inc. in the Amount of \$49,950.00

[387-26](#)

Attachments: [PSA V3 Minton Rd LS Redacted](#)
[Approver Report](#)

Anthony Anczer, Deputy Director of Engineering, discussed the Award of Professional Services Agreement for the Minton Road Lift Station Replacement Construction Engineering Services to V3 Companies Inc. in the Amount of \$49,950.00.

Award of Contract for the 2026 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the Amount of \$139,900.00

[389-26](#)

Attachments: [Approver Report](#)

Sean Mikos, Deputy Director of Engineering, discussed the Award of Contract for the 2026 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the Amount of \$139,900.00.

A motion was made by Councilman Pat Mudron, seconded by Councilwoman

Sherri Reardon, to recommend CM# 387-26, and 389-26 for approval of full Council. The motion carried by the following vote:

Aye: Councilman Mudron and Councilwoman Reardon

Absent: Councilman Hug

CHANGE ORDERS/PAY ESTIMATES/FINAL PAYMENTS

Approval of Change Order No. 2 for the 2025 Sanitary Sewer Cleaning and Inspection Program to Pipe View America in the Amount of \$91,700.00 and Amendment No. 1 for the Professional Services Agreement for the 2025 Sanitary Cleaning and Television Program to RJN Group Inc. for the Not-to-Exceed Amount of \$24,700.00

[388-26](#)

Attachments: [Approver Report](#)

Tony Anczer discussed the Approval of Change Order No. 2 for the 2025 Sanitary Sewer Cleaning and Inspection Program to Pipe View America in the Amount of \$91,700.00 and Amendment No. 1 for the Professional Services Agreement for the 2025 Sanitary Cleaning and Television Program to RJN Group Inc. for the Not-to-Exceed Amount of \$24,700.00.

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Sherri Reardon, to recommend CM# 388-26 for approval by full Council. The motion carried by the following vote:

Aye: Councilman Mudron and Councilwoman Reardon

Absent: Councilman Hug

ORDINANCES AND RESOLUTIONS

Resolution Declaring Certain City of Joliet Property as Surplus

[404-26](#)

Attachments: [Resolution](#)
[Inventory July 2026 \(BiPark\)](#)
[Approver Report](#)

Ann Sylvester, Director of Cultural Affairs and Special Events, discussed the Resolution Declaring Certain City of Joliet Property as Surplus.

Resolution Requesting the Closure of Routes 6 and 30 for the 2026 Black Joy Parade Route

[405-26](#)

Attachments: [Resolution](#)
[Black Joy parade route map pdf](#)
[Approver Report](#)

Ann Sylvester discussed the Resolution Requesting the Closure of Routes 6 and 30 for the 2026 Black Joy Parade Route.

Resolution Requesting the Closure of State Route 171 for the 2026 Mexican Independence Day Parade**[406-26](#)**

Attachments: [Resolution](#)
 [Mexican Independence Day Parade Map](#)
 [Approver Report](#)

Ann Sylvester discussed the Resolution Requesting the Closure of State Route 171 for the 2026 Mexican Independence Day Parade.

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Sherri Reardon, to recommend 404-26, 405-26, and 406-26 for approval by full Council. The motion carried by the following vote:

Aye: Councilman Mudron and Councilwoman Reardon

Absent: Councilman Hug

NEW OR OLD BUSINESS, NOT FOR FINAL ACTION OR RECOMMENDATION**Report on Utilities' Maintenance Activities****[TMP-10117](#)**

Attachments: [Valve Hydrant Break Report 7-20-2026](#)

Allison Swisher, Director of Public Utilities, gave the Report on Utilities' Maintenance Activities.

PUBLIC COMMENT

No one at this time.

ADJOURNMENT

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Sherri Reardon, to adjourn. The motion carried by the following vote:

Aye: Councilman Mudron and Councilwoman Reardon

Absent: Councilman Hug



Memo

File #: 407-26

Agenda Date: 8/18/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Approval of Purchase of One (1) Knapheide Specialty Body for the Fire Department Technical Rescue Team Use in the Amount of \$77,600.00

BACKGROUND:

The 2026 City Budget includes funding for a replacement vehicle for the Technical Rescue Team (TRT) within the Joliet Fire Department. The existing vehicle utilized for this purpose has exceeded its useful service life.

Fleet Services, in conjunction with the Fire Department, reviewed several options for a replacement vehicle. It was determined that utilizing two smaller, more versatile units would better serve the purposes of the Fire Department. The first unit requires minimal upfit. The second unit requires the installation of a specialty body on the previously purchased chassis. This upfit work on the second unit will be completed in-house to achieve significant cost savings.

The Public Service Committee will review this matter.

CONCLUSION:

Cost comparisons of three completed full units are shown below:

- \$162,888.00 - Various components purchased, build completed in-house
 - **\$77,600.00: Knapheide Body configured for purpose (this purchase)**
 - \$65,288.00: Cab-Chassis (previously purchased via CM#338-26)
 - \$20,000.00: Miscellaneous up-fit for specific use (TRT specific)
- \$316,553.00: Fouts Bros. Light Rescue Vehicle (similar to proposed vehicle)
- \$606,157.00: Fouts Bros. Medium Rescue (similar to existing TRT vehicle)
- \$825,00,000.00+: E-One Medium Duty Rescue (custom built to specifications)

Sufficient funds exist utilizing Capital Improvement Fund / Fire Department Fund (Org 30070020, Object 557500, \$77,600.00).

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. One of these circumstances applies:

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

Council.

RECOMMENDATION:

Based upon the above, it is recommended that the Mayor and City Council approve the purchase of one (1) Knapheide Specialty Body for the Fire Department Technical Rescue Team use in the amount of \$77,600.00.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 407-26

File ID: 407-26

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 08/04/2026

Department: Public Works

Final Action:

Title: Approval of Purchase of One (1) Knapheide Specialty Body for the Fire Department Technical Rescue Team Use in the Amount of \$77,600.00

Agenda Date: 08/18/2026

Agenda Number:

Entered by: jsprice@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/10/2026	Greg Ruddy	Approve	8/12/2026
1	2	8/10/2026	Kevin Sing	Approve	8/12/2026
1	3	8/11/2026	Todd Lenzie	Approve	8/12/2026
1	4	8/14/2026	Beth Beatty	Approve	8/13/2026



Memo

File #: 408-26

Agenda Date: 8/18/2026

TO: Mayor and City Council

FROM: Greg, Ruddy, Director of Public Works

SUBJECT:

Approval of a Bulk Road Salt Sales Agreement between the City of Joliet and Midwest Salt LLC to Purchase Road Salt at a Unit Price of \$117.37 per Ton

BACKGROUND:

The City of Joliet participates in the Joint Purchasing Agreement to purchase rock salt through the State of Illinois Contract on an annual basis. The City received a price of \$89.87 for delivery of 2,000 tons of salt to the Arbeiter Road Roadways facility and \$143.56 per ton for delivery to the Cass Street Roadways facility through this contract. No bids were received for the delivery of salt to the Cedarwood Drive Roadways facility.

The City's supplier for the 2025-2026 salt contract has indicated that they will not provide salt above the minimum 80% commitment, therefore, the salt domes at Cedarwood and Cass Street will not be filled prior to the 2026-2027 snow season under the existing contract. An alternative source, Midwest Salt LLC, has submitted a proposal to fill the Cedarwood and Cass Street facilities, and to provide salt throughout the 2026-2027 season.

It is anticipated that a salt shortage will be experienced during the 2026-2027 snow season and it is imperative that the City of Joliet obtain the required salt as soon as possible. There is currently funding remaining in the 2026 Budget for the purchase of rock salt for the Roadways Division during the 2026-2027 winter season.

