



City of Joliet

City Council Meeting

Meeting Agenda

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

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

Tuesday, August 4, 2026

6:30 PM

City Hall, Council Chambers

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

INVOCATION:

Pastor Karen Williams, Westminster Presbyterian Church, 1015 Winthrop Avenue

PLEDGE TO THE FLAG:

ROLL CALL:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

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

APPOINTMENTS:

Appointment to the Zoning Board of Appeals

Attachments: [Appointment to the Zoning Board of Appeals Scott Ness .pdf](#)
[Approver Report](#)

Reappointment to the Zoning Board of Appeals

Attachments: [Reappointment to the Zoning Board of Appeals.pdf](#)
[Approver Report](#)

COUNCIL COMMITTEE REPORTS:

Public Assets

Public Safety

Public Service

CONSENT AGENDA:

Approval of Minutes:

Attachments: [Pre-Council Meeting Minutes - July 20, 2026](#)
[City Council Meeting Minutes - July 21, 2026](#)
[Approver Report](#)

Invoices to be Paid

Attachments: 08.04.26 Invoices
Approver Report

Award of Contract for the 2026-2027 Joliet Fire Department
Medical and Fitness Evaluations - RFP to Rock Valley Health for
\$290,376.00

[386-26](#)

Attachments: [Approver Report](#)

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](#)

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](#)

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](#)

Approve the Purchase of a Caterpillar Generator for Public Works Cedarwood facility to Altorfer Power Systems in the amount of \$163,379.84. [390-26](#)

Attachments: [City of Joliet Roadway \(DG60\) - Sourcewell Proposal.pdf Approver Report](#)

Award Contract 2990-0726 for City of Joliet Facilities Grounds Maintenance 2026-2029 to Dukes Landscape Services in the amount of \$879,996.00. [391-26](#)

Attachments: [Approver Report](#)

LICENSES AND PERMIT APPLICATIONS:

Issuance of a Class "B" Liquor License at 16336 Boulevard Place - BJ's Restaurant & Brewhouse [393-26](#)

Attachments: [BJ'S RESTAURANT & BREWHOUSE - SIGNED LIQUOR FINDINGS Approver Report](#)

Issuance of Class "E" Liquor License at 16301 S. Boulevard Place - Angelita's Mexican Bar & Cuisine. [394-26](#)

Attachments: [ANGELITA'S MEXICAN BAR & CUISINE - SIGNED LIQUOR FINDINGS](#)
[Approver Report](#)

Issuance of Class "E" Liquor License at 1866 W. Jefferson Street - Tacos El Tio #11. [395-26](#)

Attachments: [TACOS EL TIO #11 - SIGNED LIQUOR FINDINGS](#)
[Approver Report](#)

PUBLIC HEARINGS:

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

Public Hearing for the Creation of the Rock Run Collection Business District [397-26](#)

Attachments: [Ordinance Establishing Business District](#)
[Joliet Rock Run Collection Business District Eligibility Study and Plan](#)
[Approver Report](#)

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinance Approving a Business District Plan for the Rock Run Collection Business District and Establishing the Rock Run Collection Business District; Making a Blighted Area Finding Within the Business District, and Imposing a Business District Retailers' Occupation Tax, A Business District Service Occupation Tax, and A Business District Hotel Operators' Occupation Tax within Such Business District ion the City of Joliet, Will and Kendall Counties, Illinois **399-26**

Attachments: [Ordinance Establishing Business District](#)
[Joliet Rock Run Collection Business District Eligibility Study and Plan](#)
[Approver Report](#)

Ordinance Declaring Certain Structures Public Nuisances **400-26**

Attachments: [Public Nuisance Ordinance.docx](#)
[Approver Report](#)

Ordinance Approving a Variation of Use to Allow Administrative Offices, an R-B (Restricted Business) Use, Within an Existing Residential Structure in the R-2 (Single-Family Residential) Zoning District, Located at 317 S. Reed Street (ZBA 2026-29) **401-26**

Attachments: [Ordinance - Variation of Use 317 S Reed St.docx](#)
[ZBA Staff Report Packet 2026-29 \(317 S Reed St\) Redacted.pdf](#)
[Petition 317 S Reed St Redacted.pdf](#)
[Plat of Survey and Floor Plans 317 S Reed St.pdf](#)
[Zoning Board of Appeals Minutes 07-16-26.pdf](#)
[Approver Report](#)

RESOLUTIONS:

Resolution Authorizing a Lease Extension Agreement for the Snack Bar at Gateway Transportation Center, 90 E. Jefferson Street, with GiGi's Sweets, LLC **403-26**

Attachments: [Resolution](#)
[Gateway Center - Lease to GiGi's Sweets - 90 E. Jefferson](#)
[Approver Report](#)

Resolution Declaring Certain City of Joliet Property as Surplus

[404-26](#)

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

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](#)

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](#)

CITY MANAGER:

PUBLIC COMMENTS:

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

MAYOR AND COUNCIL COMMENTS:

ADJOURNMENT:

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:8/4/2026



City of Joliet

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

DATE: August 4, 2026
TO: City Council Members
FROM: Mayor Terry D'Arcy *TD*
SUBJECT: Appointment to the Zoning Board of Appeals

I am proposing to make the following appointment to the **ZONING BOARD OF APPEALS** at the regularly scheduled August 4, 2026 City Council Meeting.

Scott Ness
Term Expires: 10/18/2026

REPLACES

John Kella

cc: Lauren O'Hara, City Clerk



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/30/2026

Department:

Final Action:

Title:

Agenda Date: 08/04/2026

Attachments: Appointment to the Zoning Board of Appeals _ Scott
Ness .pdf

Entered by: jcontos@joliet.gov



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:	Agenda Date: 8/4/2026
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City of Joliet

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

August 4, 2026

TO: City Council Members
FROM: Mayor Terry D'Arcy *TD*
SUBJECT: Reappointment to Zoning Board of Appeals

I am proposing to make a reappointment to the **ZONING BOARD OF APPEALS** at the regularly scheduled August 4, 2026, City Council meeting.

Debbie Radakovich
Term Expires: 8/6/2028

Reappointment

cc: Lauren O'Hara, City Clerk



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Appointment

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/08/2026

Department: City Clerk/Business
Services

Final Action:

Title:

Agenda Date: 08/04/2026

Attachments: Reappointment to the Zoning Board of Appeals.pdf

Entered by: lhelland@joliet.gov



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:	Agenda Date: 8/4/2026
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City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, July 20, 2026

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILWOMAN SHERRI REARDON (7/1/2026 - 9/30/2026)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN JUAN MORENO

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

City Manager - Beth Beatty

Interim Corporation Counsel - Todd Lenzie

City Clerk - Lauren O'Hara

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

ROLL CALL:

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

Absent: Councilman Juan Moreno

ALSO PRESENT: Interim Corporation Counsel Todd Lenzie.

CITIZENS TO BE HEARD ON AGENDA ITEMS:

None.

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APPOINTMENTS:**Appointment to the Tree Advisory Board**

Attachments: [Appointment to the Tree Advisory Board.pdf](#)
[Approver Report](#)

Reappointment to the Library Board

Attachments: [Reappointment to the Library Board.pdf](#)
[Approver Report](#)

COUNCIL COMMITTEE REPORTS:

Diversity and Community Relations

Public Service

CONSENT AGENDA:**Approval of Minutes**

Attachments: [Pre-Council Meeting Minutes - July 6, 2026.pdf](#)
[City Council Meeting Minutes - July 7, 2026.pdf](#)
[Approver Report](#)

Invoices to be Paid

Attachments: [July 2026 Invoices](#)
[Approver Report](#)

Approval of Purchase for One (1) AX17 Vermeer Chipper

[352-26](#)

from Vermeer Illinois Inc in the Amount of \$119,527.78

Attachments: [Approver Report](#)

Approval of Professional Service Agreements for On-Call Engineering and Surveying Services with Geotech Inc. and TWIG Technologies, Each in an Amount Not to Exceed \$50,000.00

[353-26](#)

Attachments: [Agreement for Professional Services - Geotech.pdf](#)
[Fee Schedule- Geotech.pdf](#)
[TWIG PSA](#)
[Rate schedule](#)
[Approver Report](#)

Approval of Professional Service Agreement for the Northpoint Traffic Impact Study (TIS) Review with Strand Associates in an Amount Not to Exceed \$100,000.00

[354-26](#)

Attachments: [Approver Report](#)

Councilwoman Ibarra asked Tood Lenzie for follow up information on this item.

Councilman Hug also made a clarification on this item.

Award of Contract for the 2026 City of Joliet Sidewalk Replacement Program (West of Larkin) to Davis Concrete Construction Co. in the Amount of \$1,106,778.11

[355-26](#)

Attachments: [Approver Report](#)

Purchase of Five (5) Power Pro 2 (Cots), Four (4) Power Load (Auto Cot Loaders), Four (4) Xpedition Powered Stair Chairs, Four (4) Lifepack35 (Portable Monitor and Defibrillator) for the City of Joliet Fire Department from Stryker Medical in the amount of \$654,217.80

[356-26](#)

Attachments: [Joliet- 2026 cash quote 6.16.pdf](#)
[Approver Report](#)

Approval of Biosolids Application Spring Lease Payments to Anderson Farms in the Amount of \$24,000.00, to Oram Farms in the Amount of \$37,800.00, to Homerding Farms LLC in the Amount of \$27,000.00, and to James Fleishman in the Amount of \$51,600.00

[357-26](#)

Attachments: [2026 Spring Certification-Anderson](#)
[2026 Spring Certification- Oram](#)
[2026 Spring certification- Homerding](#)
[2026 Spring Certification- Fleishman](#)
[Approver Report](#)

Purchase of Water Metering Equipment from Core & Main LP **[358-26](#)**
in the Amount of \$126,900.00

Attachments: [Joliet 2026](#)
[Approver Report](#)

Award of Contract No. 2987-0726 for the Hickory Creek and **[359-26](#)**
East Interceptor Multisensor Inspection to Taplin Group in
the Amount of \$299,168.00 and an Award of Professional
Services Agreement for Field Inspection Services to RJN
Group Inc. in the Amount of \$56,400.00

Attachments: [Agreement for Professional Services - MSI Inspection - RJN](#)
[Signed](#)
[Approver Report](#)

Award of Professional Services Agreement for the Sanitary **[360-26](#)**
Sewer Rehabilitation for the 2027 Watermain Replacement
Program to RJN Group Inc. in the Amount of \$52,400.00

Attachments: [Unsigned PSA Sewer Rehab 2027 WMRP](#)
[Approver Report](#)

Approval of Change Order No. 2 for the Railroad Street **[361-26](#)**
Water Main Improvements Project to P.T. Ferro Construction
Co. for a Deduction in the Amount of (\$417,544.90)

Attachments: [Approver Report](#)

Approval of Change Order No. 1 for the Lois Place Lift **[362-26](#)**
Station Rehabilitation to Airys Inc. in the Amount of
\$20,958.83 and Final Payment No. 4 in the Amount of
\$48,540.39

Attachments: [Approver Report](#)

Approval of Change Order No. 3 for the Heggie Park Water **[363-26](#)**
Main Improvements Project to P.T. Ferro Construction Co.
for a Deduction in the Amount of (\$272,352.78)

Attachments: [Approver Report](#)

AGENDA ITEM:

Award of Contract No. 2985-0626 for the Minton Road Lift Station Replacement Project to Austin Tyler Construction Inc. In the Amount of \$590,075.00

[365-26](#)

Attachments: [Approver Report](#)

Approval of Change Order No. 1 for the Glenwood and West Acres Water Main Improvements Project to Austin Tyler Construction Inc. in the Amount of \$218,240.10

[366-26](#)

Attachments: [Approver Report](#)

PUBLIC HEARINGS:

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

Public Hearing for a Resolution Approving an Annexation Agreement for 0.14 acres at the intersection of Elgin Avenue and Leach Avenue (A-2-26)

[368-26](#)

Attachments: [Resolution - Annexation Agreement .docx](#)
[Annexation Agreement v1.pdf](#)
[Plat of Annexation.pdf](#)
[Staff Report Packet A-2-26 502 Leach Avenue.pdf](#)
[June 18 Minutes.pdf](#)
[Approver Report](#)

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with 502 Leach Ave:

[370-26](#)

Ordinance Approving an Annexation of 0.14 Acres Located at the intersection of Elgin Avenue and Leach Avenue (A-2-26)

Ordinance Approving a Classification to R-3 (One-and-Two Family Residential Zoning) (A-2-26)

Attachments: [Ordinance - Annexation 502 Leach Ave.docx](#)
[Ordinance - Zoning Classification 502 Leach Ave.docx](#)
[Plat of Annexation.pdf](#)
[Staff Report Packet A-2-26 502 Leach Avenue.pdf](#)
[June 18 Minutes.pdf](#)
[Approver Report](#)

Councilwoman Quillman asked Jayne Bernhard a clarification question on this item.

Ordinance Accepting a \$3,500,000 Grant from the Illinois Department of Transportation for the Joliet I-80 Des Plaines River Bridge Community Plan and Amendment of the 2026 Budget to Receive and Expend Grant Funds [371-26](#)

Attachments: [IDOT Grant Agreement Ordinance.docx](#)
[Approver Report](#)

Mayor D'Arcy asked Jayne Bernhard for clarification on this item.

Ordinance Amending the 2026 Annual Budget for the Final Payment for the Joliet Multi Modal Transportation Center- 1B Bus Station in the Amount of \$383,589.39 [372-26](#)

Attachments: [UPDATED ORDINANCE NO.docx](#)
[Approver Report](#)

Councilman Hug provided a clarification

Ordinance Authorizing Approval and Execution of the Class Action Settlement Agreement in Musa et. al. v. City of Joliet, Will County Case 22 LA 334 Consolidated with 22 CH 196 [373-26](#)

Attachments: [Overweight and Overlength Ordinance Settlement Agreement](#)
[Approver Report](#)

Todd Lenzie gave a brief overview this item.

RESOLUTIONS:

Resolution Accepting a Grant of Construction and Drainage Easements from Mt. Zion Church for the Ontario Street Drainage Improvements Project [375-26](#)

Attachments: [Resolution](#)
 [Pin 30-07-21-311-015-0000 Easement - Copy Redacted.pdf](#)
 [Pin 30-07-21-311-004-0000 Easement - Copy Redacted.pdf](#)
 [Pin 30-07-21-310-022-0000 Easement - Copy Redacted.pdf](#)
 [Approver Report](#)

Resolution Approving a Memorandum of Agreement between the City of Joliet and the Illinois EPA for the Property Located at 14 W. Clinton Street **376-26**

Attachments: [Resolution](#)
 [14 W Clinton MOA.pdf](#)
 [14 W Clinton Exhibit A \(NFR\).pdf](#)
 [Approver Report](#)

Resolution Authorizing a FOID Enforcement Grant Program Agreement Between the State of Illinois ("State") and the City of Joliet ("Joliet") **377-26**

Attachments: [Resolution](#)
 [FOID Grant 2026.pdf](#)
 [Approver Report](#)

Resolution Approving Intergovernmental Agreement with Plainfield Community Consolidated School District 202 **378-26**

Attachments: [Resolution](#)
 [IGA between Plainfield Consolidated School District 2026.docx.pdf](#)
 [Approver Report](#)

Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the Channahon Fire Protection District **379-26**

Attachments: [Resolution](#)
 [MOU between JFD and CFPD.docx](#)
 [Approver Report](#)

Resolution Authorizing Execution of a Memorandum of Understanding ("MOU") Between the City of Joliet Fire Department and the Elwood Fire Protection District **380-26**

Attachments: [Resolution](#)
 [MOU between JFD and Elwood.docx](#)
 [Approver Report](#)

Resolution Authorizing a Letter of Understanding Between **381-26**

**the City of Joliet and the Illinois Department of
Transportation Regarding Maintenance and Inspection of
Fire Standpipe Systems for the I-80 Des Plaines River Bridge
Improvement Project**

Attachments: [Resolution](#)
 [LU126-009 62R23 City of Joliet LOU.docx](#)
 [Approver Report](#)

Resolution Accepting Amendment No. 1 for the License Agreement from Metra for the Washington Street Water Main Improvement Project [382-26](#)

Attachments:

[Resolution](#)
[25-106 City of Joliet License Amendment No. 1 to Pipeline
License Agreement RE23317 v2](#)
[Approver Report](#)

Resolution Approving an Intergovernmental Agreement with the Village of Shorewood for Gravity Sewer Line Oversizing, Payment, and Capacity for the Lasser Diversion Sewer [383-26](#)

Attachments: [Resolution](#)
 [Joliet Shorewood Oversizing Agreement 070826.docx](#)
 [Approver Report](#)

Resolution to Adopt the CDBG Annual Action Plan PY2026 **384-26**

Attachments: [Resolution](#)
 [Final PY26AAP](#)
 [Approver Report](#)

Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement between the City of Joliet and the Joliet Park District (Emergency Shower Facility Access During Extended Water Service Disruptions)

Attachments: [Resolution](#)
[IGA Park District](#)
[Approver Report](#)

Councilwoman Ibarra asked John Lukancic to provide a brief explanation on this item.

PUBLIC COMMENTS:

Carol Gates - spoke on a non-profit organization event that was cancelled due to weather issues and her concerns with that.

Trista Brown and fellow speaker - presented Councilwoman Suzanna Ibarra a certificate of

achievement for humanitarian acts.

Dr. Glenda Wright McCullum - spokesperson for Southside Community Impact Council and initiative Arise Community Development Foundation - gave a brief overview of what they council entails.

Robert Webb - spoke regarding concerns with the Joliet police department.

Dr. Curtis Bryant - pastor of Mt. Zion, spoke regarding water concerns in the Southeast Joliet Sanitary District

Kathy Garthus - spoke on personal concerns

CLOSED SESSION to discuss the following subjects:

PERSONNEL: The appointment, employment, compensation, discipline, performance or dismissal of specific City employees (5 ILCS 5/120/2(c)(1)).