The Public Service Committee will review this matter.

CONCLUSION:

Midwest Salt LLC is prepared to furnish and deliver salt prior to and during the 2026-2027 winter season. The following quantities and time frames for delivery have been agreed to by the City of Joliet and Midwest Salt LLC.

Preseason Purchase (prior to September 30, 2026)

Cedarwood Drive	1,800 Tons	\$117.37	\$211,266.00
Cass Street	600 Tons	\$117.37	\$ 70,422.00
Storage Location (TBD)	3,000 Tons	\$117.37	\$352,110.00

2026 Expenditure \$633,798.00

In-Season (2027) Purchases

Cedarwood Drive	3,600 Tons	\$117.37	\$422,532.00
Cass Street	800 Tons	\$117.37	\$ 93,896.00

2027 Expenditure	\$516,428.00
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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 specifications or bidding under certain circumstances. Two (2) of these circumstances apply.

- (e) Purchases where an emergency immediately affects the public health, safety or welfare, if authorized by the City Manager or their designee,
- (f) Purchases when authorized by a concurring vote of two-thirds (2/3) of the Mayor and City Council;

Sufficient funds exist for the 2026 purchase utilizing the Roadways / Supplies - Chemicals Fund (Org 09029000, Object 536108, \$633,798.00). Funding for the 2027 purchase of \$516,428.00 will be allocated in the 2027 Budget.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve entering into a sales agreement with Midwest Salt LLC to purchase bulk rock salt at the unit price of \$117.37 per ton.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 408-26

File ID: 408-26

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 08/10/2026

Department: Public Works

Final Action:

Title: Approval of a Bulk Road Salt Sales Agreement between the City of Joliet and Midwest Salt LLC to Purchase Road Salt at a Unit Price of \$117.37 per Ton

Agenda Date: 08/18/2026

Entered by: jnordman@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/10/2026	Greg Ruddy	Approve	8/12/2026
1	2	8/10/2026	Kevin Sing	Approve	8/12/2026
1	3	8/11/2026	Todd Lenzie	Approve	8/12/2026
1	4	8/14/2026	Beth Beatty	Approve	8/13/2026



Memo

File #: 409-26

Agenda Date: 8/18/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

Award of Professional Services Agreement for the Southeast Joliet Sanitary District Phase 2 Water System Improvements Project to Baxter & Woodman Inc. for the Not-to-Exceed Amount of \$65,400.00

BACKGROUND:

The City of Joliet acquired the Southeast Joliet Sanitary District (District) water and sanitary sewer systems on February 1, 2026. The County is providing funding via multiple sources to fund improvements in the District's system. The next planned improvement is Phase 2 Water System Improvements. This project will include the following work:

- Abandonment of the District water main along Rt. 53 from Doris Ave. to Zarley Blvd.
- Transfer of approximately 16 water services along Rt. 53 from the District water main to the City water main
- Installation of approximately 150 feet of watermain along Zarley Blvd. to transfer water service from the District water main to the City water main

Staff requested that Baxter & Woodman Inc. provide a proposal for professional engineering services to complete design engineering for the project. In Fall 2021 the City published a Request for Qualifications for water system rehabilitation 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 - 2026 water main replacement projects.

The Public Service Committee will review this matter.

CONCLUSION:

Baxter & Woodman Inc. has provided a proposal, in an amount not-to-exceed \$65,400.00, to design this water system improvement project. The scope of work identified in the design contract includes data collection, topographic survey, utility coordination, geotechnical services, design engineering, permitting, preparation of final bid documents, and bidding assistance.

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 PU Grant / Reimbursable Projects Fund / SEJSD / Professional Services (Org 50180170, Object 557200, \$65,400.00, Project 25048).

The City will be reimbursed by the County for this work via Community Development Block Grant funds.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve the Professional Services Agreement for the Southeast Joliet Sanitary District Water System Improvements Project, for the not-to-exceed amount of \$65,400.00, on behalf of Baxter & Woodman Inc.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, MADE AS OF THIS 18th day of August, 2026, by and between the City of Joliet, Illinois, an Illinois Municipal Corporation, (hereinafter called the "City") and Baxter & Woodman, Inc., (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 August 3, 2026
- 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 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 \$65,400.00.

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 210 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 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

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

Aggregate Limit	\$ 10,000,000
Per Claim Limit	\$5,000,000

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 7017821337 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 or 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.

SECTION 13 – ARPA PROVISIONS

13.1 TERMINATION FOR CAUSE AND FOR CONVENIENCE

The City reserves the right to immediately terminate any agreement in excess of \$10,000 resulting from this procurement process in the event of a breach or default of the agreement by Contractor, in the event Contractor fails to:

- (1) meet schedules, deadlines, and/or delivery dates within the time specified in the procurement solicitation, contract, and/or a purchase order;
- (2) make any payments owed; or

(3) otherwise perform in accordance with the contract and/or the procurement solicitation. The City also reserves the right to terminate the contract immediately, with written notice to Contractor, for convenience, if the City believes, in its sole discretion that it is in the best interest of the City to do so. The Contractor will be compensated for work performed and accepted and goods accepted by the City as of the termination date if the contract is terminated for convenience of the City. Any award under this procurement process is not exclusive and the City reserves the right to purchase goods and services from other vendors when it is in the best interest of the City.

13.2 DEBARMENT AND SUSPENSION (EXECUTIVE ORDERS 12549 AND 12689)

A contract award (see 2 CFR 180.220) must not be made to parties listed on the government wide exclusions in the System for Award Management (SAM), in accordance with the OMB guidelines at 2 CFR 180 that implement Executive Orders 12549 (3 CFR part 1986 Comp., p. 189) and 12689 (3 CFR part 1989 Comp., p. 235), "Debarment and Suspension." SAM Exclusions contains the names of parties debarred, suspended, or otherwise excluded by agencies, as well as parties declared ineligible under statutory or regulatory authority other than Executive Order 12549.

13.3 CLEAN AIR ACT (42 U.S.C. 7401-7671Q.) AND THE FEDERAL WATER POLLUTION CONTROL ACT (33 U.S.C. 1251-1387) COMPLIANCE

Contractor certifies that during the term of an award for all contracts by the City resulting from this procurement process in excess of \$150,000, the Contractor agrees to comply with all applicable standards, orders or regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251- 1387). Violations must be reported to the Federal awarding agency and the Regional Office of the Environmental Protection Agency (EPA).

13.4 COMPLIANCE WITH BYRD AND-LOBBYING AMENDMENT (31 U.S.C. 1352)

When federal funds are expended by the City for an award exceeding \$100,000, the Contractor certifies that during the term and after the awarded term of an award for all contracts by the City resulting from this procurement process, the vendor certifies that it is in compliance with all applicable provisions of the Byrd Anti-Lobbying Amendment (31 U.S.C. 1352). The Contractor further certifies that:

- (1) No Federal appropriated funds have been paid or will be paid for on behalf of the Contractor, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with the awarding of a Federal contract, the making of a Federal grant, the making of a Federal loan, the entering into a cooperative agreement, and the extension, continuation, renewal, amendment, or modification of a Federal contract, grant, loan, or cooperative agreement.
- (2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of congress, or an employee of a Member of Congress in connection with this Federal grant or cooperative agreement, the

undersigned shall complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying", in accordance with its instructions.

(3) The Contractor shall require that the language of this certification be included in the award documents for all covered sub-awards exceeding \$100,000 in Federal funds at all appropriate tiers and that all subrecipients shall certify and disclose accordingly.

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

Baxter & Woodman, Inc.

By: _____

By: _____

H. Elizabeth Beatty

Name: **Daniel G. Bounds, PE**

City Manager

Title: **Associate Vice President**

Date: _____

Date: **August 3, 2026**

ATTEST:

By: _____

Lauren O'Hara

City Clerk

Date: _____

August 3, 2026

Mr. Anthony Anczer
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432-1148

Subject: Southeast Joliet Sanitary District Phase 2 Water System Improvements

Dear Mr. Anczer:

Baxter & Woodman, Inc. is pleased to submit the following proposal to assist with the design, permitting, and bidding of the Southeast Joliet Sanitary District Phase 2 Water System Improvements.

The proposed improvements will consist of a metered connection between the Southeast Joliet Sanitary District (SEJSD) water system and existing City of Joliet water main at the intersection of Chicago Street (Route 53) and Zarley Boulevard, new water services to properties on Chicago Street, and abandonment of SEJSD water main. The proposed improvements are located within Illinois Department of Transportation (IDOT) right-of-way.

It is anticipated that approximately 150 feet of 8-inch water main will be installed on Zarley Boulevard, including a pressure connection and District Metered Area (DMA) meter, to connect to the existing City of Joliet water main. Approximately 16 properties on Chicago Street will require new water services from the City's existing water main. It is assumed that the water services to six properties on the east side of Chicago Street will be installed via open-cut methods, while the 10 properties on the west side of Chicago Street will be installed by horizontal directional drilling. Once the connection at Zarley Boulevard is installed and the water services are transferred, approximately 4,300 feet of SEJSD water main will be abandoned between the existing water meter on Doris Avenue and the new connection at Zarley Boulevard. The abandoned water main within Route 53 right-of-way will be filled with low density cellular grout as required by IDOT.

It is anticipated that the improvements will be funded with ARPA and/or CDBG grants from Will County. The bid documents will include necessary documentation, provided by the City and/or Will County, to comply with grant requirements.

The following is our scope of services and engineering fee.

Scope of Services

1. PROJECT COORDINATION
 - 1.1. PROJECT MANAGEMENT
 - A. Plan, schedule, and control the activities that must be performed to complete the project including budget, schedule, and scope.
 - B. Coordinate with the Owner to ensure the goals of the project are achieved.
 - 1.2. PROJECT MEETINGS – Conduct design review meetings with staff at times during the design of the Project to clarify staff wishes, design questions, and/or construction methods. Design meetings will consist of a Kickoff Meeting, one preliminary design meeting, where the initial layout of the water mains is approved prior to design drawing preparation, one meeting at approximately 60% completion, and one meeting at 90% completion. It is anticipated that the Kickoff Meeting, preliminary review meeting, and final review meetings will be virtual and the 60% review meeting will be in-person.
2. DATA COLLECTION AND SYSTEM REVIEW
 - 2.1. COLLECT EXISTING DATA – Obtain, review, and evaluate information provided by the Owner for use in design.
 - 2.2. SITE VISITS FOR DESIGNERS – Conduct one site visit to familiarize the designer(s) with the sites and clarify the Drawings.
 - 2.3. UTILITY LOCATES AND COORDINATION
 - A. Contact utilities, obtain atlases where available, and provide preliminary plan sheets to utility companies for their markup and return.
 - B. Record and maintain documentation of communications with utilities.
 - 2.4. TOPOGRAPHIC SURVEY – Perform a topographic survey of the project limits of natural and man-made features along the water main routes to develop base sheets for Drawings. This scope of work does not include locating the existing water main or water services.
 - 2.5. GEOTECHNICAL SERVICES
 - A. Hire a geotechnical subconsultant to complete five soil borings, collect and analyze soil samples, determine groundwater levels, and prepare written report.
 - B. Provide environmental services for completing the IEPA Form 663 or 662 where applicable, including CCDD screening, testing, and subsurface investigation. Coordinate with local disposal sites for pre-approval of investigated materials.

3. DESIGN AND PLAN DEVELOPMENT

3.1. PLAN PREPARATION

- A. Prepare Design Documents consisting of Drawings showing the general scope, extent, and character of construction work to be furnished and performed by the Contractors selected by the Owner. Indicate location of utilities from best available records. Preliminary, 60% Design, and 90% Design submittals are anticipated. Review and respond to one set of comments for each submittal.
- B. Indicate location of all utilities that can be obtained from the best available records, including utility company atlases.
- C. Create all legends, general notes, and designer instructions to contractors to create a final set of construction drawings.
- D. Update the Owner's GIS with proposed project location.

- 3.2. MAINTENANCE OF TRAFFIC – It is anticipated that a maintenance of traffic plan will be required for the work at Route 53 and Zarley Boulevard. Develop a preferred maintenance of traffic and staging plan for comment and approval. Identify the preferred strategy for maintaining traffic and driveway access. Complete a design of the preferred staging plan, which may include a detour or staged construction. Prepare construction staging notes, typical sections, and layout to maintain local traffic flow through the construction zone.

3.3. BIDDING DOCUMENTS/PROJECT MANUAL

- A. Prepare Specifications detailing the general scope, extent, and character of construction work to be furnished and performed by the Contractor(s). Specifications prepared in conformance with the format of the Construction Specification Institute.
- B. Prepare for review and approval by the Owner and its legal counsel the forms of Construction Contract Documents consisting of "Front End Documents" including Advertisement for Bids, Bidder Instructions. Bid Form, Agreement, Performance Bond Form, Payment Bond Form, General Conditions, and Supplementary Conditions, where appropriate, based upon standard Owner contract documents and documents prepared by the Engineers Joint Contract Document Committee (EJCDC). Provide necessary documentation for specifications to comply with grant requirements. Provide final specifications to Owner upon completion of design.
- C. It is anticipated that the work will be bid as one work package.

3.4. PERMITS AND AGENCY COORDINATION

- A. IEPA/DPWS – Submit the design documents to the Agency for permit to construct, own, and operate the Project.
- B. IDOT – Submit for IDOT permits for the work within Route 53 right-of-way.

- 3.5. ENGINEER'S OPINION OF PROBABLE COST – Prepare an opinion of probable cost including construction cost and contingencies. Cost estimates will be included in the 60% Design, 90% Design, and Final Design submittals.
- 3.6. PEER AND CONSTRUCTABILITY REVIEWS – Conduct QA/QC peer reviews of Drawings and specifications prepared by Baxter & Woodman, Inc. Utilize Construction Department personnel to provide a review of Drawings and specifications. Revise Drawings and Specifications based on comments from both engineering and construction reviews.
- 3.7. BIDDING ASSISTANCE
 - A. Provide design assistance and clarification for bid documents.
 - B. Assist the Owner with coordination and scheduling during the bid process.
 - C. Prepare Advertisement for Bids (AFB). Provide documents for bidding and assist the Owner in solicitation of bids.
 - D. Prepare addenda as necessary.
 - E. Attend one pre-bid conference.
 - F. Review bid tabulation prepared by Owner and issue a Letter of Recommendation to Award and Notice of Intent to Award to the Owner for their action.
- 4. NOT INCLUDED
 - 4.1. The following items are not included within the scope of this project, but can be provided as additional services to the contract:
 - A. Water main locates
 - B. Sanitary sewer improvements
 - C. Easement assistance
 - D. Wetland delineation and permitting
 - E. Pedestrian Maintenance of Traffic plans
 - F. Traffic signal plans
 - G. Permit Review fees
 - H. Environmental Studies (PESA, PSI, etc.)
 - I. Funding applications

Fee

The Engineer's fee for the stated scope of services is based upon the basis of actual labor cost times a multiplier of 3.0 to cover overhead, fringe benefits, salary burden costs, and profit, plus reimbursement of direct expenses including on-the-job travel and subconsultant fees, the total of which will not exceed **\$65,400.00**. The Engineer may adjust the hourly billing rates and out-of-pocket expenses on or about January 1 of each subsequent year and Agreement will be amended accordingly prior to the continuation of services. This proposal is valid for 90 days from the date issued.