COLLECTIVE BARGAINING: Collective negotiating matters and salary schedules for one or more classes of City employees (5 ILCS 5/120/2(c)(2)).

LAND ACQUISITION or CONVEYANCE: The purchase or lease of real property for the use of the City, including whether a particular parcel should be acquired, or the setting of a price for the sale or lease of property owned by the City (5ILCS 5/120/2(c)(5,6)).

PENDING or THREATENED LITIGATION: A pending legal action against, affecting or on behalf of the City or a similar legal action that is probable or imminent (5 ILCS 5/120/2(c)(11)).

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

The motion carried by the following vote:

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

Absent: Councilman Juan Moreno

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City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Tuesday, July 21, 2026

6:30 PM

City Hall, Council Chambers

City Council Meeting

MAYOR TERRY D'ARCY

MAYOR PRO-TEM COUNCILWOMAN SHERRI REARDON (7/1/2026 - 9/30/2026)

COUNCILMAN CESAR CARDENAS

COUNCILMAN JOE CLEMENT

COUNCILMAN LARRY E. HUG

COUNCILWOMAN SUZANNA IBARRA

COUNCILMAN JUAN MORENO

COUNCILMAN PAT MUDRON

COUNCILWOMAN JAN HALLUMS QUILLMAN

City Manager - Beth Beatty

Interim Corporation Counsel - Todd Lenzie

City Clerk - Lauren O'Hara

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

INVOCATION:

Pastor Jeff Sandstrom, Victory City Church, 1741 Essington Road

PLEDGE TO THE FLAG:

ROLL CALL:

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

Absent: Councilwoman Suzanna Ibarra

ALSO PRESENT: Interim Corporation Counsel Todd Lenzie.

APPROVAL OF AGENDA:

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to approve the agenda as written.

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Ashley Bester - spoke on concerns with Council Memo #385-26

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

APPOINTMENTS:

Appointment to the Tree Advisory Board

Attachments: [Appointment to the Tree Advisory Board.pdf](#)
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to appoint Andrew J. Neill to the Tree Advisory Board.

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Reappointment to the Library Board

Attachments: [Reappointment to the Library Board.pdf](#)
[Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilwoman Sherri Reardon, to reappoint Diane Harris to the Library Board.

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

COUNCIL COMMITTEE REPORTS:

Diversity & Community Relations

Councilman Clement gave a brief overview of the Diversity & Community Relations Committee meeting held July 16, 2026 in the Executive Conference Room.

Link: https://joliet.granicus.com/player/clip/6530?view_id=6&redirect=true

Public Service

Councilman Hug gave a brief overview of the Public Service Committee meeting held July 20, 2026 in Council Chambers.

Link: https://joliet.granicus.com/player/clip/6536?view_id=6&redirect=true

CONSENT AGENDA:

Approval of Minutes

Attachments: [Pre-Council Meeting Minutes - July 6, 2026.pdf](#)
[City Council Meeting Minutes - July 7, 2026.pdf](#)
[Approver Report](#)

Invoices to be Paid

Attachments: [July 2026 Invoices](#)
[Approver Report](#)

Approval of Purchase for One (1) AX17 Vermeer Chipper from Vermeer Illinois Inc in the Amount of \$119,527.78 [352-26](#)

Attachments: [Approver Report](#)

Approval of Professional Service Agreements for On-Call Engineering and Surveying Services with Geotech Inc. and TWIG Technologies, Each in an Amount Not to Exceed \$50,000.00 [353-26](#)

Attachments: [Agreement for Professional Services - Geotech.pdf](#)
[Fee Schedule- Geotech.pdf](#)
[TWIG PSA](#)
[Rate schedule](#)
[Approver Report](#)

Approval of Professional Service Agreement for the Northpoint Traffic Impact Study (TIS) Review with Strand Associates in an Amount Not to Exceed \$100,000.00 [354-26](#)

Attachments: [Approver Report](#)

Award of Contract for the 2026 City of Joliet Sidewalk Replacement Program (West of Larkin) to Davis Concrete Construction Co. in the Amount of \$1,106,778.11 [355-26](#)

Attachments: [Approver Report](#)

Purchase of Five (5) Power Pro 2 (Cots), Four (4) Power Load (Auto Cot Loaders), Four (4) Xpedition Powered Stair Chairs, Four (4) Lifepack35 (Portable Monitor and Defibrillator) for the City of Joliet Fire Department from Stryker Medical in the amount of \$654,217.80 [356-26](#)

Attachments: [Joliet- 2026 cash quote 6.16.pdf](#)
[Approver Report](#)

Approval of Biosolids Application Spring Lease Payments to Anderson Farms in the Amount of \$24,000.00, to Oram Farms in the Amount of \$37,800.00, to Homerding Farms LLC in the Amount of \$27,000.00, and to James Fleishman in the Amount of \$51,600.00 [357-26](#)

Attachments: [2026 Spring Certification-Anderson](#)
[2026 Spring Certification- Oram](#)
[2026 Spring certification- Homerding](#)
[2026 Spring Certification- Fleishman](#)
[Approver Report](#)

Purchase of Water Metering Equipment from Core & Main LP in the Amount of \$126,900.00 [358-26](#)

Attachments: [Joliet 2026](#)
[Approver Report](#)

Award of Contract No. 2987-0726 for the Hickory Creek and East Interceptor Multisensor Inspection to Taplin Group in the Amount of \$299,168.00 and an Award of Professional Services Agreement for Field Inspection Services to RJN Group Inc. in the Amount of \$56,400.00 [359-26](#)

Attachments: [Agreement for Professional Services - MSI Inspection - RJN Signed](#)
[Approver Report](#)

Award of Professional Services Agreement for the Sanitary Sewer Rehabilitation for the 2027 Watermain Replacement Program to RJN Group Inc. in the Amount of \$52,400.00 [360-26](#)

Attachments: [Unsigned PSA Sewer Rehab 2027 WMRP](#)
[Approver Report](#)

Approval of Change Order No. 2 for the Railroad Street Water Main Improvements Project to P.T. Ferro Construction Co. for a Deduction in the Amount of (\$417,544.90) [361-26](#)

Attachments: [Approver Report](#)

Approval of Change Order No. 1 for the Lois Place Lift Station Rehabilitation to Airys Inc. in the Amount of \$20,958.83 and Final Payment No. 4 in the Amount of \$48,540.39 [362-26](#)

Attachments: [Approver Report](#)

Approval of Change Order No. 3 for the Heggie Park Water Main Improvements Project to P.T. Ferro Construction Co. for a Deduction in the Amount of (\$272,352.78) [363-26](#)

Attachments: [Approver Report](#)

Consent Agenda Items Approved

A motion was made by Councilman Juan Moreno, seconded by Councilman Joe Clement, to approve all said Consent Agenda items.

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

AGENDA ITEM:

Award of Contract No. 2985-0626 for the Minton Road Lift Station Replacement Project to Austin Tyler Construction Inc. In the Amount of \$590,075.00

[365-26](#)

Attachments: [Approver Report](#)

A motion was made by Councilman Pat Mudron, seconded by Councilwoman Sherri Reardon, to approve COUNCIL MEMO #365-26: Award of Contract No. 2985-0626 for the Minton Road Lift Station Replacement Project to Austin Tyler Construction Inc. In the Amount of \$590,075.00.

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Abstain: Councilman Juan Moreno

Approval of Change Order No. 1 for the Glenwood and West Acres Water Main Improvements Project to Austin Tyler Construction Inc. in the Amount of \$218,240.10

[366-26](#)

Attachments: [Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Joe Clement, to approve COUNCIL MEMO #366-26: Approval of Change Order No. 1 for the Glenwood and West Acres Water Main Improvements Project to Austin Tyler Construction Inc. in the Amount of \$218,240.10.

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Abstain: Councilman Juan Moreno

PUBLIC HEARINGS:

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

Public Hearing for a Resolution Approving an Annexation Agreement for 0.14 acres at the intersection of Elgin Avenue and Leach Avenue (A-2-26)

[368-26](#)

Attachments: [Resolution - Annexation Agreement .docx](#)
[Annexation Agreement v1.pdf](#)
[Plat of Annexation.pdf](#)
[Staff Report Packet A-2-26 502 Leach Avenue.pdf](#)
[June 18 Minutes.pdf](#)
[Approver Report](#)

The City Clerk opened the Public Hearing.

The City Clerk, advised that this is a Public Hearing so any public comments would be in order at this time.

No public comments were made, therefore, the City Clerk closed the Public Hearing.

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #368-26: Public Hearing for a Resolution Approving an Annexation Agreement for 0.14 acres at the intersection of Elgin Avenue and Leach Avenue (A-2-26). (Resolution 8307)

The motion carried by the following vote:

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

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with 502 Leach Ave:**[370-26](#)**

Ordinance Approving an Annexation of 0.14 Acres Located at the intersection of Elgin Avenue and Leach Avenue (A-2-26)

Ordinance Approving a Classification to R-3 (One-and-Two Family Residential Zoning) (A-2-26)

Attachments: [Ordinance - Annexation 502 Leach Ave.docx](#)
 [Ordinance - Zoning Classification 502 Leach Ave.docx](#)
 [Plat of Annexation.pdf](#)
 [Staff Report Packet A-2-26 502 Leach Avenue.pdf](#)
 [June 18 Minutes.pdf](#)
 [Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #370-26: Ordinances Associated with 502 Leach Ave:

Ordinance Approving an Annexation of 0.14 Acres Located at the intersection of Elgin Avenue and Leach Avenue (A-2-26) (Ordinance 18875)

Ordinance Approving a Classification to R-3 (One-and-Two Family Residential Zoning) (A-2-26). (Ordinance 18876)

The motion carried by the following vote:

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

Nay: Councilwoman Jan Hallums Quillman

Absent: Councilwoman Suzanna Ibarra

Ordinance Accepting a \$3,500,000 Grant from the Illinois Department of Transportation for the Joliet I-80 Des Plaines River Bridge Community Plan and Amendment of the 2026 Budget to Receive and Expend Grant Funds

[371-26](#)

Attachments: [IDOT Grant Agreement Ordinance.docx](#)
 [Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #371-26: Ordinance Accepting a \$3,500,000 Grant from the Illinois Department of Transportation for the Joliet I-80 Des Plaines River Bridge Community Plan and

Amendment of the 2026 Budget to Receive and Expend Grant Funds.
(Ordinance 18877)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Ordinance Amending the 2026 Annual Budget for the Final Payment for the Joliet Multi Modal Transportation Center- 1B Bus Station in the Amount of \$383,589.39

[372-26](#)

Attachments: [UPDATED ORDINANCE NO.docx](#)
[Approver Report](#)

Councilman Hug made a clarification on this item.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #372-26: Ordinance Amending the 2026 Annual Budget for the Final Payment for the Joliet Multi Modal Transportation Center- 1B Bus Station in the Amount of \$383,589.39. (Ordinance 18878)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Ordinance Authorizing Approval and Execution of the Class Action Settlement Agreement in Musa et. al. v. City of Joliet, Will County Case 22 LA 334 Consolidated with 22 CH 196

[373-26](#)

Attachments: [Overweight and Overlength Ordinance Settlement Agreement](#)
[Approver Report](#)

Mayor D'Arcy made a brief clarification on this item.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #373-26: Ordinance Authorizing Approval and Execution of the Class Action Settlement Agreement in Musa et. al. v. City of Joliet, Will County Case 22 LA 334 Consolidated with 22 CH 196. (Ordinance 18879)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

RESOLUTIONS:

Resolution Accepting a Grant of Construction and Drainage Easements from Mt. Zion Church for the Ontario Street Drainage Improvements Project **[375-26](#)**

Attachments: [Resolution](#)
[Pin 30-07-21-311-015-0000 Easement - Copy Redacted.pdf](#)
[Pin 30-07-21-311-004-0000 Easement - Copy Redacted.pdf](#)
[Pin 30-07-21-310-022-0000 Easement - Copy Redacted.pdf](#)
[Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Cesar Cardenas, to adopt COUNCIL MEMO #375-26: Resolution Accepting a Grant of Construction and Drainage Easements from Mt. Zion Church for the Ontario Street Drainage Improvements Project. (Resolution 8308)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Resolution Approving a Memorandum of Agreement between the City of Joliet and the Illinois EPA for the Property Located at 14 W. Clinton Street **[376-26](#)**

Attachments: [Resolution](#)
[14 W Clinton MOA.pdf](#)
[14 W Clinton Exhibit A \(NFR\).pdf](#)
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #376-26: Resolution Approving a Memorandum of Agreement between the City of Joliet and the Illinois EPA for the Property Located at 14 W. Clinton Street. (Resolution 8309)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Resolution Authorizing a FOID Enforcement Grant Program Agreement Between the State of Illinois ("State") and the City of Joliet ("Joliet")

[377-26](#)

Attachments: [Resolution](#)
[FOID Grant 2026.pdf](#)
[Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #377-26: Resolution Authorizing a FOID Enforcement Grant Program Agreement Between the State of Illinois ("State") and the City of Joliet ("Joliet"). (Resolution 8310)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Resolution Approving Intergovernmental Agreement with Plainfield Community Consolidated School District 202

[378-26](#)

Attachments: [Resolution](#)
[IGA between Plainfield Consolidated School District 2026.docx.pdf](#)
[Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #378-26: Resolution Approving Intergovernmental Agreement with Plainfield Community Consolidated School District 202. (Resolution 8311)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Resolution Authorizing Execution of a Memorandum of

[379-26](#)

Understanding (“MOU”) Between the City of Joliet Fire Department and the Channahon Fire Protection District

Attachments: [Resolution](#)
 [MOU between JFD and CFPD.docx](#)
 [Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #379-26: Resolution Authorizing Execution of a Memorandum of Understanding (“MOU”) Between the City of Joliet Fire Department and the Channahon Fire Protection District. (Resolution 8312)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Resolution Authorizing Execution of a Memorandum of Understanding (“MOU”) Between the City of Joliet Fire Department and the Elwood Fire Protection District**[380-26](#)**

Attachments: [Resolution](#)
 [MOU between JFD and Elwood.docx](#)
 [Approver Report](#)

A motion was made by Councilman Larry E. Hug, seconded by Councilman Joe Clement, to adopt COUNCIL MEMO #380-26: Resolution Authorizing Execution of a Memorandum of Understanding (“MOU”) Between the City of Joliet Fire Department and the Elwood Fire Protection District. (Resolution 8313)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Resolution Authorizing a Letter of Understanding Between the City of Joliet and the Illinois Department of Transportation Regarding Maintenance and Inspection of Fire Standpipe Systems for the I-80 Des Plaines River Bridge Improvement Project**[381-26](#)**

Attachments: [Resolution](#)
 [LU126-009 62R23 City of Joliet LOU.docx](#)
 [Approver Report](#)

A motion was made by Councilwoman Sherri Reardon, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #381-26: Resolution Authorizing a Letter of Understanding Between the City of Joliet and the Illinois Department of Transportation Regarding Maintenance and Inspection of Fire Standpipe Systems for the I-80 Des Plaines River Bridge Improvement Project. (Resolution 8314)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Resolution Accepting Amendment No. 1 for the License Agreement from Metra for the Washington Street Water Main Improvement Project [382-26](#)

Attachments: [Resolution](#)
 [25-106 City of Joliet License Amendment No. 1 to Pipeline License Agreement RE23317 v2](#)
 [Approver Report](#)

A motion was made by Councilman Cesar Cardenas, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #382-26: Resolution Accepting Amendment No. 1 for the License Agreement from Metra for the Washington Street Water Main Improvement Project. (Resolution 8315)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Resolution Approving an Intergovernmental Agreement with the Village of Shorewood for Gravity Sewer Line Oversizing, Payment, and Capacity for the Lasser Diversion Sewer [383-26](#)

Attachments: [Resolution](#)
 [Joliet Shorewood Oversizing Agreement 070826.docx](#)
 [Approver Report](#)

A motion was made by Councilwoman Jan Hallums Quillman, seconded by

Councilman Juan Moreno, to adopt COUNCIL MEMO #383-26: Resolution Approving an Intergovernmental Agreement with the Village of Shorewood for Gravity Sewer Line Oversizing, Payment, and Capacity for the Lasser Diversion Sewer. (Resolution 8316)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

Resolution to Adopt the CDBG Annual Action Plan PY2026

[384-26](#)

Attachments: [Resolution](#)
[Final PY26AAP](#)
[Approver Report](#)

Councilman Hug gave a brief explanation of this item.

Mayor D'Arcy provided some explanation as well.

Councilman Clement asked Brigitte Roehr for a brief clarification.

Brigitte Roehr shared some information regarding this item.

A motion was made by Councilman Cesar Cardenas, seconded by Councilman Juan Moreno, to adopt COUNCIL MEMO #384-26: Resolution to Adopt the CDBG Annual Action Plan PY2026. (Resolution 8317)

The motion carried by the following vote:

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

Nay: Councilman Larry E. Hug

Absent: Councilwoman Suzanna Ibarra

Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement between the City of Joliet and the Joliet Park District (Emergency Shower Facility Access During Extended Water Service Disruptions)

[385-26](#)

Attachments: [Resolution](#)
[IGA Park District](#)
[Approver Report](#)

Mayor D'Arcy addressed concerns on this item.

Councilman Hug also addressed concerns on this item.