Acceptance

If you find this proposal acceptable, please sign and return one copy for our files. If you have any questions or need additional information, please do not hesitate to contact Lauren Salem at 815-444-3306 or lsalem@baxterwoodman.com.

Sincerely,

BAXTER & WOODMAN, INC.
CONSULTING ENGINEERS

Daniel G. Bounds, PE
Associate Vice President

City of Joliet

ACCEPTED BY: _____

TITLE: _____

DATE: _____

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 409-26

File ID: 409-26

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 08/05/2026

Department: Public Utilities

Final Action:

Title: Award of Professional Services Agreement for the Southeast Joliet Sanitary District Phase 2 Water System Improvements Project to Baxter & Woodman Inc. for the Not-to-Exceed Amount of \$65,400.00

Agenda Date: 08/18/2026

Agenda Number:

Attachments: SEJSD PH 2 PSA redacted

Entered by: aanczer@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/6/2026	Allison Swisher	Approve	8/7/2026
1	2	8/6/2026	Kevin Sing	Approve	8/10/2026
1	3	8/6/2026	Todd Lenzie	Approve	8/10/2026
1	4	8/14/2026	Beth Beatty	Approve	8/11/2026



Memo

File #: 416-26

Agenda Date: 8/18/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

Approval of Amendment No. 5 to the Professional Services Agreement for the Alternative Water Source Program to Stantec Consulting Services, Inc. in the Amount of \$34,792,038.00

BACKGROUND:

On April 21, 2020, the Mayor and City Council approved a Professional Services Agreement, in the amount of \$3,477,804.00, for Stantec Consulting Services, Inc. for the Alternative Water Source Program. This contract included evaluation of two Lake Michigan water sources with the understanding that subsequent amendments would be issued for preliminary design, final design and construction related services. Subsequently, Amendment No. 1 for preliminary design engineering, in the amount of \$17,920,901.00, was approved January 28, 2021, Amendment No. 2, in the amount of \$0.00 was approved May 17, 2022, Amendment No. 3 for final design engineering in the amount of \$61,783,972.00 was approved September 6, 2022, and Amendment No. 4 for additional engineering and program management and construction management services in the amount of \$117,057,335.00 was approved November 20, 2024.

Engineering for the Alternative Water Source Program is being completed by a Consultant Team with technical expertise in large water supply and delivery projects as well as strong local knowledge required to support and advise the City and the Grand Prairie Water Commission on this program. The Consultant Team is being led by Stantec Consulting Services, Inc. with Crawford, Murphy & Tilly (CMT) as a major subconsultant and additional support from subconsultants including Engineering Enterprises Inc. (EEI), Strand Associates, Cornwell Engineering Group, V3, and Images Inc. This team was selected using a qualifications-based selection process in April 2020 to provide professional services for an approximately 10-year period for preliminary and final design engineering, land acquisition support, construction related engineering services, funding / financial support, public relations, government affairs, and overall program management.

The Program Team's scope of work includes effort for the Grand Prairie Water Commission system as well as improvements within Joliet's system. Commission improvements include approximately 62 miles of water transmission main, three (3) 55.3 MGD pump stations, three water storage facilities with a total volume of 9.5 MG, 13 water delivery structures, and a regional SCADA system. The current budget for implementation of the Commission system is \$1.446 billion. Joliet improvements include six (6) distribution pump stations, six (6) standpipes or elevated water tanks with a total capacity of 17 MG, approximately 3.6 miles of distribution main improvements (8-inch to 24-inch diameter), local SCADA system updates, and a new water and sewer garage and administration facility. The current budget for implementation of the Joliet improvements is \$192 million.

In June 2024, the City entered into a Program Management Agreement with the Grand Prairie Water Commission. In this agreement, the City of Joliet is identified as the Program Manager and is responsible for contracting for development of the Program which includes engineering design, program management, and construction management for the water commission improvements. Costs associated with this work will be credited back to Joliet's contribution to the water commission.

At this time, design engineering is nearing or beyond 90% completion for most of the 26 Commission work packages and eight (8) Joliet work packages. Four Commission contracts have been bid and awarded with 19 additional construction contracts to be bid in the next 12 months. Two Joliet contracts have been bid and awarded with four (4) additional contracts to be bid in the next 12 months. Construction began in 2025 and is underway on three (3) Commission contracts and two (2) Joliet contracts.

The Public Service Committee will review this matter.

CONCLUSION:

Stantec Consulting Services, Inc. has prepared Amendment No. 5 which includes scope for both Commission and Joliet only projects. A summary of the major scope elements is provided in Table 1 on the following page.

The City's independent review firm, Burns & McDonnell, has reviewed the Amendment No. 5 proposal and confirmed their comments on the proposal have been addressed. The Amendment No. 5 proposal was reviewed by the GPWC Technical Advisory Committee (TAC) on July 21, 2026. At that meeting the TAC made a recommendation that the GPWC Board of Commissioners support approval of Amendment No. 5 by the Joliet City Council. The GPWC Board of Commissioners reviewed the Amendment No. 5 proposal at its August 6, 2026 meeting and confirmed its support for approval of the amendment by the Joliet City Council.

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 Alternative Water Source Program - Regional Water Commission (Org 53180000, Object 557200, \$30,697,761.00) and to the Alternative Water Source Program - Joliet Only (Org 54080000, Object 557200, \$4,094,277.00).

Table 1 - Stantec Amendment No. 5 Fee Breakdown

Amendment No. 5 Scope Element	Amendment No. 5 Fee (Joliet)	Amendment No. 5 Fee (Commission)	Notes
Extension of Program Management/External Coordination	\$1,310,566	\$14,978,012	Extension of these scope items for 2 years (Sept 2026 – August 2028)
New Engineering Design	\$294,589	\$0	New Joliet scope is for water source transfer planning
Supplemental Design Scope (addition to prior authorized scope)	\$183,654	\$2,320,013	Additional scope required to address design changes and external requirements
New Engineering Services During Construction (ESDC)	\$1,414,602	\$7,182,495	Includes ESDC for projects anticipated to begin construction by end of August 2028
Supplemental ESDC (addition to prior authorized scope)	\$0	\$531,448	Includes ESDC for parallel improvements incorporated into GPWC projects
New Construction Management	\$622,866	\$2,881,793	Budget to fund Construction Management services through the end of August 2028
Allowances	\$18,000	\$804,000	Allowances (for permit fees, SUE)
Addition to Owner Controlled Fund	\$250,000	\$2,000,000	Owner controlled fund that can only be accessed with explicit approval by Director
TOTAL	\$4,094,277	\$30,697,761	

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve Amendment No. 5 to the Professional Services Agreement for the Alternative Water Source Program which will be substantially the same as that attached, in the amount of \$34,792,038.00, on behalf of Stantec Consulting Services Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 416-26

File ID: 416-26

Type: Agenda Item

Status: Agenda Ready

In Control: City Council Meeting

File Created: 08/05/2026

Department: Public Utilities

Final Action:

Title: Approval of Amendment No. 5 to the Professional Services Agreement for the Alternative Water Source Program to Stantec Consulting Services, Inc. in the Amount of \$34,792,038.00

Agenda Date: 08/18/2026

Entered by: aswisher@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/6/2026	Allison Swisher	Approve	8/7/2026
1	2	8/6/2026	Kevin Sing	Approve	8/10/2026
1	3	8/6/2026	Todd Lenzie	Approve	8/10/2026
1	4	8/14/2026	Beth Beatty	Approve	8/11/2026



Memo

File #: 426-26

Agenda Date: 8/18/2026

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 Purchasing Ordinance #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 in certain ways. One (1) of these ways applies:

(3) Transfer to another governmental agency or not-for-profit organization

The Public Service Committee will review this matter.