A motion was made by Councilwoman Sherri Reardon, seconded by Councilwoman Jan Hallums Quillman, to adopt COUNCIL MEMO #385-26: Resolution Authorizing Execution of an Intergovernmental Cooperation Agreement between the City of Joliet and the Joliet Park District (Emergency Shower Facility Access During Extended Water Service Disruptions). (Resolution 8318)

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

CITY MANAGER:

PUBLIC COMMENTS:

Christopher Parker and Kira Ford - spoke on behalf of ABBA and thanked Mayor and Council for their support through CDBG funding

Alicia Morales - spoke on concerns regarding the event that occurred yesterday, public safety equality and ICE

Sam Coffey - spoke on concerns regarding public safety officers authority

Magda Lara - spoke regarding the event that occurred yesterday and concerns with ICE

Rosa Hernandez - spoke regarding the event that occurred yesterday and concerns with ICE

Sativa - spoke regarding concerns with public safety

Dr. Jacob Jakobi Collins - spoke in support of those who spoke on the water issues in Preston Heights

Crystal Adams - spoke as representative of Preston Heights on concerns with their water system

Betty Washington - thanked Councilwoman Ibarra for her assistance in obtaining funding for Mt. Zion and thanked Greg Ruddy as well.

Amy Navarro - new director of LEDA, introduced herself and thanked the Mayor and Council for the CDBG funding and thanked the team over at LEDA.

Enrique - co-owner of a photo/video production studio in Joliet - spoke on community engagement and assistance and LEDA's positive impact on small business.

Andres - spoke on the positive impact LEDA has on small business

Kathy Garthus - spoke on concerns with ICE, the illegal swapping of license plates, and personal issues

Chief Brown addressed resident concerns.

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

MAYOR AND COUNCIL COMMENTS:

Councilman Mudron spoke on attendance at the Michael Clark street dedication and his attendance at Lively Hope Church at 308 N. Midland for a mortgage burn event.

Councilwoman Reardon spoke regarding her attendance at City Square event for Wicked Sing Along and reminded everyone of events upcoming at the Rialto Square Theater starting October 1.

Mayor D'Arcy reminded Preston Heights of the community meeting on July 30th at Nowell Park, spoke on the 50th anniversary of Cemeno's restaurant, the Big Boy locomotive, AFS Service ribbon cutting, Joliet Drama Guild Bridge to Broadway Summer Camp, and reminded everyone of events still coming to Joliet this summer.

ADJOURNMENT:

A motion was made by Councilman Larry E. Hug, seconded by Councilman Juan Moreno, to adjourn.

The motion carried by the following vote:

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

Absent: Councilwoman Suzanna Ibarra

This meeting will be held in an accessible location. If you need a reasonable accommodation, please contact The City Clerk Office, 150 West Jefferson Street, Joliet, Illinois 60432 at (815) 724-3780. Live, online streaming of Regular City Council and Pre-Council meetings is now available at www.joliet.gov. Videos and agenda packets can be accessed by clicking on the Meetings & Agendas link at the center of the home page for "Joliet City Council E-Agenda & Streaming Video." The new page includes archived footage and interactive agendas available for the public to view at their convenience.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/27/2026

Department: City Clerk/Business
Services

Final Action:

Title:

Agenda Date: 08/04/2026

Attachments: Pre-Council Meeting Minutes - July 20, 2026, City
Council Meeting Minutes - July 21, 2026

Entered by: nhughes@joliet.gov



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #:

Agenda Date:8/4/2026

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
18255 AEC SUPPLY INC										
9379		08/04/2026	260804	403469	2,078.75	2,078.75	08/04/2026	INV PD	WEED	C
CHECK DATE:		08/04/2026								
9532		08/04/2026	260804	403469	48.50	48.50	08/04/2026	INV PD	WEED	C
CHECK DATE:		08/04/2026								
					2,127.25					
56 AIR ONE EQUIPMENT, INC										
238204		08/04/2026	260804	403470	63.00	63.00	08/04/2026	INV PD	REPLAC	
CHECK DATE:		08/04/2026								
238441		08/04/2026	260804	403470	360.00	360.00	08/04/2026	INV PD	TOWER	
CHECK DATE:		08/04/2026								
238578		08/04/2026	260804	403470	248.00	248.00	08/04/2026	INV PD	STATIO	
CHECK DATE:		08/04/2026								
238579		08/04/2026	260804	403470	723.00	723.00	08/04/2026	INV PD	STATIO	
CHECK DATE:		08/04/2026								
238580		08/04/2026	260804	403470	547.00	547.00	08/04/2026	INV PD	STATIO	
CHECK DATE:		08/04/2026								
238954		08/04/2026	260804	403470	1,812.00	1,812.00	08/04/2026	INV PD	GLOBE	
CHECK DATE:		08/04/2026								
					3,753.00					
14157 AIRYS INC										
52528		08/04/2026	260804	10001190	4,811.45	4,811.45	08/04/2026	INV PD	REPAIR	
CHECK DATE:		08/06/2026								
11858 AL WARREN OIL COMPANY INC										
w1860535	26000401	08/04/2026	260804	10001151	18,112.00	18,112.00	08/04/2026	INV PD	FUEL,	
CHECK DATE:		08/06/2026								
17100 ALEXANDER CHEMICAL										
109736	26000443	08/04/2026	260804	403471	7,127.36	7,127.36	08/04/2026	INV PD	ESTP	-
CHECK DATE:		08/04/2026								
109916	26000443	08/04/2026	260804	403471	7,111.60	7,111.60	08/04/2026	INV PD	ESTP	-
CHECK DATE:		08/04/2026								

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
					14,238.96						
15495 ALL AMERICAN CLEANING & JANITORIAL INC											
726W		08/04/2026	260804	403472	600.00	600.00	08/04/2026	INV	PD		PROFES
CHECK DATE:		08/04/2026									
16235 ALLEGRA COAL CITY											
146287		08/04/2026	260804	403473	51.00	51.00	08/04/2026	INV	PD		HR BUS
CHECK DATE:		08/04/2026									
146859		08/04/2026	260804	403473	131.00	131.00	08/04/2026	INV	PD		BUSINE
CHECK DATE:		08/04/2026									
146881		08/04/2026	260804	403473	51.00	51.00	08/04/2026	INV	PD		BUSINE
CHECK DATE:		08/04/2026									
147262		08/04/2026	260804	403473	51.00	51.00	08/04/2026	INV	PD		BUSINE
CHECK DATE:		08/04/2026									
					284.00						
16183 ALLIED UNIVERSAL SECURITY SERVICES											
18717602		08/04/2026	260804	403474	13,802.25	13,802.25	08/04/2026	INV	PD		SECURI
CHECK DATE:		08/04/2026									
15576 AMAZON CAPITAL SERVICES											
11CJ-Y61P-H4YH		08/04/2026	260804	403475	76.62	76.62	08/04/2026	INV	PD		OFFICE
CHECK DATE:		08/04/2026									
11LF-J4CX-1M96		08/04/2026	260804	403475	23.99	23.99	08/04/2026	INV	PD		VEHICL
CHECK DATE:		08/04/2026									
13K4-FX1M-99J6		08/04/2026	260804	403475	12.99	12.99	08/04/2026	INV	PD		REPLAC
CHECK DATE:		08/04/2026									
13YM-YKR1-P4CJ		08/04/2026	260804	403475	93.99	93.99	08/04/2026	INV	PD		STORAG
CHECK DATE:		08/04/2026									
14KL-CDQJ-LQF6		08/04/2026	260804	403475	39.99	39.99	08/04/2026	INV	PD		TOOLS
CHECK DATE:		08/04/2026									
14QT-NTN9-7ww4		08/04/2026	260804	403475	21.90	21.90	08/04/2026	INV	PD		OFFICE
CHECK DATE:		08/04/2026									
14T9-49LQ-F3MY		08/04/2026	260804	403475	74.98	74.98	08/04/2026	INV	PD		HANDHE
CHECK DATE:		08/04/2026									
1631-XKVT-X7DD		08/04/2026	260804	403475	19.92	19.92	08/04/2026	INV	PD		OFFICE
CHECK DATE:		08/04/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
16DF-47DM-CTRN CHECK DATE:	08/04/2026	08/04/2026	260804	403475	271.98		271.98	08/04/2026	INV	PD	VEHICL
16YM-MNT4-Q4JF CHECK DATE:	08/04/2026	08/04/2026	260804	403475	28.60		28.60	08/04/2026	INV	PD	OFFICE
17MT-1GV9-CJKL CHECK DATE:	08/04/2026	08/04/2026	260804	403475	65.53		65.53	08/04/2026	INV	PD	OFFICE
17RN-N1JG-HK7H CHECK DATE:	08/04/2026	08/04/2026	260804	403475	24.39		24.39	08/04/2026	INV	PD	OFFICE
19FM-LWGY-HVMY CHECK DATE:	08/04/2026	08/04/2026	260804	403475	38.60		38.60	08/04/2026	INV	PD	DISKS
19W6-MX6L-YKXN CHECK DATE:	08/04/2026	08/04/2026	260804	403475	25.99		25.99	08/04/2026	INV	PD	COFFEE
1C3G-3NP4-TPMN CHECK DATE:	08/04/2026	08/04/2026	260804	403475	202.36		202.36	08/04/2026	INV	PD	TRIAGE
1DYP-6PP6-FWJ9 CHECK DATE:	08/04/2026	08/04/2026	260804	403475	51.95		51.95	08/04/2026	INV	PD	COFFEE
1F1D-R7NR-WVW9 CHECK DATE:	08/04/2026	08/04/2026	260804	403475	99.98		99.98	08/04/2026	INV	PD	OFFICE
1F3Q-RXG7-QVVK CHECK DATE:	08/04/2026	08/04/2026	260804	403475	73.31		73.31	08/04/2026	INV	PD	ENVELO
1F6W-TKHM-6DLF CHECK DATE:	08/04/2026	08/04/2026	260804	403475	851.41		851.41	08/04/2026	INV	PD	TRIAGE
1FWK-KGL4-W6LQ CHECK DATE:	08/04/2026	08/04/2026	260804	403475	46.93		46.93	08/04/2026	INV	PD	SUPPLI
1FXP-CDR3-GCJV CHECK DATE:	08/04/2026	08/04/2026	260804	403475	63.43		63.43	08/04/2026	INV	PD	OFFICE
1GN1-KPHM-9KDQ CHECK DATE:	08/04/2026	08/04/2026	260804	403475	35.48		35.48	08/04/2026	INV	PD	OFFICE
1JHW-64MR-CFWX CHECK DATE:	08/04/2026	08/04/2026	260804	403475	139.90		139.90	08/04/2026	INV	PD	OFFICE
1KHN-34LK-WXQ4 CHECK DATE:	08/04/2026	08/04/2026	260804	403475	128.80		128.80	08/04/2026	INV	PD	GLASSE
1KNH-TPXN-WQMD CHECK DATE:	08/04/2026	08/04/2026	260804	403475	49.34		49.34	08/04/2026	INV	PD	SUPPLI
1L93-YQ3W-WF61 CHECK DATE:	08/04/2026	08/04/2026	260804	403475	675.78		675.78	08/04/2026	INV	PD	MAINTE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
1MGL-FPHR-VV19 CHECK DATE:	08/04/2026	08/04/2026	260804	403475	4.29		4.29	08/04/2026	INV	PD	HIGHLI
1N6Y-H97L-GY6D CHECK DATE:	08/04/2026	08/04/2026	260804	403475	16.99		16.99	08/04/2026	INV	PD	ELECTR
1NLN-9CKP-R1HW CHECK DATE:	08/04/2026	08/04/2026	260804	403475	272.33		272.33	08/04/2026	INV	PD	TRIAGE
1NW9-JVMX-KNRD CHECK DATE:	08/04/2026	08/04/2026	260804	403475	69.47		69.47	08/04/2026	INV	PD	SUPPLI
1P63-FWPP-9RYF CHECK DATE:	08/04/2026	08/04/2026	260804	403475	1,058.00		1,058.00	08/04/2026	INV	PD	PRINTE
1PNG-JXF3-3GF1 CHECK DATE:	08/04/2026	08/04/2026	260804	403475	119.76		119.76	08/04/2026	INV	PD	CLEANI
1QY3-JRN7-JGYX CHECK DATE:	08/04/2026	08/04/2026	260804	403475	33.95		33.95	08/04/2026	INV	PD	TRIAGE
1R3C-MJ1V-PWQQ CHECK DATE:	08/04/2026	08/04/2026	260804	403475	76.16		76.16	08/04/2026	INV	PD	BATTER
1RHF-CLN4-6MRD CHECK DATE:	08/04/2026	08/04/2026	260804	403475	44.64		44.64	08/04/2026	INV	PD	SUPPLI
1TTL-YCYP-3QXL CHECK DATE:	08/04/2026	08/04/2026	260804	403475	79.49		79.49	08/04/2026	INV	PD	EQUIPM
1V33-JPXK-QJNW CHECK DATE:	08/04/2026	08/04/2026	260804	403475	39.85		39.85	08/04/2026	INV	PD	SUPPLI
1V6T-3WLG-K7FT CHECK DATE:	08/04/2026	08/04/2026	260804	403475	135.83		135.83	08/04/2026	INV	PD	NAME T
1WXT-PXMP-MMYL CHECK DATE:	08/04/2026	08/04/2026	260804	403475	65.92		65.92	08/04/2026	INV	PD	SUPPLI
1XNR-MMHJ-1TNW CHECK DATE:	08/04/2026	08/04/2026	260804	403475	341.93		341.93	08/04/2026	INV	PD	341.93
					5,596.75						
15575 AMERICA'S BACKYARD INC											
1287 CHECK DATE:	26000636 08/04/2026	08/04/2026	260804	403476	10,949.00		10,949.00	08/04/2026	INV	PD	Fence
17855 AMERICAN HOIST & MANLIFT INC											
46016 CHECK DATE:	26000026 08/06/2026	08/04/2026	260804	10001152	1,886.50		1,886.50	08/04/2026	INV	PD	2026 E

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
14040 AMERICAN WELDING & GAS											
0011716662		08/04/2026	260804	10001153	39.41	39.41	08/04/2026	INV	PD		FORKLI
CHECK DATE:	08/06/2026										
0011789914		08/04/2026	260804	10001153	38.75	38.75	08/04/2026	INV	PD		FORKLI
CHECK DATE:	08/06/2026										
					78.16						
13615 ANCHOR MECHANICAL INC											
i3582-54JW	26000307	08/04/2026	260804	403477	10,809.00	10,809.00	08/04/2026	INV	PD		2026 H
CHECK DATE:	08/04/2026										
NW-1055		08/04/2026	260804	403477	2,884.21	2,884.21	08/04/2026	INV	PD		REPAIR
CHECK DATE:	08/04/2026										
					13,693.21						
18068 ARBOR TEK LANDSCAPE SERVICES INC											
22454		08/04/2026	260804	403478	295.00	295.00	08/04/2026	INV	PD		SPRING
CHECK DATE:	08/04/2026										
22471		08/04/2026	260804	403478	1,800.00	1,800.00	08/04/2026	INV	PD		EMERGE
CHECK DATE:	08/04/2026										
22472		08/04/2026	260804	403478	2,400.00	2,400.00	08/04/2026	INV	PD		EMERGE
CHECK DATE:	08/04/2026										
22473		08/04/2026	260804	403478	2,840.00	2,840.00	08/04/2026	INV	PD		EMERGE
CHECK DATE:	08/04/2026										
22474		08/04/2026	260804	403478	3,800.00	3,800.00	08/04/2026	INV	PD		EMERGE
CHECK DATE:	08/04/2026										
					11,135.00						
15933 AT&T CORP/ACC BUSINESS											
1657409116		08/04/2026	260804	403479	837.40	837.40	08/04/2026	INV	PD		TELECO
CHECK DATE:	08/04/2026										
6170658117		08/04/2026	260804	403479	526.44	526.44	08/04/2026	INV	PD		TELECO
CHECK DATE:	08/04/2026										
6409048112		08/04/2026	260804	403479	1,194.24	1,194.24	08/04/2026	INV	PD		TELECO
CHECK DATE:	08/04/2026										
8862548119		08/04/2026	260804	403479	737.08	737.08	08/04/2026	INV	PD		TELECO
CHECK DATE:	08/04/2026										
9486928117		08/04/2026	260804	403479	1,331.89	1,331.89	08/04/2026	INV	PD		TELECO