CONCLUSION:

There is currently one (1) vehicle that has been taken out of service for various reasons, i.e., accident damage / total, beyond repair, mechanical failure, etc. At this time, it is recommended that this unit be declared surplus and sold to the Special Olympic organization / charity for the cost of \$1.00 for use as part of their future fund-raising events.

The unit in question is:

- JPD #0583 2014 Ford Interceptor 1FM5K8AR1EGC26022

It is recommended that the attached Resolution declaring property therein as surplus property be approved.

RECOMMENDATION:

Based on the above it is recommended that the attached Resolution declaring property therein as surplus property be approved.

RESOLUTION NO.

A RESOLUTION DECLARING CERTAIN 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.

JPD #0583 2014 Ford Interceptor 1FM5K8AR1EGC26022

SECTION 2: The City Manager is hereby authorized to sell or sell for scrap the above vehicle.

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 of the proceedings of the Joliet City Council.

SECTION 5: This Resolution shall take effect upon its passage and approval.

PASSED this _____ day of _____, 2026.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 426-26

File ID: 426-26

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 08/04/2026

Department: Public Works

Final Action:

Title: Resolution Declaring Certain City of Joliet Property as Surplus

Agenda Date: 08/18/2026

Attachments: Resolution

Entered by: jsprice@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/5/2026	Greg Ruddy	Approve	8/7/2026
1	2	8/5/2026	Kevin Sing	Approve	8/7/2026
1	3	8/5/2026	Todd Lenzie	Approve	8/7/2026
1	4	8/14/2026	Beth Beatty	Approve	8/7/2026



Memo

File #: 418-26

Agenda Date: 8/18/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

Application for a Drive Thru Permit for a Hawaiian Bros Restaurant at 1351 Shale Road

BACKGROUND:

On July 22, 2026, the Department of Public Works received a formal request for a drive thru facility for a proposed Hawaiian Bros Restaurant to be located at 1351 Shale Road. The restaurant will be located on a new lot adjacent to the proposed Culver's restaurant located at 1301 Shale Road. The Hawaiian Bros development involves the construction of a new 5,850 square foot multi-tenant commercial building with three tenant spaces, each approximately 1,950 square feet, one of which will be occupied by Hawaiian Bros. The City's Planning Division has reviewed the preliminary site plan and has no remaining outstanding items.

The Public Service Committee will review this matter.

CONCLUSION:

The applicant has submitted a site plan to the Department of Public Works showing the operation of the proposed drive thru. The applicant has provided signage and pavement markings for adequate traffic flow into the drive thru while maintaining sufficient drive thru storage capacity to meet the requirements of the Department of Public Works.

As required by the City of Joliet Code of Ordinances, the Department of Public Works has reviewed the drive thru facility site plan (see attachment). Access to the site will be available from a new full access driveway on Shale Road as well as a new full access connection to the proposed Culver's site. Upon final investigation, the Department of Public Works has determined that there is sufficient storage on the site and therefore recommends approval of the drive thru permit subject to approval of the final engineering plans.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve the Drive Thru Permit for a Hawaiian Bros Restaurant at 1351 Shale Road.

APPLICATION FOR DRIVE-THRU FACILITY PERMIT

NAME OF APPLICANT: STEVEN KOLBER

ADDRESS OF APPLICANT: 828 DAVIS ST. SUITE 300, EVANSTON IL 60201

NAME OF FACILITY: HAWAIIAN BROS

ADDRESS OF FACILITY: 1351 SHALE ROAD

DATE SUBMITTED TO TRAFFIC ENGINEER: 7-22-26

DATE SUBMITTED TO DIRECTOR OF PUBLIC WORKS: _____

DATE APPROVED BY THE JOLIET CITY COUNCIL: _____

APPROVED: _____

DENIED: _____

CITY OF JOLIET
INTEROFFICE MEMORANDUM

July 31, 2026

TO: BETH BEATTY, CITY MANAGER

FROM: GREGORY P. RUDDY, P.E., DIRECTOR OF PUBLIC WORKS

SUBJECT: DRIVE-THRU PERMIT – 1351 SHALE ROAD

This Department has been requested to investigate the following drive-in facility:

Type of Business: HAWAIIAN BROS RESTAURANT
Location: 1351 SHALE ROAD

Listed below are the results of the investigation:

- A. Right-of-way Encroachment: **NONE**
- B. Existing & Proposed Driveway Location: **AS PER CODE**
- C. Existing & Proposed Driveway Design: **ACCEPTABLE PER PUBLIC WORKS REQUIREMENTS**
- D. Sight Distance: **GOOD**
- E. Drainage: **AS PER CODE**
- F. Use of Curbs: **AS PER CODE**
- G. Parking: **PARKING LAYOUT AS PER CODE – NO PARKING IN DRIVEWAY AREA WILL BE PROVIDED.**
- H. Setback: **AS PER CODE**
- I. Lighting: **ADEQUATE LIGHTING FOR DRIVE-THROUGH**
- J. Signs, Existing & Proposed: **AS PER CODE**
- K. Peak Traffic Periods: **WILL NOT CAUSE AN ADVERSE CONDITION DURING PEAK TRAFFIC PERIODS.**

After analyzing the above, this Department recommends that the application be approved.

Gregory P. Ruddy, P.E.
Director of Public Works



City of Joliet

150 W. Jefferson Street Joliet, Illinois 60432

**Re: Request for Preliminary Site Plan Review
Proposed Ground-Up Multi-Tenant Commercial Development
Rock Run Crossings Development
Special Use Permit – Hawaiian Bros Drive-Through
1351 Shale Road, Joliet, Illinois**

Dear Sir/Madam,

We respectfully request that the referenced project be placed on the agenda for the upcoming Plan Commission meeting.

The proposed project consists of a new ground-up, 5,850-square-foot multi-tenant commercial building within the Rock Run Crossings Development at 1351 Shale Road, Joliet, Illinois. The building will contain three tenant spaces, each approximately 1,950 square feet. Hawaiian Bros is proposed to occupy the end-cap tenant space and will include a drive-through.

Enclosed for review are the following documents:

- Current Preliminary Site Plan
- ALTA/Boundary Survey

We respectfully request that these materials be included in the agenda packet for the applicable meeting. Any additional information or revisions requested during the review process will be provided promptly.

Thank you for your time and consideration.

Sincerely,

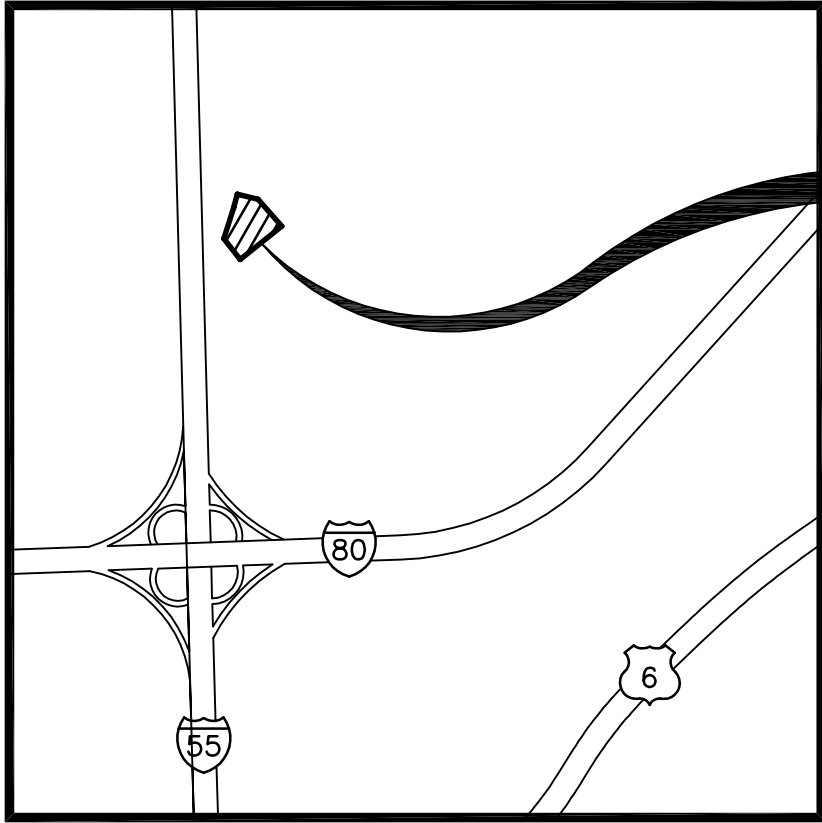
Steven Kolber

Principal Architect

KP + J | ARCHITECTS & ENGINEERS

828 Davis St. Suite 300 Evanston IL 60201

skolber@kpenr.com



VICINITY MAP

SURVEYOR'S NOTES

- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND IMPRESSED SEAL.
- EASEMENTS AND SERVITUDES SHOWN HEREON ARE BASED UPON A TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY IDENTIFIED AS NUMBER WJ26004176 WITH AN DATED MARCH 4, 2026.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTHEAST LINE OF THE SUBJECT PROPERTY BEING S 51°13'46" W (ASSUMED).
- DIMENSIONS ALONG CURVES ARE ARC DISTANCES.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ENCLOSED IN () INDICATE RECORD OR DEED DATA. ALL OTHER DIMENSIONS ARE MEASURED OR RECORD EQUALS MEASURED.
- 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 ZONE X AS DESIGNATED AND DEFINED BY F.E.M.A.
- PARCEL CONTAINS 57,414 S.F. OR 1.318 ACRES, MORE OR LESS AND MATHEMATICALLY CLOSES.
- ITEM 11 OF TABLE "A" OPTIONAL SURVEY REQUIREMENTS AMENDED BY ITEM 20 LIMITING UTILITY DATA TO SURFACE INDICATION ONLY. NO UTILITY DATA SHOWN SUPPLEMENTED BY ATLAS ETC.
- CHARACTER/LOCATION OF EVIDENCE OF VISIBLE OCCUPATION OR POSSESSION SHOWN ALONG PERIMETER BOUNDARY OF SUBJECT SITE.
- POTENTIAL VISIBLE ENCROACHMENTS SHOWN, IF APPLICABLE (SURVEYOR HAS NO OPINION AS TO OWNERSHIP OF SAID ENCROACHMENTS).
- EVIDENCE OF VISIBLE UNRECORDED EASEMENTS SHOWN, IF APPLICABLE.
- POSSIBLE NON-DOCUMENTED EASEMENTS FOR UTILITIES SHOWN WHERE DELINEATED & VISIBLE ON SURFACE.
- NO VISIBLE EVIDENCE OF CEMETERIES OR BURIAL GROUNDS OBSERVED.
- NO VISIBLE WATER FEATURES OBSERVED (I.E. STREAMS, PONDS, ETC.).
- NO GAPS OR OVERLAPS FOUND WITH RESPECT TO ADJOINING PROPERTIES AND RIGHTS OF WAY.
- THE PROPERTY MAPPED HEREON IS NOT THE SAME AS THAT DESCRIBED IN THE TITLE COMMITMENT REFERENCED IN SURVEYOR'S NOTE #3.

ELEVATION REFERENCE MARKS

NCS MONUMENT WRL 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 NAVD 88

PARCEL DESCRIPTION

LOT 2 IN SHALE ROAD SUBDIVISION IN ROCK RUN CROSSINGS, BEING A PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 10, 2026 AS DOCUMENT R2026035132, IN WILL COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 8, 9, 11(a), 16, 17, 18 AND 20 OF TABLE "A" THEREOF.

THE FIELDWORK WAS COMPLETED ON JUNE 1, 2026.

DATED THIS ____ DAY OF _____, 20____

JEFFREY R. PANKOW, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184--002937
EXPIRES APRIL 30, 2027

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

A.L.T.A./N.S.P.S.
LAND TITLE SURVEY

PART OF THE WEST HALF OF SECTION 22, TOWNSHIP 35
NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN WILL COUNTY, ILLINOIS.



LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- EASEMENT LIMITS
- UNDERGROUND GAS LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND FIBER OPTIC LINE
- FENCE
- STORM MANHOLE
- CATCH BASIN
- INLET
- FLARED END SECTION
- SANITARY MANHOLE
- FIRE HYDRANT
- WATER VALVE
- VALVE VAULT
- GAS METER
- GAS REGULATOR
- GAS VALVE
- GAS MARKER POST
- HAND HOLE
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- LIGHT STANDARD
- SIGN
- FIBER OPTIC MARKER POST
- CONCRETE SURFACE
- R.O.W. RIGHT OF WAY
- B-B BACK-TO-BACK
- DEPRESSED CURB