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE: 08/04/2026										
					4,627.05					
18382 AVDG LLC										
78472		08/04/2026	260804	403480	637.50	637.50	08/04/2026	INV PD		SERVIC
CHECK DATE: 08/04/2026										
19312 BALLET FOLKLORICO DE CHICAGO INC.										
07/23/2026		08/04/2026	260804	403481	480.00	480.00	08/04/2026	INV PD		CONCER
CHECK DATE: 08/04/2026										
207 BARRETTS HARDWARE & INDUS										
3261962	26000033	08/04/2026	260804	403482	316.68	316.68	08/04/2026	INV PD		Roadwa
CHECK DATE: 08/04/2026										
7112 BAXTER & WOODMAN INC										
0286850	26000166	08/04/2026	260804	403483	166,250.54	166,250.54	08/04/2026	INV PD		PSA fo
CHECK DATE: 08/04/2026										
0286866	26000467	08/04/2026	260804	403483	2,248.39	2,248.39	08/04/2026	INV PD		PSA fo
CHECK DATE: 08/04/2026										
0286869	26000349	08/04/2026	260804	403483	5,163.00	5,163.00	08/04/2026	INV PD		PSA fo
CHECK DATE: 08/04/2026										
0286871	26000297	08/04/2026	260804	403483	8,594.33	8,594.33	08/04/2026	INV PD		2026 P
CHECK DATE: 08/04/2026										
286833	26000298	08/04/2026	260804	403483	12,411.09	12,411.09	08/04/2026	INV PD		PSA 20
CHECK DATE: 08/04/2026										
286838	26000299	08/04/2026	260804	403483	31,328.36	31,328.36	08/04/2026	INV PD		PSA fo
CHECK DATE: 08/04/2026										
					225,995.71					
19297 BAYERN BUILDERS INC										
36901		08/04/2026	260804	403484	3,450.00	3,450.00	08/04/2026	INV PD		STATIO
CHECK DATE: 08/04/2026										
17163 BEARY LANDSCAPE MANAGEMENT										
68978	26000053	08/04/2026	260804	403485	19,500.00	19,500.00	08/04/2026	INV PD		2026 C
CHECK DATE: 08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
17984 BERG-JOHNSON ASSOCIATES INC										
68242-0		08/04/2026	260804	403486	5,930.52	5,930.52	08/04/2026	INV PD		PARTS
CHECK DATE:	08/04/2026									
18862 BLINK NETWORK LLC										
INV9425041		08/04/2026	260804	403487	480.00	480.00	08/04/2026	INV PD		EV CHA
CHECK DATE:	08/04/2026									
17158 BOERGER LLC										
35013372	26000022	08/04/2026	260804	403488	60,000.00	60,000.00	08/04/2026	INV PD		AUX -
CHECK DATE:	08/04/2026									
10116 BOUND TREE MEDICAL										
86273992		08/04/2026	260804	403489	116.59	116.59	08/04/2026	INV PD		AMBULA
CHECK DATE:	08/04/2026									
86275606		08/04/2026	260804	403489	179.90	179.90	08/04/2026	INV PD		AMBULA
CHECK DATE:	08/04/2026									
86279185		08/04/2026	260804	403489	409.90	409.90	08/04/2026	INV PD		AMBULA
CHECK DATE:	08/04/2026									
					706.39					
18019 BRINK'S, INC										
13207140	26000854	08/04/2026	260804	10001154	785.02	785.02	08/04/2026	INV PD		94600
CHECK DATE:	08/06/2026									
13229870	26000854	08/04/2026	260804	10001154	772.02	772.02	08/04/2026	INV PD		94600
CHECK DATE:	08/06/2026									
8620369	26000854	08/04/2026	260804	10001154	8.37	8.37	08/04/2026	INV PD		94600
CHECK DATE:	08/06/2026									
8695422	26000854	08/04/2026	260804	10001154	10.46	10.46	08/04/2026	INV PD		94600
CHECK DATE:	08/06/2026									
					1,575.87					
18527 BEC ENTERPRISES LLC										
SO43033	26000855	08/04/2026	260804	10001155	342,523.00	342,523.00	08/04/2026	INV PD		ROAD A
CHECK DATE:	08/06/2026									
15057 BURNS & MCDONNELL ENGINEERING CO INC										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
167126-9	26000844	08/04/2026	260804	10001156	11,218.93	11,218.93	08/04/2026	INV	PD	PSA	Co
CHECK DATE:	08/06/2026										
182250-11	26000386	08/04/2026	260804	10001156	142,837.96	142,837.96	08/04/2026	INV	PD	2025	W
CHECK DATE:	08/06/2026										
182250-12	26000386	08/04/2026	260804	10001156	30,372.67	30,372.67	08/04/2026	INV	PD	2025	W
CHECK DATE:	08/06/2026										
195767-2	26000519	08/04/2026	260804	10001156	9,976.00	9,976.00	08/04/2026	INV	PD	2026	F
CHECK DATE:	08/06/2026										
195949-1	26000363	08/04/2026	260804	10001156	186,017.81	186,017.81	08/04/2026	INV	PD	PSA	fo
CHECK DATE:	08/06/2026										
					380,423.37						
14050 BURRIS EQUIPMENT CO											
PS3023518-2		08/04/2026	260804	403490	78.47	78.47	08/04/2026	INV	PD	VEHICL	
CHECK DATE:	08/04/2026										
PS3023810-1		08/04/2026	260804	403490	191.47	191.47	08/04/2026	INV	PD	VEHICL	
CHECK DATE:	08/04/2026										
RC3008494-1		08/04/2026	260804	403490	3,780.00	3,780.00	08/04/2026	INV	PD	RENTAL	
CHECK DATE:	08/04/2026										
					4,049.94						
12160 C&T CONSTRUCTION INC											
2330		08/04/2026	260804	403491	8,920.00	8,920.00	08/04/2026	INV	PD	REPAIR	
CHECK DATE:	08/04/2026										
2331		08/04/2026	260804	403491	7,460.00	7,460.00	08/04/2026	INV	PD	REPAIR	
CHECK DATE:	08/04/2026										
					16,380.00						
15904 CALUMET CITY PLUMBING & HEATING CO INC											
73562	26000481	08/04/2026	260804	10001157	140,762.78	140,762.78	08/04/2026	INV	PD	Contra	
CHECK DATE:	08/06/2026										
10702 CARLIN HORTICULTURAL SUPPLY											
5019724-00	26000661	08/04/2026	260804	403492	935.88	935.88	08/04/2026	INV	PD	Weed	C
CHECK DATE:	08/04/2026										
5019808-00	26000661	08/04/2026	260804	403492	1,448.09	1,448.09	08/04/2026	INV	PD	Weed	C
CHECK DATE:	08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
11996 CARUS CORPORATION					2,383.97						
SLS 10128379	26000402	08/04/2026	260804	10001158	5,701.14	5,701.14	08/04/2026	INV	PD	2026	S
CHECK DATE:	08/06/2026										
SLS 10128380	26000173	08/04/2026	260804	10001158	2,982.00	2,982.00	08/04/2026	INV	PD	2026	M
CHECK DATE:	08/06/2026										
SLS 10128381	26000666	08/04/2026	260804	10001158	308.56	308.56	08/04/2026	INV	PD	2026	D
CHECK DATE:	08/06/2026										
SLS 10128603	26000173	08/04/2026	260804	10001158	1,616.92	1,616.92	08/04/2026	INV	PD	2026	M
CHECK DATE:	08/06/2026										
SLS 10128604	26000402	08/04/2026	260804	10001158	5,747.88	5,747.88	08/04/2026	INV	PD	2026	S
CHECK DATE:	08/06/2026										
SLS 10128605	26000173	08/04/2026	260804	10001158	2,854.25	2,854.25	08/04/2026	INV	PD	2026	M
CHECK DATE:	08/06/2026										
SLS 10128606	26000666	08/04/2026	260804	10001158	2,301.44	2,301.44	08/04/2026	INV	PD	2026	D
CHECK DATE:	08/06/2026										
SLS 10128739	26000666	08/04/2026	260804	10001158	470.38	470.38	08/04/2026	INV	PD	2026	D
CHECK DATE:	08/06/2026										
SLS 10128740	26000666	08/04/2026	260804	10001158	965.70	965.70	08/04/2026	INV	PD	2026	D
CHECK DATE:	08/06/2026										
SLS 10128741	26000173	08/04/2026	260804	10001158	1,743.45	1,743.45	08/04/2026	INV	PD	2026	M
CHECK DATE:	08/06/2026										
SLS 10128742	26000402	08/04/2026	260804	10001158	3,244.44	3,244.44	08/04/2026	INV	PD	2026	S
CHECK DATE:	08/06/2026										
SLS 10128830	26000173	08/04/2026	260804	10001158	1,262.27	1,262.27	08/04/2026	INV	PD	2026	M
CHECK DATE:	08/06/2026										
SLS 10128831	26000402	08/04/2026	260804	10001158	2,781.60	2,781.60	08/04/2026	INV	PD	2026	S
CHECK DATE:	08/06/2026										
SLS 10128832	26000666	08/04/2026	260804	10001158	593.34	593.34	08/04/2026	INV	PD	2026	D
CHECK DATE:	08/06/2026										
SLS 10128834	26000173	08/04/2026	260804	10001158	1,602.32	1,602.32	08/04/2026	INV	PD	2026	M
CHECK DATE:	08/06/2026										
SLS 10128835	26000402	08/04/2026	260804	10001158	2,608.32	2,608.32	08/04/2026	INV	PD	2026	S
CHECK DATE:	08/06/2026										
SLS 10128836	26000666	08/04/2026	260804	10001158	203.58	203.58	08/04/2026	INV	PD	2026	D
CHECK DATE:	08/06/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
19295 CASE IN POINT LCP, LLC					36,987.59						
CASTILLO, H 6.2		08/04/2026	260804	403493	8,962.50	8,962.50		08/04/2026	INV	PD	EXPERT
CHECK DATE:	08/04/2026										
9854 CDS OFFICE TECHNOLOGIES											
INV1792184		08/04/2026	260804	403494	3,900.00	3,900.00		08/04/2026	INV	PD	RESTOC
CHECK DATE:	08/04/2026										
7617 CDWG COMPUTER CENTERS											
AK1X19R		08/04/2026	260804	10001159	1,543.52	1,543.52		08/04/2026	INV	PD	ADDITI
CHECK DATE:	08/06/2026										
AK28N8Z		08/04/2026	260804	10001159	4,111.26	4,111.26		08/04/2026	INV	PD	MICROS
CHECK DATE:	08/06/2026										
AK2UF7E	26000859	08/04/2026	260804	10001159	16,320.70	16,320.70		08/04/2026	INV	PD	ADOBE
CHECK DATE:	08/06/2026										
					21,975.48						
13985 CENTRAL CLEANERS INC											
0010700		08/04/2026	260804	403495	60.00	60.00		08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
19294 TORRY L. MCGEE											
07/15/2026		08/04/2026	260804	403496	400.00	400.00		08/04/2026	INV	PD	DANCIN
CHECK DATE:	08/04/2026										
19315 CHRISTOPHER M. SHERROD											
06/18/2026		08/04/2026	260804	403497	300.00	300.00		08/04/2026	INV	PD	SOUNDS
CHECK DATE:	08/04/2026										
13667 CINTAS CORPORATION NO 2 UNIFORMS											
4273813981	26000047	08/04/2026	260804	403498	55.77	55.77		08/04/2026	INV	PD	Rug Se
CHECK DATE:	08/04/2026										
4275305867		08/04/2026	260804	403498	477.18	477.18		08/04/2026	INV	PD	UNIFOR
CHECK DATE:	08/04/2026										
4275315764	26000047	08/04/2026	260804	403498	55.77	55.77		08/04/2026	INV	PD	Rug Se
CHECK DATE:	08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
4275733806		08/04/2026	260804	403498	316.31	316.31	08/04/2026	INV	PD		UNIFOR
CHECK DATE:	08/04/2026										
4276037443		08/04/2026	260804	403498	202.18	202.18	08/04/2026	INV	PD		UNIFOR
CHECK DATE:	08/04/2026										
4276801234	26000047	08/04/2026	260804	403498	55.77	55.77	08/04/2026	INV	PD		Rug Se
CHECK DATE:	08/04/2026										
13383 CINTAS FIRE PROTECTION					1,162.98						
0F94795638		08/04/2026	260804	403499	493.79	493.79	08/04/2026	INV	PD		FIRE P
CHECK DATE:	08/04/2026										
0F94796067		08/04/2026	260804	403499	956.95	956.95	08/04/2026	INV	PD		EXTING
CHECK DATE:	08/04/2026										
18721 FERGUSON ENTERPRISES LLC					1,450.74						
2040856		08/04/2026	260804	403500	474.90	474.90	08/04/2026	INV	PD		PARTS
CHECK DATE:	08/04/2026										
10220 COMCAST											
277394142		08/04/2026	260804	403502	4,988.00	4,988.00	08/04/2026	INV	PD		COMCAS
CHECK DATE:	08/04/2026										
8771 20 142 1392634	26000041	08/04/2026	260804	403501	65.18	65.18	08/04/2026	INV	PD		cabl e
CHECK DATE:	08/04/2026										
18890 COMPRESSED AIR ADVISORS ONLINE INC					5,053.18						
1582		08/04/2026	260804	403503	5,496.00	5,496.00	08/04/2026	INV	PD		PARTS
CHECK DATE:	08/04/2026										
1583		08/04/2026	260804	403503	2,985.00	2,985.00	08/04/2026	INV	PD		PARTS
CHECK DATE:	08/04/2026										
546 CONSTRUCTION BY CAMCO INC					8,481.00						
7752	26000819	08/04/2026	260804	10001160	639.48	639.48	08/04/2026	INV	PD		2026 O
CHECK DATE:	08/06/2026										
7752-1	26000819	08/04/2026	260804	10001160	7,247.69	7,247.69	08/04/2026	INV	PD		2026 O
CHECK DATE:	08/06/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
					7,887.17						
13860 COPS TESTING SERVICE INC											
2587		08/04/2026	260804	403504	1,250.00	1,250.00	08/04/2026	INV	PD	LAW	EN
CHECK DATE: 08/04/2026											
15872 CORE & MAIN LP											
Z253927		08/04/2026	260804	403505	699.93	699.93	08/04/2026	INV	PD	520M	A
CHECK DATE: 08/04/2026											
Z346609	26000323	08/04/2026	260804	403505	24,600.00	24,600.00	08/04/2026	INV	PD	Purcha	
CHECK DATE: 08/04/2026											
					25,299.93						
16504 CRAWFORD MURPHY & TILLY INC											
0252467	26000547	08/04/2026	260804	10001161	435.00	435.00	08/04/2026	INV	PD	Coordi	
CHECK DATE: 08/06/2026											
576 CRESCENT ELECTRIC SUPPLY											
S514211247.001		08/04/2026	260804	403506	161.88	161.88	08/04/2026	INV	PD	PARTS	
CHECK DATE: 08/04/2026											
S514211247.002		08/04/2026	260804	403506	1,047.46	1,047.46	08/04/2026	INV	PD	PARTS	
CHECK DATE: 08/04/2026											
S514230986.001		08/04/2026	260804	403506	27.40	27.40	08/04/2026	INV	PD	PARTS	
CHECK DATE: 08/04/2026											
S514232529.001		08/04/2026	260804	403506	908.98	908.98	08/04/2026	INV	PD	PARTS	
CHECK DATE: 08/04/2026											
					2,145.72						
18250 CROKE FAIRCHILD DUARTE & BERES LLC											
145146		08/04/2026	260804	403507	3,800.00	3,800.00	08/04/2026	INV	PD	LEGAL	
CHECK DATE: 08/04/2026											
145147		08/04/2026	260804	403507	8,657.00	8,657.00	08/04/2026	INV	PD	LEGAL	
CHECK DATE: 08/04/2026											
145148		08/04/2026	260804	403507	4,047.50	4,047.50	08/04/2026	INV	PD	LEGAL	
CHECK DATE: 08/04/2026											
145375		08/04/2026	260804	403507	5,270.00	5,270.00	08/04/2026	INV	PD	LEGAL	
CHECK DATE: 08/04/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
17065 CULPEPPERS LAWN WORKS					21,774.50						
587	CHECK DATE: 08/04/2026	08/04/2026	260804	403508	150.00	150.00	08/04/2026	INV	PD		GRASS
588	CHECK DATE: 08/04/2026	08/04/2026	260804	403508	150.00	150.00	08/04/2026	INV	PD		GRASS
591	CHECK DATE: 08/04/2026	08/04/2026	260804	403508	100.00	100.00	08/04/2026	INV	PD		GRASS
592	CHECK DATE: 08/04/2026	08/04/2026	260804	403508	100.00	100.00	08/04/2026	INV	PD		GRASS
593	CHECK DATE: 08/04/2026	08/04/2026	260804	403508	200.00	200.00	08/04/2026	INV	PD		GRASS
594	CHECK DATE: 08/04/2026	08/04/2026	260804	403508	250.00	250.00	08/04/2026	INV	PD		GRASS
595	CHECK DATE: 08/04/2026	08/04/2026	260804	403508	115.00	115.00	08/04/2026	INV	PD		GRASS
596	CHECK DATE: 08/04/2026	26000600 08/04/2026	260804	403508	2,103.00	2,103.00	08/04/2026	INV	PD		2026 G
597	CHECK DATE: 08/04/2026	26000600 08/04/2026	260804	403508	1,404.00	1,404.00	08/04/2026	INV	PD		2026 G
599 D CONSTRUCTION INC					4,572.00						
5270	CHECK DATE: 08/04/2026	26000858 08/04/2026	260804	403509	462.15	462.15	08/04/2026	INV	PD		WATER-
12486 DELTA INDUSTRIES INC											
SIN035092	CHECK DATE: 08/04/2026	08/04/2026	260804	403510	2,489.87	2,489.87	08/04/2026	INV	PD		REPAIR
15925 DIBARTOLO, DANTE R											
07/07/2026	CHECK DATE: 08/04/2026	08/04/2026	260804	403511	6,230.00	6,230.00	08/04/2026	INV	PD		ARTIST
13221 DIVE RIGHT IN SCUBA											
283234	CHECK DATE: 08/04/2026	08/04/2026	260804	403512	390.00	390.00	08/04/2026	INV	PD		SCBA -