SURVEY-RELATED SCHEDULE B TITLE EXCEPTION NOTES

- PROPERTY SUBJECT TO TERMS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED AS DOCUMENT NO. R2008095204: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO ORDINANCE APPROVING THE TAX INCREMENT FINANCING DISTRICT ELIGIBILITY STUDY AND THE REDEVELOPMENT PLAN AND PROJECT FOR THE ROCK RUN CROSSINGS REDEVELOPMENT PROJECT AREA RECORDED AS DOCUMENT R2021005668: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO ORDINANCE DESIGNATING THE ROCK RUN CROSSINGS REDEVELOPMENT PROJECT AREA RECORDED AS DOCUMENT R2021005669: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO ORDINANCE ADOPTING THE TAX INCREMENT FINANCING FOR THE ROCK RUN CROSSINGS REDEVELOPMENT PROJECT AREA RECORDED AS DOCUMENT R2021005670: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN MEMORANDUM OF UNDERSTANDING MADE BY AND BETWEEN CITY OF JOLIET AND CULLINAN JOLIET, LLC, AS DISCLOSED BY INSTRUMENT RECORDED AS DOCUMENT R2021012807: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ROCK RUN CROSSINGS DEVELOPMENT AGREEMENT MADE BY CITY OF JOLIET AND CULLINAN JOLIET, LLC, RECORDED AS DOCUMENT R2021012837 AND AMENDED PER DOCUMENT NO. R2023059920: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO A 10-FOOT LANDSCAPE EASEMENT AND THE PROVISIONS CONTAINED THEREIN AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NO. R2024013413 ALONG THE NORTHEASTERLY NO SOUTHWESTERLY LOT LINES: **EASEMENTS PLOTTED, PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO GENERAL NOTES AS CONTAINED ON PLAT OF SUBDIVISION OF ROCK RUN CROSSINGS RESUBDIVISION OF LOT 3, RECORDED AS DOCUMENT NO. R2024013413: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO ROCK RUN CROSSINGS MASTER DECLARATION RECORDED AS DOCUMENT NO. R2023016193 AS AMENDED BY DOCUMENT NO. R2023039554: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO ROCK RUN CROSSINGS BUSINESS DISTRICT DECLARATION RECORDED AS DOCUMENT NO. R2023016194 AND AMENDED BY FIRST AMENDMENT RECORDED AS DOCUMENT NO. R2023039553: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO ALLOCABLE SHARE AGREEMENT AND SUPPLEMENTARY DECLARATION BY AND BETWEEN CULLINAN JOLIET LLC AND IDIL ROCK RUN CROSSING LLC RECORDED AS DOCUMENT NO. R2023016197: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ALLOCABLE SHARE AGREEMENT AND SUPPLEMENTAL DECLARATION BETWEEN GLP CAPITAL, L.P. AND CULLINAN JOLIET, LLC RECORDED AS DOCUMENT NO. R2023067551: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN MEMORANDUM OF AGREEMENT BETWEEN PENN ENTERTAINMENT, INC., CULLINAN JOLIET, LLC, GLP CAPITAL L.P., ROCK RUN COLLECTION MASTER PROPERTY OWNER'S ASSOCIATION, AND ROCK RUN COLLECTION BUSINESS ASSOCIATION, RECORDED AS DOCUMENT NO. R2023067552: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN SUPPLEMENTAL UNDERSTANDING & POST-CLOSING AGREEMENT BETWEEN GLP CAPITAL, L.P., CULLINAN JOLIET, LLC, ROCK RUN COLLECTION MASTER PROPERTY OWNERS ASSOCIATION, AND ROCK RUN COLLECTION BUSINESS ASSOCIATION, RECORDED AS DOCUMENT NO. R2023067550: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO DECLARATION OF EASEMENT FOR SHARED INGRESS AND EGRESS MADE BY CULLINAN JOLIET, LLC, RECORDED AS DOCUMENT NO. R2025026614, AND THE TERMS AND PROVISIONS CONTAINED THEREIN: **EASEMENT BENEFITS DIFFERENT PARCELS AND FALLS OUTSIDE OF SUBJECT SITE.**
- PROPERTY SUBJECT TO SUPPLEMENTAL UNDERSTANDING AND POST-CLOSING AGREEMENT BETWEEN ROCK RUN & GATEWAY LLC, CULLINAN JOLIET, LLC, AND ROCK RUN COLLECTION MASTER PROPERTY OWNERS ASSOCIATION, AND ROCK RUN COLLECTION BUSINESS ASSOCIATION RECORDED AS DOCUMENT NO. R2025065595: **PARTICULARS DO NOT PLOT.**
- PROPERTY SUBJECT TO DECLARATION OF SIGN EASEMENT MADE BY CULLINAN JOLIET, LLC, RECORDED AS DOCUMENT NO. R2026001594: **EASEMENT BENEFITS DIFFERENT PARCELS AND FALLS OUTSIDE OF SUBJECT SITE.**
- PROPERTY SUBJECT TO DECLARATION OF EASEMENTS AND RESTRICTIONS MADE BY CULLINAN JOLIET LLC, RECORDED AS DOCUMENT NO. R2026001595, AND THE TERMS AND PROVISIONS CONTAINED THEREIN: **PARTICULARS DO NOT PLOT.**
- EASEMENT FOR EXCLUSIVE PARKING BETWEEN CULLINAN JOLIET LLC AND CHICK-FIL-A, INC. RECORDED AS DOCUMENT NO. R2026002034, AND THE TERMS AND PROVISIONS CONTAINED THEREIN: **EASEMENT FALLS OUTSIDE OF SUBJECT PROPERTY.**

PREPARED BY:

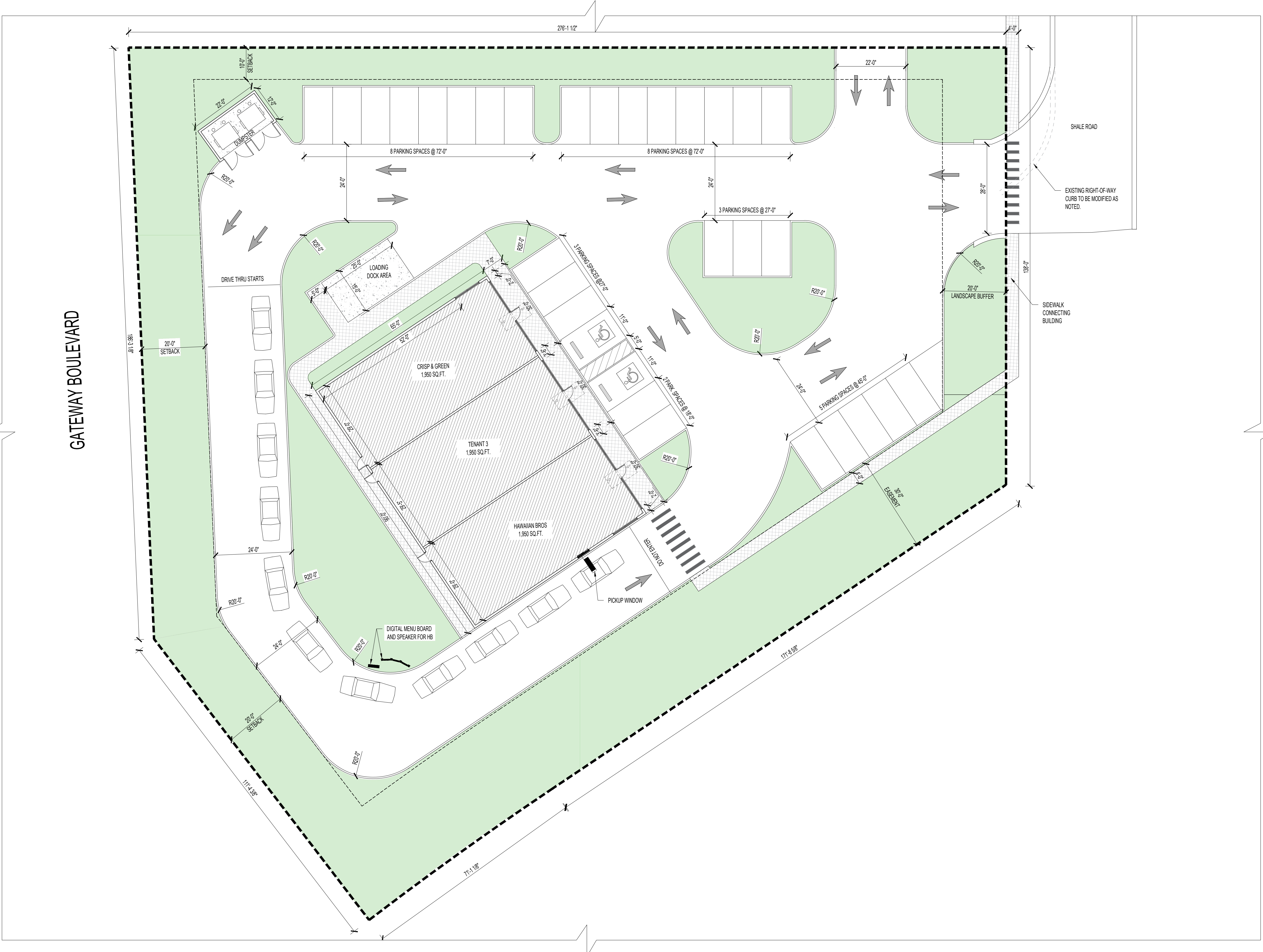


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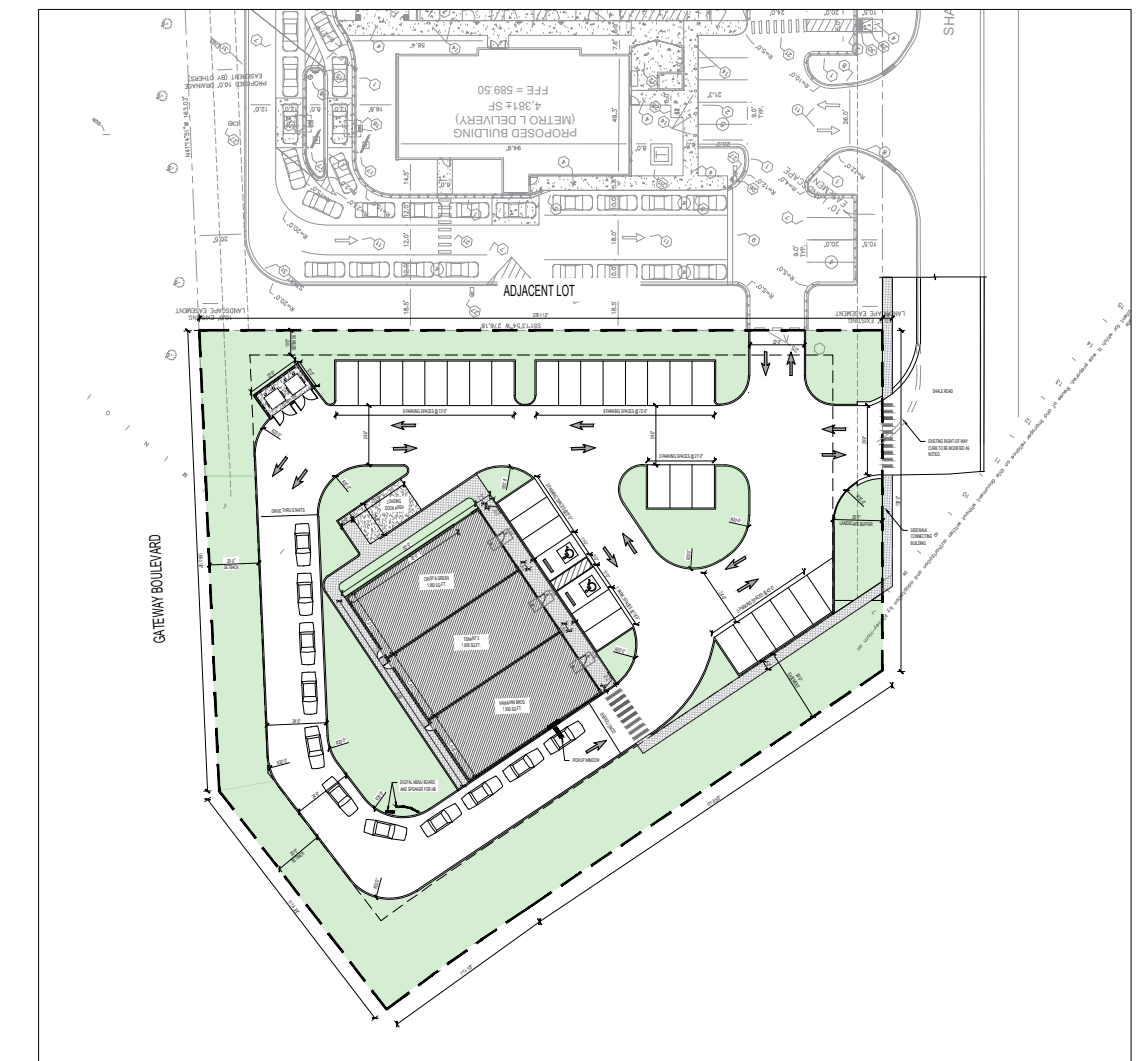
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DISC NO.: 904558 FILE NAME: ALTA_2026
DRAWN BY: AJB FLD. BK. / PG. NO.: D-99\31 & NOTES
COMPLETION DATE: 06-08-26 JOB NO.: 904.558
PROJECT REFERENCE: 849.001, 849.013, 849.014, 849.016
CHECKED BY:

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1 SITE PLAN
SCALE: 1/16"=1'-0"



3 CONTEXT PLAN
SCALE: NTS



2 LOCATION PLAN
SCALE: NTS

TENANT AREA CALCULATION	
1.	HAWAIIAN BROS. : 1,950 SQ. FT.
2.	CRISP & GREEN : 1,950 SQ. FT.
3.	TENANT 3 : 1,950 SQ. FT.
TOTAL : 5,850 SQ. FT.	

ZONING

ZONING: B-2 CENTRAL BUSINESS DISTRICT

BUILDING HEIGHT: NONE, BUT 35'-0" + REQUIRES "LIGHT & AIR"

F.A.R.: 7.0 (BUILD 7X THE LOT AREA)

F.A.R. EXCEPTION: FOR EACH SQUARE FOOT OF FRONT OR SIDE PLAZA PROVIDED ON A ZONING LOT, THE TOTAL FLOOR AREA PERMITTED BY THE FLOOR AREA RATIO SET FORTH ABOVE MAY BE INCREASED BY SEVEN (7) SQUARE FEET

PARKING: 1 SPACE PER 250 SQ. FT. OF FLOOR AREA

LANDSCAPING: A LANDSCAPED AREA NOT LESS THAN TWENTY FEET (20') WIDE SHALL BE PROVIDED AROUND THE PERIMETER OF THE LOT OR PARCEL ADJACENT TO ANY PUBLIC RIGHT-OF-WAY. BERM (NO GREATER THAN 3:1) SHALL BE USED IN CONJUNCTION WITH LANDSCAPING

PARKING ISLAND:
MINIMUM SIZE: AT LEAST 100 SQUARE FEET
MINIMUM WIDTH: AT LEAST 8 FEET WIDE MEASURED FROM THE BACK OF THE CURB ON ONE SIDE TO THE BACK OF THE CURB ON THE OTHER

SITE NOTES	
DRIVE THRU QUEUE:	10 CARS
PARKING:	28 TOTAL 2 ACCESSIBLE
PARKING REQUIRED:	1 PER 250 SF (24 STALLS)
LOT SIZE:	57,645 SF 1.32 ACRE
BUILDING SIZE:	5,850 S.F.
HB TENANT SPACE:	1,950 SF
CRISP & GREEN TENANT SPACE:	1,950 SF
TENANT 3:	1,950 SF
SEATING INTERIOR HB:	14 SEATS

SITE PLAN LEGEND	
	PROPOSED BUILDING
	ROAD
	SIDEWALK
	CONCRETE
	HANDICAP PARKING
	PROPOSED SITE BOUNDARY
	EXISTING SITE BOUNDARY

OFFICIAL SEAL

CLIENT

NAME: VIRAJ PATEL
PH:
EMAIL: viraj.patel@theomgroup.net



CONSULTANT

CONSULTANT

MULTI-TENANT BUILDING- HAWAIIAN BROS.

1351 SHALE RD, JOULET, IL 60431
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REV	REV DESCRIPTION	DATE
1	ISSUED FOR REVIEW	07/22/2025

DESIGN PROFESSIONAL SEAL

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Drawn / Designed By: SL
Reviewed By: SK
Project Number: KPJ-26-0040

SHEET NAME: SITE PLAN

SHEET NUMBER:

A-101



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 418-26

File ID: 418-26

Type: License and Permit

Status: Agenda Ready

In Control: City Council Meeting

File Created: 08/04/2026

Department: Public Works

Final Action:

Title: Application for a Drive Thru Permit for a Hawaiian Bros Restaurant at 1351 Shale Road

Agenda Date: 08/18/2026

Agenda Number:

Attachments: 1351 Shale Hawaiian Bros Drive Thru Permit Application.docx, 1351 Shale Hawaiian Bros Drive Thru Request Letter.pdf, 1351 Shale Hawaiian Bros Drive Thru ALTA.pdf, 1351 Shale Hawaiian Bros Drive Thru Exhibit.pdf

Entered by: rlubash@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	8/5/2026	Greg Ruddy	Approve	8/7/2026
1	2	8/5/2026	Todd Lenzie	Approve	8/7/2026
1	3	8/14/2026	Beth Beatty	Approve	8/7/2026