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
284322		08/04/2026	260804	403512	572.40	572.40	08/04/2026	INV	PD	SCBA	-
CHECK DATE: 08/04/2026											
17206 DONAHUE & ROSE PC					962.40						
2661	26000331	08/04/2026	260804	10001162	35,574.00	35,574.00	08/04/2026	INV	PD	Legal	
CHECK DATE: 08/06/2026											
2662	26000331	08/04/2026	260804	10001162	5,274.50	5,274.50	08/04/2026	INV	PD	Legal	
CHECK DATE: 08/06/2026											
2663	26000331	08/04/2026	260804	10001162	22,368.50	22,368.50	08/04/2026	INV	PD	Legal	
CHECK DATE: 08/06/2026											
2664	26000331	08/04/2026	260804	10001162	385.00	385.00	08/04/2026	INV	PD	Legal	
CHECK DATE: 08/06/2026											
2665	26000331	08/04/2026	260804	10001162	192.50	192.50	08/04/2026	INV	PD	Legal	
CHECK DATE: 08/06/2026											
2666	26000331	08/04/2026	260804	10001162	154.00	154.00	08/04/2026	INV	PD	Legal	
CHECK DATE: 08/06/2026											
19179 DOUBLE A STRATEGIC ADVISORS LLC					63,948.50						
2026-005		08/04/2026	260804	403513	5,000.00	5,000.00	08/04/2026	INV	PD	CONSUL	
CHECK DATE: 08/04/2026											
13406 DUFFIELD CONSULTING ENGINEERS LTD											
655	26000079	08/04/2026	260804	403514	3,560.00	3,560.00	08/04/2026	INV	PD	PSA	-
CHECK DATE: 08/04/2026											
19089 EC MOWING LLC											
202		08/04/2026	260804	403515	75.00	75.00	08/04/2026	INV	PD	GRASS	
CHECK DATE: 08/04/2026											
211		08/04/2026	260804	403515	250.00	250.00	08/04/2026	INV	PD	GRASS	
CHECK DATE: 08/04/2026											
15389 ELEMENT GRAPHICS & DESIGN INC					325.00						
32643	26000387	08/04/2026	260804	403516	877.13	877.13	08/04/2026	INV	PD	DECALS	
CHECK DATE: 08/04/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
32644		26000387 08/04/2026	260804	403516	877.13		877.13	08/04/2026	INV	PD	DECALS
CHECK DATE:	08/04/2026										
32645		26000387 08/04/2026	260804	403516	877.13		877.13	08/04/2026	INV	PD	DECALS
CHECK DATE:	08/04/2026										
32712		26000387 08/04/2026	260804	403516	877.13		877.13	08/04/2026	INV	PD	DECALS
CHECK DATE:	08/04/2026										
32713		26000387 08/04/2026	260804	403516	877.13		877.13	08/04/2026	INV	PD	DECALS
CHECK DATE:	08/04/2026										
7582 ELLIOTT ELECTRIC INC				4,385.65							
33247		26000218 08/04/2026	260804	10001163	31,591.00		31,591.00	08/04/2026	INV	PD	POWER
CHECK DATE:	08/06/2026										
33253		26000302 08/04/2026	260804	10001163	4,060.00		4,060.00	08/04/2026	INV	PD	2026 E
CHECK DATE:	08/06/2026										
33254		26000302 08/04/2026	260804	10001163	6,525.00		6,525.00	08/04/2026	INV	PD	2026 E
CHECK DATE:	08/06/2026										
33255		26000302 08/04/2026	260804	10001163	1,160.00		1,160.00	08/04/2026	INV	PD	2026 E
CHECK DATE:	08/06/2026										
33256		26000302 08/04/2026	260804	10001163	7,830.00		7,830.00	08/04/2026	INV	PD	2026 E
CHECK DATE:	08/06/2026										
33257		26000302 08/04/2026	260804	10001163	5,985.00		5,985.00	08/04/2026	INV	PD	2026 E
CHECK DATE:	08/06/2026										
33258		08/04/2026	260804	10001163	8.80		8.80	08/04/2026	INV	PD	MATERI
CHECK DATE:	08/06/2026										
18604 EMS MANAGEMENT & CONSULTANTS, INC				57,159.80							
EMS-027253		08/04/2026	260804	403517	12,670.84		12,670.84	08/04/2026	INV	PD	PATIENT
CHECK DATE:	08/04/2026										
785 FAST PRINTING OF JOLIET, INC											
100389		08/04/2026	260804	403518	326.25		326.25	08/04/2026	INV	PD	NEIGHB
CHECK DATE:	08/04/2026										
19205 FERRO ASPHALT CORPORATION											
12722		26000858 08/04/2026	260804	10001164	130.00		130.00	08/04/2026	INV	PD	WATER-
CHECK DATE:	08/06/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
12768 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	390.00		390.00	08/04/2026	INV PD		WATER-
12776 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	130.00		130.00	08/04/2026	INV PD		WATER-
12828 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	552.50		552.50	08/04/2026	INV PD		WATER-
12842 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	650.00		650.00	08/04/2026	INV PD		WATER-
12854 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	520.00		520.00	08/04/2026	INV PD		WATER-
12874 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	97.50		97.50	08/04/2026	INV PD		WATER-
12880 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	195.00		195.00	08/04/2026	INV PD		WATER-
12891 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	455.00		455.00	08/04/2026	INV PD		WATER-
12902 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	520.00		520.00	08/04/2026	INV PD		WATER-
12923 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	520.00		520.00	08/04/2026	INV PD		WATER-
12933 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	390.00		390.00	08/04/2026	INV PD		WATER-
12941 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	650.00		650.00	08/04/2026	INV PD		WATER-
12953 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	650.00		650.00	08/04/2026	INV PD		WATER-
12977 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	455.00		455.00	08/04/2026	INV PD		WATER-
13015 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	260.00		260.00	08/04/2026	INV PD		WATER-
13178 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	162.50		162.50	08/04/2026	INV PD		WATER-
13187 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	325.00		325.00	08/04/2026	INV PD		WATER-
13196 CHECK DATE:	26000858 08/06/2026	08/04/2026	260804	10001164	227.50		227.50	08/04/2026	INV PD		WATER-

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
13208		26000858 08/04/2026	260804	10001164	130.00		130.00	08/04/2026	INV	PD	WATER-
CHECK DATE:	08/06/2026										
13219		26000858 08/04/2026	260804	10001164	585.00		585.00	08/04/2026	INV	PD	WATER-
CHECK DATE:	08/06/2026										
13225		26000858 08/04/2026	260804	10001164	1,222.00		1,222.00	08/04/2026	INV	PD	WATER-
CHECK DATE:	08/06/2026										
13234		26000858 08/04/2026	260804	10001164	975.00		975.00	08/04/2026	INV	PD	WATER-
CHECK DATE:	08/06/2026										
13247		26000858 08/04/2026	260804	10001164	357.50		357.50	08/04/2026	INV	PD	WATER-
CHECK DATE:	08/06/2026										
					10,549.50						
19273 FIRE PROS SERVICES											
1053		08/04/2026	260804	403519	360.00		360.00	08/04/2026	INV	PD	BOARD
CHECK DATE:	08/04/2026										
12460 FIRE SERVICE, INC.											
58375		08/04/2026	260804	403520	4,674.00		4,674.00	08/04/2026	INV	PD	FOAM N
CHECK DATE:	08/04/2026										
IL-25041		08/04/2026	260804	403520	1,787.26		1,787.26	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
IL-25104		08/04/2026	260804	403520	49.22		49.22	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
IL-25110		08/04/2026	260804	403520	460.11		460.11	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
IL-28118		08/04/2026	260804	403520	867.68		867.68	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
					7,838.27						
19298 FIRST ARRIVING IO INC											
7022		08/04/2026	260804	403521	7,112.51		7,112.51	08/04/2026	INV	PD	DASHBO
CHECK DATE:	08/04/2026										
829 FISHER SCIENTIFIC											
9060306		08/04/2026	260804	403522	1,045.27		1,045.27	08/04/2026	INV	PD	SUPPLI
CHECK DATE:	08/04/2026										
9122895		08/04/2026	260804	403522	167.20		167.20	08/04/2026	INV	PD	SUPPLI
CHECK DATE:	08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
9249242 CHECK DATE: 08/04/2026		08/04/2026	260804	403522	760.88	760.88	08/04/2026	INV PD	SUPPLI		
9281078 CHECK DATE: 08/04/2026		08/04/2026	260804	403522	607.90	607.90	08/04/2026	INV PD	SUPPLI		
					2,581.25						
18723 FLASHPARKING INC											
INV1129134 CHECK DATE: 08/04/2026		08/04/2026	260804	403523	150.00	150.00	08/04/2026	INV PD	FLASH		
4623 FLEET SAFETY SUPPLY											
87381 CHECK DATE: 08/04/2026		08/04/2026	260804	403524	824.03	824.03	08/04/2026	INV PD	VEHICL		
87437 CHECK DATE: 08/04/2026		08/04/2026	260804	403524	1,411.24	1,411.24	08/04/2026	INV PD	VEHICL		
					2,235.27						
4083 FOSTER COACH SALES INC											
30952 CHECK DATE: 08/04/2026		08/04/2026	260804	403525	554.40	554.40	08/04/2026	INV PD	VEHICL		
31154 CHECK DATE: 08/04/2026		08/04/2026	260804	403525	768.90	768.90	08/04/2026	INV PD	VEHICL		
31176 CHECK DATE: 08/04/2026		08/04/2026	260804	403525	2,092.03	2,092.03	08/04/2026	INV PD	VEHICL		
31186 CHECK DATE: 08/04/2026		08/04/2026	260804	403525	87.42	87.42	08/04/2026	INV PD	VEHICL		
					3,502.75						
10005 FREEDOM FIRST AID & SAFETY											
56175 CHECK DATE: 08/04/2026		08/04/2026	260804	403526	320.85	320.85	08/04/2026	INV PD	OFFICE		
56177 CHECK DATE: 08/04/2026		08/04/2026	260804	403526	224.75	224.75	08/04/2026	INV PD	OFFICE		
56214 CHECK DATE: 08/04/2026		08/04/2026	260804	403526	156.10	156.10	08/04/2026	INV PD	FIRST		
56215 CHECK DATE: 08/04/2026		08/04/2026	260804	403526	80.00	80.00	08/04/2026	INV PD	FIRST		

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
56216	26000040	08/04/2026	260804	403526	99.05		99.05	08/04/2026	INV	PD	FIRST
CHECK DATE: 08/04/2026											
56218		08/04/2026	260804	403526	105.95		105.95	08/04/2026	INV	PD	OFFICE
CHECK DATE: 08/04/2026											
56247	26000040	08/04/2026	260804	403526	112.60		112.60	08/04/2026	INV	PD	FIRST
CHECK DATE: 08/04/2026											
56249		08/04/2026	260804	403526	140.65		140.65	08/04/2026	INV	PD	FIRST
CHECK DATE: 08/04/2026											
18082 FROST SOLUTIONS LLC					1,239.95						
3541	26000013	08/04/2026	260804	403527	38,346.00		38,346.00	08/04/2026	INV	PD	ROAD S
CHECK DATE: 08/04/2026											
3711 GALLAGHER ASPHALT CORPORATION											
43058	26000858	08/04/2026	260804	10001165	1,293.50		1,293.50	08/04/2026	INV	PD	WATER-
CHECK DATE: 08/06/2026											
43116	26000858	08/04/2026	260804	10001165	193.05		193.05	08/04/2026	INV	PD	WATER-
CHECK DATE: 08/06/2026											
900 GASVODA & ASSOC INC					1,486.55						
111762		08/04/2026	260804	10001166	2,363.10		2,363.10	08/04/2026	INV	PD	PARTS
CHECK DATE: 08/06/2026											
13439 GENE MAY HEATING & COOLING											
132871		08/04/2026	260804	403528	389.00		389.00	08/04/2026	INV	PD	STATIO
CHECK DATE: 08/04/2026											
132895		08/04/2026	260804	403528	585.00		585.00	08/04/2026	INV	PD	STATIO
CHECK DATE: 08/04/2026											
17960 GOVERNMENTAL CONSULTING SOLUTIONS, INC					974.00						
7353	26000369	08/04/2026	260804	403529	10,000.00		10,000.00	08/04/2026	INV	PD	State
CHECK DATE: 08/04/2026											
12403 GRAINGER											
9002275007		08/04/2026	260804	10001167	15.12		15.12	08/04/2026	INV	PD	SUPPLI

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE: 08/06/2026											
9003591196		08/04/2026	260804	10001167	329.10	329.10	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9005121901		08/04/2026	260804	10001167	26.75	26.75	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9005121919		08/04/2026	260804	10001167	846.33	846.33	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9010292630		08/04/2026	260804	10001167	1,269.04	1,269.04	08/04/2026	INV	PD		JANITO
CHECK DATE: 08/06/2026											
9011714863		08/04/2026	260804	10001167	30.98	30.98	08/04/2026	INV	PD		TIRE C
CHECK DATE: 08/06/2026											
9920864361		08/04/2026	260804	10001167	767.22	767.22	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9949175799		08/04/2026	260804	10001167	4.43	4.43	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9950731936		08/04/2026	260804	10001167	399.58	399.58	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9968792607		08/04/2026	260804	10001167	136.40	136.40	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9969444737		08/04/2026	260804	10001167	7,767.95	7,767.95	08/04/2026	INV	PD		TOOLS
CHECK DATE: 08/06/2026											
9969451625		07/21/2026	260804	10001167	-1,980.63	-1,980.63	07/21/2026	CRM	PD		CREDIT
CHECK DATE: 08/06/2026											
9972443320		08/04/2026	260804	10001167	586.18	586.18	08/04/2026	INV	PD		TOOLS
CHECK DATE: 08/06/2026											
9976073057		08/04/2026	260804	10001167	58.96	58.96	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9976073065		08/04/2026	260804	10001167	19.04	19.04	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9976073073		08/04/2026	260804	10001167	4.76	4.76	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9976073081		08/04/2026	260804	10001167	14.80	14.80	08/04/2026	INV	PD		PARTS/
CHECK DATE: 08/06/2026											
9979298719		08/04/2026	260804	10001167	217.02	217.02	08/04/2026	INV	PD		TOOLS
CHECK DATE: 08/06/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
					10,513.03						
4316 GRAND STAGE COMPANY											
5196		08/04/2026	260804	403530	88,000.00	88,000.00	08/04/2026	INV	PD	REMOVA	
CHECK DATE:		08/04/2026									
18521 GREAT LAKES URBAN FORESTRY INC											
1624		08/04/2026	260804	403531	1,950.00	1,950.00	08/04/2026	INV	PD	FOREST	
CHECK DATE:		08/04/2026									
1687		08/04/2026	260804	403531	200.00	200.00	08/04/2026	INV	PD	FOREST	
CHECK DATE:		08/04/2026									
1727		08/04/2026	260804	403531	4,817.50	4,817.50	08/04/2026	INV	PD	FOREST	
CHECK DATE:		08/04/2026									
					6,967.50						
14241 GREAT LAKES WATER RESOURCES GROUP											
2110	26000440	08/04/2026	260804	10001168	7,519.50	7,519.50	08/04/2026	INV	PD	WELL 2	
CHECK DATE:		08/06/2026									
14295 GREAT PYRENEES TECHNOLOGY LLC											
2026-0019	26000177	08/04/2026	260804	403532	617.50	617.50	08/04/2026	INV	PD	CONSUL	
CHECK DATE:		08/04/2026									
19307 JARED OVALLE											
GA-2026-001		08/04/2026	260804	403533	900.00	900.00	08/04/2026	INV	PD	SOUNDS	
CHECK DATE:		08/04/2026									
1007 HACH CO INC											
15034263		08/04/2026	260804	403534	8,004.50	8,004.50	08/04/2026	INV	PD	SUPPLI	
CHECK DATE:		08/04/2026									
15146 WEST JEFF AUTO SALES LLC											
570314J		08/04/2026	260804	403535	26.78	26.78	08/04/2026	INV	PD	VEHICL	
CHECK DATE:		08/04/2026									
863293		08/04/2026	260804	403535	1,383.53	1,383.53	08/04/2026	INV	PD	VEHICL	
CHECK DATE:		08/04/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
					1,410.31						
11860 HAWKINS INC											
7448880		08/04/2026	260804	403536	1,234.20	1,234.20	08/04/2026	INV PD	SUPPLI		
CHECK DATE: 08/04/2026											
7484395		08/04/2026	260804	403536	2,468.41	2,468.41	08/04/2026	INV PD	SUPPLI		
CHECK DATE: 08/04/2026											
					3,702.61						
19308 HAZMAT RESOURCE, INC											
85808.00		08/04/2026	260804	403537	9,755.00	9,755.00	08/04/2026	INV PD	HAZMAT		
CHECK DATE: 08/04/2026											
18691 HEALTHCALL LLC											
52877		08/04/2026	260804	403538	14,400.00	14,400.00	08/04/2026	INV PD	HEALTH		
CHECK DATE: 08/04/2026											
15415 HEINTZ CONSTRUCTION INC											
072626012	26000702	08/04/2026	260804	403539	32,450.00	32,450.00	08/04/2026	INV PD	Statio		
CHECK DATE: 08/04/2026											
19100 HENRICKSEN & COMPANY INC											
800969		08/04/2026	260804	10001169	5,345.59	5,345.59	08/04/2026	INV PD	DESK M		
CHECK DATE: 08/06/2026											
802836		08/04/2026	260804	10001169	1,278.04	1,278.04	08/04/2026	INV PD	NEW OF		
CHECK DATE: 08/06/2026											
803220		08/04/2026	260804	10001169	20,930.49	20,930.49	08/04/2026	INV PD	INSTAL		
CHECK DATE: 08/06/2026											
					27,554.12						
17182 HENRY SCHEIN INC											
59343557		08/04/2026	260804	403540	321.60	321.60	08/04/2026	INV PD	SHARPS		
CHECK DATE: 08/04/2026											
2665 HIGH STAR TRAFFIC											
19559		08/04/2026	260804	10001170	1,496.80	1,496.80	08/04/2026	INV PD	ROUTIN		
CHECK DATE: 08/06/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
13279	HILTI INC										
4626068100		08/04/2026	260804	403541	203.61	203.61		08/04/2026	INV	PD	SUPPLI
CHECK DATE: 08/04/2026											
19301	HIP HOP FIT WITH GENE HICKS										
#1		08/04/2026	260804	403542	150.00	150.00		08/04/2026	INV	PD	WELLNE
CHECK DATE: 08/04/2026											
053126		08/04/2026	260804	403542	150.00	150.00		08/04/2026	INV	PD	CITY S
CHECK DATE: 08/04/2026											
11830	HOMER TREE CARE INC				300.00						
64063		08/04/2026	260804	10001171	1,950.00	1,950.00		08/04/2026	INV	PD	TREE R
CHECK DATE: 08/06/2026											
64502		08/04/2026	260804	10001171	2,250.00	2,250.00		08/04/2026	INV	PD	TREE R
CHECK DATE: 08/06/2026											
13679	HR GREEN INC				4,200.00						
204956	26000833	08/04/2026	260804	403543	13,080.00	13,080.00		08/04/2026	INV	PD	Profes
CHECK DATE: 08/04/2026											
19300	ZORANA BOTHA										
07/08/2026		08/04/2026	260804	403544	400.00	400.00		08/04/2026	INV	PD	DANCIN
CHECK DATE: 08/04/2026											
17151	IDEXX DISTRIBUTION INC										
3203895142		08/04/2026	260804	403545	83.02	83.02		08/04/2026	INV	PD	SUPPLI
CHECK DATE: 08/04/2026											
3203895143		08/04/2026	260804	403545	692.46	692.46		08/04/2026	INV	PD	SUPPLI
CHECK DATE: 08/04/2026											
11068	ILL LAW ENFORCEMENT ALARM SYSTEM				775.48						
DUES14928		08/04/2026	260804	403546	480.00	480.00		08/04/2026	INV	PD	ILEAS
CHECK DATE: 08/04/2026											
1201	ILL SECTION AMERICAN WATERWORKS										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
200103760		08/04/2026	260804	403547	40.00	40.00	08/04/2026	INV	PD	2/5	PE
CHECK DATE: 08/04/2026											
9142 ILL STATE TOLL HIGHWAY AUTHORITY											
G129000009779		08/04/2026	260804	403548	339.45	339.45	08/04/2026	INV	PD	2ND	QT
CHECK DATE: 08/04/2026											
G129000009958		08/04/2026	260804	403548	404.52	404.52	08/04/2026	INV	PD	OUT	OF
CHECK DATE: 08/04/2026											
VW5509980886		08/04/2026	260804	403548	59.50	59.50	08/04/2026	INV	PD	TOLL	F
CHECK DATE: 08/04/2026											
				803.47							
19195 ILLINOIS ROCK & ROLL MUSEUM ON ROUTE 66											
2220		08/04/2026	260804	10001172	2,600.00	2,600.00	08/04/2026	INV	PD	PY	202
CHECK DATE: 08/06/2026											
2221		08/04/2026	260804	10001172	3,600.00	3,600.00	08/04/2026	INV	PD	PY	202
CHECK DATE: 08/06/2026											
				6,200.00							
19260 JEFFREY MICHAEL BELLA											
#260712MC		08/04/2026	260804	403549	1,400.00	1,400.00	08/04/2026	INV	PD	SOUND	
CHECK DATE: 08/04/2026											
13346 INFOSEND INC											
312840	26000479	08/04/2026	260804	403550	33,496.78	33,496.78	08/04/2026	INV	PD	PRINT/	
CHECK DATE: 08/04/2026											
312841		08/04/2026	260804	403550	1,084.73	1,084.73	08/04/2026	INV	PD	PRINTI	
CHECK DATE: 08/04/2026											
314011		08/04/2026	260804	403550	396.46	396.46	08/04/2026	INV	PD	PRINTI	
CHECK DATE: 08/04/2026											
				34,977.97							
19303 INSPIRE ANOTHER CO											
20260818-1		08/04/2026	260804	403551	150.00	150.00	08/04/2026	INV	PD	WELLNE	
CHECK DATE: 08/04/2026											
18829 INTEGRITY CONCRETE COATINGS LLC											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
2212		26000688 08/04/2026	260804	403552	42,456.60	42,456.60	08/04/2026	INV	PD		floor
CHECK DATE: 08/04/2026											
2370		08/04/2026	260804	403552	8,039.76	8,039.76	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
17381 INTERSTATE POWER SYSTEMS INC					50,496.36						
C042084684:01		08/04/2026	260804	403553	3,202.33	3,202.33	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
19305 ELIZABETH WEBER											
#1		08/04/2026	260804	403554	150.00	150.00	08/04/2026	INV	PD		CITY S
CHECK DATE: 08/04/2026											
1339 JCM UNIFORMS											
815507		08/04/2026	260804	403555	519.50	519.50	08/04/2026	INV	PD		BC UPG
CHECK DATE: 08/04/2026											
818493		26000255 08/04/2026	260804	403555	750.00	750.00	08/04/2026	INV	PD		BALLIS
CHECK DATE: 08/04/2026											
818536		26000259 08/04/2026	260804	403555	750.00	750.00	08/04/2026	INV	PD		BALLIS
CHECK DATE: 08/04/2026											
818545		26000260 08/04/2026	260804	403555	750.00	750.00	08/04/2026	INV	PD		BALLIS
CHECK DATE: 08/04/2026											
818552		26000273 08/04/2026	260804	403555	109.95	109.95	08/04/2026	INV	PD		POLICE
CHECK DATE: 08/04/2026											
818663		26000264 08/04/2026	260804	403555	750.00	750.00	08/04/2026	INV	PD		BALLIS
CHECK DATE: 08/04/2026											
818667		26000269 08/04/2026	260804	403555	80.00	80.00	08/04/2026	INV	PD		CIVILI
CHECK DATE: 08/04/2026											
819161		26000492 08/04/2026	260804	403555	188.95	188.95	08/04/2026	INV	PD		POLICE
CHECK DATE: 08/04/2026											
819290		08/04/2026	260804	403555	7,507.50	7,507.50	08/04/2026	INV	PD		RESTOC
CHECK DATE: 08/04/2026											
819470		26000266 08/04/2026	260804	403555	750.00	750.00	08/04/2026	INV	PD		BALLIS
CHECK DATE: 08/04/2026											
819898		26000612 08/04/2026	260804	403555	81.54	81.54	08/04/2026	INV	PD		POLICE
CHECK DATE: 08/04/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
819981		26000614 08/04/2026	260804	403555	370.61		370.61	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
819986		26000534 08/04/2026	260804	403555	750.00		750.00	08/04/2026	INV	PD	BALLIS
CHECK DATE:	08/04/2026										
820092		08/04/2026	260804	403555	65.00		65.00	08/04/2026	INV	PD	SOS SH
CHECK DATE:	08/04/2026										
820112		26000643 08/04/2026	260804	403555	50.55		50.55	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820113		26000656 08/04/2026	260804	403555	1,915.00		1,915.00	08/04/2026	INV	PD	RECRUI
CHECK DATE:	08/04/2026										
820143		26000568 08/04/2026	260804	403555	139.95		139.95	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820230		26000678 08/04/2026	260804	403555	507.80		507.80	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820271		26000690 08/04/2026	260804	403555	414.80		414.80	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820304		26000679 08/04/2026	260804	403555	132.95		132.95	08/04/2026	INV	PD	SOS PO
CHECK DATE:	08/04/2026										
820389		26000696 08/04/2026	260804	403555	311.90		311.90	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820391		26000698 08/04/2026	260804	403555	400.80		400.80	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820394		26000676 08/04/2026	260804	403555	65.00		65.00	08/04/2026	INV	PD	SOS PO
CHECK DATE:	08/04/2026										
820395		26000665 08/04/2026	260804	403555	65.00		65.00	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820449		26000644 08/04/2026	260804	403555	67.95		67.95	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820669		26000750 08/04/2026	260804	403555	122.10		122.10	08/04/2026	INV	PD	DISPAT
CHECK DATE:	08/04/2026										
820672		26000751 08/04/2026	260804	403555	183.60		183.60	08/04/2026	INV	PD	DISPAT
CHECK DATE:	08/04/2026										
820815		08/04/2026	260804	403555	63.00		63.00	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820885		08/04/2026	260804	403555	45.95		45.95	08/04/2026	INV	PD	POLICE
CHECK DATE:	08/04/2026										
820973		26000785 08/04/2026	260804	403555	45.95		45.95	08/04/2026	INV	PD	POLICE

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE:	08/04/2026										
821027	26000772	08/04/2026	260804	403555	233.00	233.00	08/04/2026	INV	PD		DISPAT
CHECK DATE:	08/04/2026										
821028	26000773	08/04/2026	260804	403555	40.70	40.70	08/04/2026	INV	PD		DISPAT
CHECK DATE:	08/04/2026										
821058		08/04/2026	260804	403555	3,095.00	3,095.00	08/04/2026	INV	PD		PROMOT
CHECK DATE:	08/04/2026										
821116	26000803	08/04/2026	260804	403555	464.80	464.80	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821158	26000802	08/04/2026	260804	403555	74.95	74.95	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821173	26000823	08/04/2026	260804	403555	84.95	84.95	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821302	26000841	08/04/2026	260804	403555	84.95	84.95	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821340	26000824	08/04/2026	260804	403555	84.95	84.95	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821341		08/04/2026	260804	403555	25.95	25.95	08/04/2026	INV	PD		MALTES
CHECK DATE:	08/04/2026										
821435	26000825	08/04/2026	260804	403555	84.95	84.95	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821438	26000822	08/04/2026	260804	403555	84.95	84.95	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821439	26000821	08/04/2026	260804	403555	724.70	724.70	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821441	26000799	08/04/2026	260804	403555	429.24	429.24	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821658	26000850	08/04/2026	260804	403555	414.80	414.80	08/04/2026	INV	PD		POLICE
CHECK DATE:	08/04/2026										
821758		08/04/2026	260804	403555	16.00	16.00	08/04/2026	INV	PD		VECTOR
CHECK DATE:	08/04/2026										
18945 JEROME WALKER					23,899.24						
JCP062026		08/04/2026	260804	403556	1,800.00	1,800.00	08/04/2026	INV	PD		CONCER
CHECK DATE:	08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
8092 JL ADLER ROOFING & SHEET METAL INC											
SD26-368		08/04/2026	260804	403557	958.00		958.00	08/04/2026	INV	PD	STATIO
CHECK	DATE:	08/04/2026									
19220 JOLIET AMERICAN LEGION BAND											
100		08/04/2026	260804	403558	750.00		750.00	08/04/2026	INV	PD	JOLIET
CHECK	DATE:	08/04/2026									
13452 JOLIET ASPHALT LLC											
21-S6478	26000858	08/04/2026	260804	403559	1,332.10		1,332.10	08/04/2026	INV	PD	WATER-
CHECK	DATE:	08/04/2026									
21-S6484	26000858	08/04/2026	260804	403559	1,457.40		1,457.40	08/04/2026	INV	PD	WATER-
CHECK	DATE:	08/04/2026									
21-S6494	26000858	08/04/2026	260804	403559	870.80		870.80	08/04/2026	INV	PD	WATER-
CHECK	DATE:	08/04/2026									
21-S6529	26000858	08/04/2026	260804	403559	230.30		230.30	08/04/2026	INV	PD	WATER-
CHECK	DATE:	08/04/2026									
21-S6634	26000858	08/04/2026	260804	403559	1,483.30		1,483.30	08/04/2026	INV	PD	WATER-
CHECK	DATE:	08/04/2026									
21-S6652	26000858	08/04/2026	260804	403559	491.40		491.40	08/04/2026	INV	PD	WATER-
CHECK	DATE:	08/04/2026									
21-S6655	26000858	08/04/2026	260804	403559	487.90		487.90	08/04/2026	INV	PD	WATER-
CHECK	DATE:	08/04/2026									
21-S6786	26000858	08/04/2026	260804	403559	447.30		447.30	08/04/2026	INV	PD	WATER-
CHECK	DATE:	08/04/2026									
				6,800.50							
19213 JOLIET DRAMA GUILD											
#48		08/04/2026	260804	403560	5,000.00		5,000.00	08/04/2026	INV	PD	BRIDGE
CHECK	DATE:	08/04/2026									
#49		08/04/2026	260804	403560	4,600.00		4,600.00	08/04/2026	INV	PD	BRIDGE
CHECK	DATE:	08/04/2026									
				9,600.00							
18189 JOLIET LATINO ECONOMIC DEVELOPMENT ASSOCIATION											
CDBG0426		08/04/2026	260804	10001173	7,420.67		7,420.67	08/04/2026	INV	PD	PY2025
CHECK	DATE:	08/06/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
CDBG0526		08/04/2026	260804	10001173	6,238.47	6,238.47	08/04/2026	INV	PD	PY2025
CHECK DATE: 08/06/2026										
1354 JOLIET MACHINE & ENGINEERING					13,659.14					
6084		08/04/2026	260804	403561	283.94	283.94	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/04/2026										
13874 JOLIET SLAMMERS - JOLIET COMMUNITY										
13-1557		08/04/2026	260804	403562	22,235.42	22,235.42	08/04/2026	INV	PD	UTILIT
CHECK DATE: 08/04/2026										
1367 JOLIET TOWNSHIP OFFICES										
JUNE & JULY 2026		08/04/2026	260804	403563	36,447.00	36,447.00	08/04/2026	INV	PD	ANIMAL
CHECK DATE: 08/04/2026										
19311 JUAN CAMILO AMAYA CAICEDO										
07/21/2026		08/04/2026	260804	403564	150.00	150.00	08/04/2026	INV	PD	WELLNE
CHECK DATE: 08/04/2026										
6725 KIESLER POLICE SUPPLY										
IN285545	26000856	08/04/2026	260804	403565	10,106.50	10,106.50	08/04/2026	INV	PD	POLICE
CHECK DATE: 08/04/2026										
9312 KIMBALL MIDWEST										
104629652		08/04/2026	260804	403566	1,157.25	1,157.25	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/04/2026										
104642630		08/04/2026	260804	403566	1,112.90	1,112.90	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/04/2026										
104650803		08/04/2026	260804	403566	997.02	997.02	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/04/2026										
104657305		08/04/2026	260804	403566	101.46	101.46	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/04/2026										
18608 KNPHEIDE EQUIPMENT CO CHICAGO					3,368.63					
INV-79-2713925-01		08/04/2026	260804	403567	3,616.00	3,616.00	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
15769 MICHAEL KNICK										
APRIL-JUNE 2026		08/04/2026	260804	403568	4,100.00	4,100.00	08/04/2026	INV PD	HEARIN	
CHECK DATE: 08/04/2026										
5753 KNOX COMPANY										
INV-KA-538827		08/04/2026	260804	403569	507.00	507.00	08/04/2026	INV PD	PAD LO	
CHECK DATE: 08/04/2026										
19306 KRISTI WALKER										
00012		08/04/2026	260804	403570	400.00	400.00	08/04/2026	INV PD	DANCIN	
CHECK DATE: 08/04/2026										
1		08/04/2026	260804	403570	400.00	400.00	08/04/2026	INV PD	DANCIN	
CHECK DATE: 08/04/2026										
15226 LABSOURCE INC					800.00					
006677235		08/04/2026	260804	403571	785.00	785.00	08/04/2026	INV PD	POLICE	
CHECK DATE: 08/04/2026										
1541 LAI & ASSOCIATES INC										
26-8349S		08/04/2026	260804	403572	4,000.00	4,000.00	08/04/2026	INV PD	PROFES	
CHECK DATE: 08/04/2026										
18557 LANER MUCHIN LTD										
730591		08/04/2026	260804	403573	1,275.00	1,275.00	08/04/2026	INV PD	LEGAL	
CHECK DATE: 08/04/2026										
730592		08/04/2026	260804	403573	480.00	480.00	08/04/2026	INV PD	LEGAL	
CHECK DATE: 08/04/2026										
730593		08/04/2026	260804	403573	3,150.00	3,150.00	08/04/2026	INV PD	LEGAL	
CHECK DATE: 08/04/2026										
730594		08/04/2026	260804	403573	600.00	600.00	08/04/2026	INV PD	LEGAL	
CHECK DATE: 08/04/2026										
730595		08/04/2026	260804	403573	75.00	75.00	08/04/2026	INV PD	LEGAL	
CHECK DATE: 08/04/2026										
730596		08/04/2026	260804	403573	75.00	75.00	08/04/2026	INV PD	LEGAL	
CHECK DATE: 08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
					5,655.00						
19302 LEGACY FINE ARTS INC NFP											
07/23/2026		08/04/2026	260804	403574	750.00	750.00	08/04/2026	INV	PD		CONCER
CHECK DATE: 08/04/2026											
17949 LENNY'S GAS N WASH ROUTE 6 AND GOUGAR LLC											
6591		08/04/2026	260804	10001174	1,708.00	1,708.00	08/04/2026	INV	PD		CAR WA
CHECK DATE: 08/06/2026											
18780 LENOVO GLOBAL TECH											
ND75016118	26000763	08/04/2026	260804	403575	4,374.65	4,374.65	08/04/2026	INV	PD		TruSca
CHECK DATE: 08/04/2026											
19314 LEO RACZYKOWSKI											
06/26/2026		08/04/2026	260804	403576	400.00	400.00	08/04/2026	INV	PD		DJ SER
CHECK DATE: 08/04/2026											
19192 LINDE GAS & EQUIPMENT											
58009810		08/04/2026	260804	403577	424.75	424.75	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
58009812		08/04/2026	260804	403577	99.75	99.75	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
58009814		08/04/2026	260804	403577	60.75	60.75	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
58009815		08/04/2026	260804	403577	184.25	184.25	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
58009817		08/04/2026	260804	403577	262.25	262.25	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
58009819		08/04/2026	260804	403577	93.25	93.25	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
58009821		08/04/2026	260804	403577	184.25	184.25	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
58009822		08/04/2026	260804	403577	99.75	99.75	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
58009824		08/04/2026	260804	403577	73.75	73.75	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
58009826 CHECK DATE:	08/04/2026	08/04/2026	260804	403577	73.75		73.75	08/04/2026	INV	PD	CHICAG
58056325 CHECK DATE:	08/04/2026	08/04/2026	260804	403577	70.56		70.56	08/04/2026	INV	PD	STATIO
58056326 CHECK DATE:	08/04/2026	08/04/2026	260804	403577	60.28		60.28	08/04/2026	INV	PD	STATIO
1582 LYNN PEAVEY CO INC				1,687.34							
428282 CHECK DATE:	08/04/2026	08/04/2026	260804	403578	183.85		183.85	08/04/2026	INV	PD	PACKAG
17305 M & M AUTOCRAFTS LLC											
7742 CHECK DATE:	08/04/2026	08/04/2026	260804	403579	1,356.60		1,356.60	08/04/2026	INV	PD	WINDOW
7760 CHECK DATE:	08/04/2026	08/04/2026	260804	403579	236.00		236.00	08/04/2026	INV	PD	WINDOW
19101 MADRIGAL CONSULTING AND COUNSELING LLP				1,592.60							
MAD260709 CHECK DATE:	08/04/2026	08/04/2026	260804	403580	1,215.00		1,215.00	08/04/2026	INV	PD	JUNE 2
1679 MC MASTER-CARR SUPPLY CO											
66895138 CHECK DATE:	08/04/2026	08/04/2026	260804	403581	222.02		222.02	08/04/2026	INV	PD	PARTS
67454010 CHECK DATE:	08/04/2026	08/04/2026	260804	403581	341.35		341.35	08/04/2026	INV	PD	PARTS
68307132 CHECK DATE:	08/04/2026	08/04/2026	260804	403581	573.21		573.21	08/04/2026	INV	PD	TOOLS
5651 MCCANN INDUSTRIES, INC				1,136.58							
P99282 CHECK DATE:	08/04/2026	08/04/2026	260804	403582	1,628.62		1,628.62	08/04/2026	INV	PD	VEHICL
P99283 CHECK DATE:	08/04/2026	08/04/2026	260804	403582	418.08		418.08	08/04/2026	INV	PD	VEHICL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
					2,046.70						
19178 MCKIM & CREED											
258107	26000604	08/04/2026	260804	403583	2,100.00	2,100.00	08/04/2026	INV	PD	PSA	fo
CHECK DATE: 08/04/2026											
10340 ME SIMPSON CO INC											
46748	26000515	08/04/2026	260804	403584	34,678.00	34,678.00	08/04/2026	INV	PD	2026	P
CHECK DATE: 08/04/2026											
46774	26000515	08/04/2026	260804	403584	4,800.00	4,800.00	08/04/2026	INV	PD	2026	P
CHECK DATE: 08/04/2026											
					39,478.00						
1687 MEADE ELECTRIC CO INC											
717212	26000421	08/04/2026	260804	403585	194.31	194.31	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717213	26000421	08/04/2026	260804	403585	604.55	604.55	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717214	26000421	08/04/2026	260804	403585	3,473.02	3,473.02	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717215	26000421	08/04/2026	260804	403585	5,052.06	5,052.06	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717216	26000421	08/04/2026	260804	403585	198.14	198.14	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717218	26000421	08/04/2026	260804	403585	1,165.86	1,165.86	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717219	26000421	08/04/2026	260804	403585	3,108.96	3,108.96	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717220	26000421	08/04/2026	260804	403585	1,943.10	1,943.10	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717221	26000421	08/04/2026	260804	403585	13,772.82	13,772.82	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717222	26000421	08/04/2026	260804	403585	3,512.89	3,512.89	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											
717223	26000421	08/04/2026	260804	403585	16,502.26	16,502.26	08/04/2026	INV	PD	2024	E
CHECK DATE: 08/04/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
1704 MENARDS-JOLIET					49,527.97						
27214		08/04/2026	260804	403586	488.88	488.88	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
27648		08/04/2026	260804	403586	6.99	6.99	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
27779		08/04/2026	260804	403586	42.76	42.76	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
27799		08/04/2026	260804	403586	113.18	113.18	08/04/2026	INV	PD		SUPPLI
CHECK DATE:	08/04/2026										
27865		08/04/2026	260804	403586	74.68	74.68	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
28119		08/04/2026	260804	403586	74.39	74.39	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
28202		08/04/2026	260804	403586	66.97	66.97	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
28227		08/04/2026	260804	403586	143.19	143.19	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
28245-A		08/04/2026	260804	403586	11.96	11.96	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
28260		08/04/2026	260804	403586	131.50	131.50	08/04/2026	INV	PD		GRAFFI
CHECK DATE:	08/04/2026										
28347		08/04/2026	260804	403586	28.29	28.29	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
28533	26000015	08/04/2026	260804	403586	196.48	196.48	08/04/2026	INV	PD		2026 B
CHECK DATE:	08/04/2026										
28552		08/04/2026	260804	403586	16.98	16.98	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
28608		08/04/2026	260804	403586	205.39	205.39	08/04/2026	INV	PD		EQUIPM
CHECK DATE:	08/04/2026										
28618		08/04/2026	260804	403586	256.47	256.47	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
28695		08/04/2026	260804	403586	97.66	97.66	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										
28696		08/04/2026	260804	403586	195.83	195.83	08/04/2026	INV	PD		PARTS/
CHECK DATE:	08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
28751	26000015	08/04/2026	260804	403586	503.91		503.91	08/04/2026	INV	PD	2026 B
CHECK DATE:	08/04/2026										
28756	26000034	08/04/2026	260804	403586	210.95		210.95	08/04/2026	INV	PD	Roadwa
CHECK DATE:	08/04/2026										
28766-A		08/04/2026	260804	403586	40.23		40.23	08/04/2026	INV	PD	PARTS/
CHECK DATE:	08/04/2026										
28769		08/04/2026	260804	403586	49.12		49.12	08/04/2026	INV	PD	PARTS/
CHECK DATE:	08/04/2026										
28774		08/04/2026	260804	403586	32.57		32.57	08/04/2026	INV	PD	PARTS/
CHECK DATE:	08/04/2026										
28821		08/04/2026	260804	403586	180.16		180.16	08/04/2026	INV	PD	SUPPLI
CHECK DATE:	08/04/2026										
29036	26000015	08/04/2026	260804	403586	522.95		522.95	08/04/2026	INV	PD	2026 B
CHECK DATE:	08/04/2026										
29062	26000015	08/04/2026	260804	403586	105.99		105.99	08/04/2026	INV	PD	2026 B
CHECK DATE:	08/04/2026										
18811 MES SERVICE COMPANY LLC					3,797.48						
IN2531186		08/04/2026	260804	403587	7.75		7.75	08/04/2026	INV	PD	DIVE S
CHECK DATE:	08/04/2026										
18505 METAL SUPERMARKETS VILLA PARK											
1007334		08/04/2026	260804	403588	1,937.25		1,937.25	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
1709 METRA											
382-26		08/04/2026	260804	403589	500.00		500.00	08/04/2026	INV	PD	CONTRA
CHECK DATE:	08/04/2026										
1713 METROPOLITAN INDUSTRIES											
INV085484		08/04/2026	260804	403590	2,847.00		2,847.00	08/04/2026	INV	PD	REPAIR
CHECK DATE:	08/04/2026										
INV085680		08/04/2026	260804	403590	880.00		880.00	08/04/2026	INV	PD	PARTS
CHECK DATE:	08/04/2026										
INV085927		08/04/2026	260804	403590	11,406.00		11,406.00	08/04/2026	INV	PD	REPAIR
CHECK DATE:	08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
INV085954		08/04/2026	260804	403590	1,800.00	1,800.00	08/04/2026	INV	PD	PROFES
CHECK DATE:	08/04/2026									
INV086210		08/04/2026	260804	403590	452.00	452.00	08/04/2026	INV	PD	PARTS
CHECK DATE:	08/04/2026									
INV086397		08/04/2026	260804	403590	1,515.00	1,515.00	08/04/2026	INV	PD	PARTS
CHECK DATE:	08/04/2026									
					18,900.00					
13081 MIDWEST LUBE INC										
033557		08/04/2026	260804	403591	1,448.80	1,448.80	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026									
18445 MIDWEST PARTS WASHERS										
6703		08/04/2026	260804	403592	115.00	115.00	08/04/2026	INV	PD	PARTS
CHECK DATE:	08/04/2026									
6704		08/04/2026	260804	403592	125.00	125.00	08/04/2026	INV	PD	PARTS
CHECK DATE:	08/04/2026									
					240.00					
15143 MINUTEMAN PRESS OF JOLIET										
37175		08/04/2026	260804	403593	204.83	204.83	08/04/2026	INV	PD	LEGAL
CHECK DATE:	08/04/2026									
1775 MOORE GLASS INC										
I260635		08/04/2026	260804	403594	483.00	483.00	08/04/2026	INV	PD	WINDSH
CHECK DATE:	08/04/2026									
1336 NAPA GENUINE PARTS										
908975		08/04/2026	260804	403595	48.64	48.64	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026									
909420		08/04/2026	260804	403595	8.31	8.31	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026									
909513		08/04/2026	260804	403595	54.23	54.23	08/04/2026	INV	PD	BATTER
CHECK DATE:	08/04/2026									
909708		08/04/2026	260804	403595	244.32	244.32	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026									
909711		08/04/2026	260804	403595	10.59	10.59	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
909885		08/04/2026	260804	403595	69.84	69.84	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910089		08/04/2026	260804	403595	6.75	6.75	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910111		08/04/2026	260804	403595	68.32	68.32	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910208		08/04/2026	260804	403595	226.09	226.09	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910213		08/04/2026	260804	403595	40.86	40.86	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910214		08/04/2026	260804	403595	69.48	69.48	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910221		08/04/2026	260804	403595	56.16	56.16	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910227		08/04/2026	260804	403595	961.89	961.89	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910580		08/04/2026	260804	403595	40.83	40.83	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910589		08/04/2026	260804	403595	10.20	10.20	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910782		08/04/2026	260804	403595	35.12	35.12	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910867		08/04/2026	260804	403595	908.94	908.94	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
910932		08/04/2026	260804	403595	107.40	107.40	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
911261		08/04/2026	260804	403595	70.82	70.82	08/04/2026	INV	PD		VEHICL
CHECK DATE:	08/04/2026										
					3,038.79						
14249 NATIONAL TESTING NETWORK											
29203		08/04/2026	260804	403596	276.00	276.00	08/04/2026	INV	PD		PUBLIC
CHECK DATE:	08/04/2026										
17946 NEW ERA SPREADING INC											
976	26000055	08/04/2026	260804	10001175	36,597.36	36,597.36	08/04/2026	INV	PD	2026	B
CHECK DATE:	08/06/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
1873 NEW PIG CORP										
25072070-00		08/04/2026	260804	403597	954.50	954.50	08/04/2026	INV PD		GARAGE
CHECK DATE:	08/04/2026									
17918 NORTHERN ILLINOIS FOOD BANK										
070926		08/04/2026	260804	403598	1,313.67	1,313.67	08/04/2026	INV PD		PY 202
CHECK DATE:	08/04/2026									
18887 ODELSON, MURPHEY, FRAZIER & MCGRATH, LTD										
61373		08/04/2026	260804	403599	787.50	787.50	08/04/2026	INV PD		LEGAL
CHECK DATE:	08/04/2026									
61374		08/04/2026	260804	403599	125.00	125.00	08/04/2026	INV PD		LEGAL
CHECK DATE:	08/04/2026									
					912.50					
1918 OESTREICH SERV CO, INC										
246765		08/04/2026	260804	403600	427.00	427.00	08/04/2026	INV PD		MAINTN
CHECK DATE:	08/04/2026									
246949		08/04/2026	260804	403600	7.00	7.00	08/04/2026	INV PD		POLICE
CHECK DATE:	08/04/2026									
246957		08/04/2026	260804	403600	82.40	82.40	08/04/2026	INV PD		SUPPLI
CHECK DATE:	08/04/2026									
					516.40					
17294 OTTOSEN DINOLFO HASENBALG & CASTALDO, LTD.										
22776		08/04/2026	260804	403601	1,708.00	1,708.00	08/04/2026	INV PD		LEGAL
CHECK DATE:	08/04/2026									
22777		08/04/2026	260804	403601	2,924.00	2,924.00	08/04/2026	INV PD		LEGAL
CHECK DATE:	08/04/2026									
22798		08/04/2026	260804	403601	32,335.00	32,335.00	08/04/2026	INV PD		LEGAL
CHECK DATE:	08/04/2026									
22799		08/04/2026	260804	403601	5,978.50	5,978.50	08/04/2026	INV PD		LEGAL
CHECK DATE:	08/04/2026									
23266		08/04/2026	260804	403601	29,743.00	29,743.00	08/04/2026	INV PD		LEGAL
CHECK DATE:	08/04/2026									

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
					72,688.50						
1950 PACE											
670335		08/04/2026	260804	403602	2,164.01	2,164.01	08/04/2026	INV	PD		TITLE
CHECK DATE: 08/04/2026											
8747 PACER SERVICE CENTER											
6999949-Q22026		08/04/2026	260804	403603	60.70	60.70	08/04/2026	INV	PD		PACER
CHECK DATE: 08/04/2026											
17092 PERFORMANCE PIPELINING INC											
2410301221	26000722	08/04/2026	260804	403604	13,272.77	13,272.77	08/04/2026	INV	PD	2026	S
CHECK DATE: 08/04/2026											
2410301409	26000722	08/04/2026	260804	403604	26,572.61	26,572.61	08/04/2026	INV	PD	2026	S
CHECK DATE: 08/04/2026											
					39,845.38						
2001 PETER PERELLA & COMPANY											
48625		08/04/2026	260804	403605	575.00	575.00	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
2985 PETROLEUM TECHNOLOGIES EQPMT INC											
188154		08/04/2026	260804	403606	476.55	476.55	08/04/2026	INV	PD		SERVIC
CHECK DATE: 08/04/2026											
2043 POEHNER, DILLMAN & MAHALIK											
71092116	26000503	08/04/2026	260804	403607	26,203.00	26,203.00	08/04/2026	INV	PD	2026	P
CHECK DATE: 08/04/2026											
7740 POMP'S TIRE SERVICE INC											
411231510		08/04/2026	260804	403608	1,050.88	1,050.88	08/04/2026	INV	PD		TIRES
CHECK DATE: 08/04/2026											
411232083		08/04/2026	260804	403608	1,290.44	1,290.44	08/04/2026	INV	PD		TIRES
CHECK DATE: 08/04/2026											
411233119		08/04/2026	260804	403608	647.72	647.72	08/04/2026	INV	PD		TIRES
CHECK DATE: 08/04/2026											
690158939		08/04/2026	260804	403608	123.04	123.04	08/04/2026	INV	PD		ALIGNM
CHECK DATE: 08/04/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
690159059		08/04/2026	260804	403608	123.04	123.04	08/04/2026	INV	PD		TIRE A
CHECK DATE: 08/04/2026											
690159149		08/04/2026	260804	403608	123.04	123.04	08/04/2026	INV	PD		TIRE A
CHECK DATE: 08/04/2026											
690159380		08/04/2026	260804	403608	123.04	123.04	08/04/2026	INV	PD		WHL AL
CHECK DATE: 08/04/2026											
12120 PORTER LEE CORPORATION					3,481.20						
33738	26000849	08/04/2026	260804	403609	2,058.46	2,058.46	08/04/2026	INV	PD		EVIDEN
CHECK DATE: 08/04/2026											
4874 PR STREICH & SONS INC											
57553		08/04/2026	260804	403610	780.00	780.00	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
19296 PRAIRIE STATE LEGAL SERVICES INC											
020226		08/04/2026	260804	403611	5,165.36	5,165.36	08/04/2026	INV	PD		PY 25
CHECK DATE: 08/04/2026											
042226		08/04/2026	260804	403611	10,107.17	10,107.17	08/04/2026	INV	PD		PY 202
CHECK DATE: 08/04/2026											
19167 BLUETRITON BRANDS INC					15,272.53						
06G6704609403	26000804	08/04/2026	260804	10001176	269.45	269.45	08/04/2026	INV	PD		Office
CHECK DATE: 08/06/2026											
06G6704808171	26000804	08/04/2026	260804	10001176	288.43	288.43	08/04/2026	INV	PD		Office
CHECK DATE: 08/06/2026											
1948 PT FERRO CONSTR CO					557.88						
PAYAP -00002	26000740	08/04/2026	260804	10001177	1,026,973.47	1,026,973.47	08/04/2026	INV	PD		Contra
CHECK DATE: 08/06/2026											
PAYMENT NO 2 & FINAL	26000784	08/04/2026	260804	10001177	36,035.49	36,035.49	08/04/2026	INV	PD		2025 R
CHECK DATE: 08/06/2026											
18703 RAFTELIS FINANCIAL CONSULTANTS INC					1,063,008.96						

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
46839	26000066	08/04/2026	260804	403612	8,837.50	8,837.50	08/04/2026	INV PD	Prof	S
CHECK DATE: 08/04/2026										
2157 RAY O'HERRON CO INC -DANVILLE										
2489003		08/04/2026	260804	403613	425.93	425.93	08/04/2026	INV PD	POLICE	
CHECK DATE: 08/04/2026										
14078 RAY O'HERRON CO INC -DOWNERS GROVE										
2488115	26000596	08/04/2026	260804	403614	162.99	162.99	08/04/2026	INV PD	SOS	PO
CHECK DATE: 08/04/2026										
2489733	26000667	08/04/2026	260804	403614	153.00	153.00	08/04/2026	INV PD	SOS	PO
CHECK DATE: 08/04/2026										
2207 RENDELS INC				315.99						
P-142408		08/04/2026	260804	403615	887.50	887.50	08/04/2026	INV PD	FIRE	T
CHECK DATE: 08/04/2026										
19204 RIVERTON CABINET COMPANY										
R42198	26000705	08/04/2026	260804	403616	35,194.00	35,194.00	08/04/2026	INV PD	Fire	S
CHECK DATE: 08/04/2026										
R42198-2		08/04/2026	260804	403616	416.33	416.33	08/04/2026	INV PD	STATIO	
CHECK DATE: 08/04/2026										
14093 RJN GROUP INC				35,610.33						
41550116	26000309	08/04/2026	260804	10001178	1,084.67	1,084.67	08/04/2026	INV PD	2025	S
CHECK DATE: 08/06/2026										
41550212	26000312	08/04/2026	260804	10001178	12,411.83	12,411.83	08/04/2026	INV PD	PSA	fo
CHECK DATE: 08/06/2026										
415524	26000308	08/04/2026	260804	10001178	3,027.76	3,027.76	08/04/2026	INV PD	2025	S
CHECK DATE: 08/06/2026										
2245 ROD BAKER FORD SALES INC				16,524.26						
11576	26000382	08/04/2026	260804	403618	48,048.00	48,048.00	08/04/2026	INV PD	AUTOMO	
CHECK DATE: 08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
81284		08/04/2026	260804	403617	90.61		90.61	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
81725		08/04/2026	260804	403617	6.00		6.00	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
81737		08/04/2026	260804	403617	6.49		6.49	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
81888		08/04/2026	260804	403617	503.87		503.87	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
81896		08/04/2026	260804	403617	222.57		222.57	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
81898		08/04/2026	260804	403617	39.78		39.78	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
					48,917.32						
2261 RON TIRAPELLI FORD, INC.											
199020		08/04/2026	260804	403619	100.00		100.00	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
203538		08/04/2026	260804	403619	207.90		207.90	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
655606CM2		08/04/2026	260804	403619	-400.00		-400.00	08/04/2026	CRM	PD	VEHICL
CHECK DATE:	08/04/2026										
668179CM4		08/04/2026	260804	403619	-35.00		-35.00	08/04/2026	CRM	PD	VEHICL
CHECK DATE:	08/04/2026										
669179CM		08/04/2026	260804	403619	-158.75		-158.75	08/04/2026	CRM	PD	VEHICL
CHECK DATE:	08/04/2026										
672048A		08/04/2026	260804	403619	-411.20		-411.20	08/04/2026	CRM	PD	VEHICL
CHECK DATE:	08/04/2026										
672961CM		08/04/2026	260804	403619	-500.00		-500.00	08/04/2026	CRM	PD	VEHICL
CHECK DATE:	08/04/2026										
672976CM		08/04/2026	260804	403619	-76.34		-76.34	08/04/2026	CRM	PD	VEHICL
CHECK DATE:	08/04/2026										
673224CM		08/04/2026	260804	403619	-35.00		-35.00	08/04/2026	CRM	PD	VEHICL
CHECK DATE:	08/04/2026										
673248		08/04/2026	260804	403619	1,700.90		1,700.90	08/04/2026	INV	PD	VEHICL
CHECK DATE:	08/04/2026										
673306CM		08/04/2026	260804	403619	-1,800.00		-1,800.00	08/04/2026	CRM	PD	VEHICL
CHECK DATE:	08/04/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
673317CM CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-250.00		-250.00	08/04/2026	CRM	PD	VEHICL
673317CM2 CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-38.06		-38.06	08/04/2026	CRM	PD	VEHICL
673322CM CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-1,440.00		-1,440.00	08/04/2026	CRM	PD	VEHICL
673340CM CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-75.00		-75.00	08/04/2026	CRM	PD	VEHICL
673497CM CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-350.00		-350.00	08/04/2026	CRM	PD	VEHICL
673882CM CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-35.00		-35.00	08/04/2026	CRM	PD	VEHICL
674073CM CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-500.00		-500.00	08/04/2026	CRM	PD	VEHICL
674075 CHECK DATE: 08/04/2026		08/04/2026	260804	403619	353.10		353.10	08/04/2026	INV	PD	VEHICL
674077 CHECK DATE: 08/04/2026		08/04/2026	260804	403619	205.70		205.70	08/04/2026	INV	PD	VEHICL
674149 CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-250.00		-250.00	08/04/2026	CRM	PD	VEHICL
674571-01CM CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-100.00		-100.00	08/04/2026	CRM	PD	VEHICL
674587-02CM CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-153.98		-153.98	08/04/2026	CRM	PD	VEHICL
674898CM CHECK DATE: 08/04/2026		08/04/2026	260804	403619	-75.00		-75.00	08/04/2026	CRM	PD	VEHICL
674920 CHECK DATE: 08/04/2026		08/04/2026	260804	403619	161.68		161.68	08/04/2026	INV	PD	VEHICL
676682 CHECK DATE: 08/04/2026		08/04/2026	260804	403619	271.70		271.70	08/04/2026	INV	PD	VEHICL
676683A CHECK DATE: 08/04/2026		08/04/2026	260804	403619	108.09		108.09	08/04/2026	INV	PD	REMAIN
676736 CHECK DATE: 08/04/2026		08/04/2026	260804	403619	129.72		129.72	08/04/2026	INV	PD	VEHICL
676829 CHECK DATE: 08/04/2026		08/04/2026	260804	403619	61.62		61.62	08/04/2026	INV	PD	VEHICL
676851		08/04/2026	260804	403619	509.51		509.51	08/04/2026	INV	PD	VEHICL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE: 08/04/2026											
676859		08/04/2026	260804	403619	151.97	151.97	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
676866		08/04/2026	260804	403619	1,290.86	1,290.86	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
676943		08/04/2026	260804	403619	558.80	558.80	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
676962		08/04/2026	260804	403619	652.36	652.36	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
676973		08/04/2026	260804	403619	224.20	224.20	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
676984		08/04/2026	260804	403619	258.60	258.60	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
676990		08/04/2026	260804	403619	34.80	34.80	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
					298.18						
14090 RUSH TRUCK CENTERS OF ILLINOIS INC											
3046817067		08/04/2026	260804	403620	217.85	217.85	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
3046825152		08/04/2026	260804	403620	280.00	280.00	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
3046832159		08/04/2026	260804	403620	463.15	463.15	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
3046849911		08/04/2026	260804	403620	449.29	449.29	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
3046849980		08/04/2026	260804	403620	110.71	110.71	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
3046865620		08/04/2026	260804	403620	210.42	210.42	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
3046879708		08/04/2026	260804	403620	6,601.96	6,601.96	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
3046902218		08/04/2026	260804	403620	697.04	697.04	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
3046920662		08/04/2026	260804	403620	734.30	734.30	08/04/2026	INV PD	VEHICL		
CHECK DATE: 08/04/2026											
3046960594		08/04/2026	260804	403620	573.19	573.19	08/04/2026	INV PD	VEHICL		

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE: 08/04/2026											
3046978682		08/04/2026	260804	403620	1,822.14	1,822.14		08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/04/2026											
15497 RUSSO POWER EQUIPMENT					12,160.05						
SPI21687115	26000051	08/04/2026	260804	403621	171.68	171.68		08/04/2026	INV	PD	Roadwa
CHECK DATE: 08/04/2026											
18276 SAFETY KLEEN SYSTEMS INC											
100318936		08/04/2026	260804	403622	2,149.00	2,149.00		08/04/2026	INV	PD	GARAGE
CHECK DATE: 08/04/2026											
18843 SAMUEL BURNS											
SB-20260703-JOL		08/04/2026	260804	403623	960.00	960.00		08/04/2026	INV	PD	PERFOR
CHECK DATE: 08/04/2026											
19180 SANTANA, GIOVANNI											
2026-08		08/04/2026	260804	403624	2,940.00	2,940.00		08/04/2026	INV	PD	SERVIC
CHECK DATE: 08/04/2026											
10088 SB FRIEDMAN DEVELOPMENT ADVISORS LLC											
3.32.26	26000692	08/04/2026	260804	403625	13,870.00	13,870.00		08/04/2026	INV	PD	FINANC
CHECK DATE: 08/04/2026											
17923 SCHAAF EQUIPMENT CO											
1000076472		08/04/2026	260804	403626	458.17	458.17		08/04/2026	INV	PD	EQUIPM
CHECK DATE: 08/04/2026											
17602 SEASON AND TIME											
0000357		08/04/2026	260804	403627	150.00	150.00		08/04/2026	INV	PD	GRASS
CHECK DATE: 08/04/2026											
0000359		08/04/2026	260804	403627	150.00	150.00		08/04/2026	INV	PD	GRASS
CHECK DATE: 08/04/2026											
0000360		08/04/2026	260804	403627	200.00	200.00		08/04/2026	INV	PD	GRASS
CHECK DATE: 08/04/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
12174 SEILER INSTRUMENT AND MANUFACTURING COMPANY INC					500.00						
INV85408		08/04/2026	260804	403628	710.00	710.00	08/04/2026	INV	PD		TRIMBL
CHECK DATE: 08/04/2026											
2360 SERVICE INDUST SUPPLY INC											
148559		08/04/2026	260804	403629	240.00	240.00	08/04/2026	INV	PD		EQUIPM
CHECK DATE: 08/04/2026											
19268 SERVICE SANITATION, INC.											
9397596		08/04/2026	260804	403630	285.00	285.00	08/04/2026	INV	PD		EVENT
CHECK DATE: 08/04/2026											
16931 SHEFFIELD SUPPLY & EQUIPMENT											
27255		08/04/2026	260804	403631	615.00	615.00	08/04/2026	INV	PD		UNIFOR
CHECK DATE: 08/04/2026											
28155		08/04/2026	260804	403631	106.43	106.43	08/04/2026	INV	PD		SUPPLI
CHECK DATE: 08/04/2026											
29156		08/04/2026	260804	403631	497.90	497.90	08/04/2026	INV	PD		SUPPLI
CHECK DATE: 08/04/2026											
2389 SHERWIN-WILLIAMS					1,219.33						
83740180100726		08/04/2026	260804	403632	681.50	681.50	08/04/2026	INV	PD		SUPPLI
CHECK DATE: 08/04/2026											
2392 SHOREWOOD HOME & AUTO											
01-520685	26000035	08/04/2026	260804	403633	395.88	395.88	08/04/2026	INV	PD		HAND T
CHECK DATE: 08/04/2026											
01-523066		08/04/2026	260804	403633	56.81	56.81	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
01-523372		08/04/2026	260804	403633	19.69	19.69	08/04/2026	INV	PD		STATIO
CHECK DATE: 08/04/2026											
01-525366	26000035	08/04/2026	260804	403633	166.95	166.95	08/04/2026	INV	PD		HAND T
CHECK DATE: 08/04/2026											
01-526133		08/04/2026	260804	403633	99.00	99.00	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
01-527528 CHECK DATE:	08/04/2026	08/04/2026	260804	403633	1,946.16	1,946.16	08/04/2026	INV PD		VEHICL
01-527613 CHECK DATE:	08/04/2026	08/04/2026	260804	403633	459.68	459.68	08/04/2026	INV PD		VEHICL
01-527650 CHECK DATE:	26000035 08/04/2026	08/04/2026	260804	403633	593.92	593.92	08/04/2026	INV PD		HAND T
19108 SIGN SOLUTIONS USA					3,738.09					
424303 CHECK DATE:	08/04/2026	08/04/2026	260804	403634	1,356.46	1,356.46	08/04/2026	INV PD		SURFAC
19309 SILVER CROSS FOUNDATION										
04/27/2026 CHECK DATE:	08/04/2026	08/04/2026	260804	403635	24,000.00	24,000.00	08/04/2026	INV PD		2026 S
12533 SIRCHIE ACQUISITION COMPANY LLC										
0747334-IN CHECK DATE:	08/06/2026	08/04/2026	260804	10001179	140.75	140.75	08/04/2026	INV PD		DRUG U
17224 SPANISH COMMUNITY CENTER										
INVOICE 1 CHECK DATE:	08/04/2026	08/04/2026	260804	403636	9,953.00	9,953.00	08/04/2026	INV PD		PY 202
15379 SPECIALTY ELECTRIC SUPPLY CO										
77423 CHECK DATE:	08/04/2026	08/04/2026	260804	403637	465.00	465.00	08/04/2026	INV PD		PARTS
77503 CHECK DATE:	08/04/2026	08/04/2026	260804	403637	402.00	402.00	08/04/2026	INV PD		PARTS
2472 STANDARD EQUIPMENT CO INC					867.00					
P11847 CHECK DATE:	08/04/2026	08/04/2026	260804	403638	1,976.19	1,976.19	08/04/2026	INV PD		VEHICL
P11937 CHECK DATE:	08/04/2026	08/04/2026	260804	403638	9,892.98	9,892.98	08/04/2026	INV PD		VEHICL
P12051		08/04/2026	260804	403638	1,488.65	1,488.65	08/04/2026	INV PD		VEHICL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE: 08/04/2026											
2474 STANDARD TRUCK PARTS INC					13,357.82						
1034393		08/04/2026	260804	403639	216.94	216.94	08/04/2026	INV	PD		PARTS
CHECK DATE: 08/04/2026											
1034486		08/04/2026	260804	403639	3,729.77	3,729.77	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
1034500		08/04/2026	260804	403639	29.64	29.64	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
1034501		08/04/2026	260804	403639	1,159.78	1,159.78	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
1034509		08/04/2026	260804	403639	870.63	870.63	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
1034545		08/04/2026	260804	403639	2,097.00	2,097.00	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
1034550		08/04/2026	260804	403639	976.68	976.68	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
1034559		08/04/2026	260804	403639	1,290.00	1,290.00	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
1034596		08/04/2026	260804	403639	2,872.76	2,872.76	08/04/2026	INV	PD		VEHICL
CHECK DATE: 08/04/2026											
17176 STANTEC CONSULTING SERVICES INC					13,243.20						
2578354	26000367	08/04/2026	260804	403640	2,913,257.26	2,913,257.26	08/04/2026	INV	PD		Altern
CHECK DATE: 08/04/2026											
2580918	26000367	08/04/2026	260804	403640	278,424.28	278,424.28	08/04/2026	INV	PD		Altern
CHECK DATE: 08/04/2026											
18935 STAPLES CONTRACT & COMMERCIAL LLC					3,191,681.54						
6068527781		08/04/2026	260804	10001180	1,459.60	1,459.60	08/04/2026	INV	PD		JPD PA
CHECK DATE: 08/06/2026											
9672 STATE TREASURER-IDOT											
68202		08/04/2026	260804	403641	9,420.84	9,420.84	08/04/2026	INV	PD		JANUAR
CHECK DATE: 08/04/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
11894 STERICYCLE INC										
8014859205		08/04/2026	260804	403642	984.97	984.97	08/04/2026	INV	PD	BIO-HA
CHECK DATE:		08/04/2026								
19132 STIVERS STAFFING SERVICES, LLC										
1037522		08/04/2026	260804	403643	1,564.00	1,564.00	08/04/2026	INV	PD	TEMPY
CHECK DATE:		08/04/2026								
18548 STOP STICK LTD										
0043205-IN	26000801	08/04/2026	260804	403644	4,984.00	4,984.00	08/04/2026	INV	PD	STOP S
CHECK DATE:		08/04/2026								
2523 STRAND ASSOC INC										
0240346	26000036	08/04/2026	260804	10001181	8,308.59	8,308.59	08/04/2026	INV	PD	ESTP -
CHECK DATE:		08/06/2026								
0240347	26000477	08/04/2026	260804	10001181	3,869.96	3,869.96	08/04/2026	INV	PD	PSA De
CHECK DATE:		08/06/2026								
0240681	26000832	08/04/2026	260804	10001181	16,283.68	16,283.68	08/04/2026	INV	PD	ENGINE
CHECK DATE:		08/06/2026								
0241509	26000477	08/04/2026	260804	10001181	4,190.04	4,190.04	08/04/2026	INV	PD	PSA De
CHECK DATE:		08/06/2026								
0241510	26000832	08/04/2026	260804	10001181	13,079.57	13,079.57	08/04/2026	INV	PD	ENGINE
CHECK DATE:		08/06/2026								
				45,731.84						
11947 STRYKER EMS EQUIPMENT-										
9212919668		08/04/2026	260804	403645	544.13	544.13	08/04/2026	INV	PD	AMBULA
CHECK DATE:		08/04/2026								
4027 SUBURBAN LABORATORIES, INC										
GA6003163		08/04/2026	260804	403646	3,064.00	3,064.00	08/04/2026	INV	PD	PROFES
CHECK DATE:		08/04/2026								
GA6003164	26000001	08/04/2026	260804	403646	615.00	615.00	08/04/2026	INV	PD	2026 N
CHECK DATE:		08/04/2026								
GA6003165	26000004	08/04/2026	260804	403646	935.00	935.00	08/04/2026	INV	PD	2026 I
CHECK DATE:		08/04/2026								

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
GA6003263		08/04/2026	260804	403646	432.00	432.00	08/04/2026	INV	PD		PROFES
CHECK DATE:	08/04/2026										
GA6003264	26000003	08/04/2026	260804	403646	664.00	664.00	08/04/2026	INV	PD	2026	-
CHECK DATE:	08/04/2026										
GA6003265	26000005	08/04/2026	260804	403646	1,920.00	1,920.00	08/04/2026	INV	PD	2026	D
CHECK DATE:	08/04/2026										
				7,630.00							
17461 SUMMIT LAWCARE INC											
294403	26000668	08/04/2026	260804	403647	866.00	866.00	08/04/2026	INV	PD	2026	G
CHECK DATE:	08/04/2026										
294404	26000670	08/04/2026	260804	403647	866.00	866.00	08/04/2026	INV	PD	2026	G
CHECK DATE:	08/04/2026										
294405	26000669	08/04/2026	260804	403647	866.00	866.00	08/04/2026	INV	PD	2026	G
CHECK DATE:	08/04/2026										
294406	26000668	08/04/2026	260804	403647	866.00	866.00	08/04/2026	INV	PD	2026	G
CHECK DATE:	08/04/2026										
294407	26000669	08/04/2026	260804	403647	866.00	866.00	08/04/2026	INV	PD	2026	G
CHECK DATE:	08/04/2026										
294408	26000670	08/04/2026	260804	403647	866.00	866.00	08/04/2026	INV	PD	2026	G
CHECK DATE:	08/04/2026										
294409	26000669	08/04/2026	260804	403647	866.00	866.00	08/04/2026	INV	PD	2026	G
CHECK DATE:	08/04/2026										
294410	26000670	08/04/2026	260804	403647	866.00	866.00	08/04/2026	INV	PD	2026	G
CHECK DATE:	08/04/2026										
294411	26000668	08/04/2026	260804	403647	866.00	866.00	08/04/2026	INV	PD	2026	G
CHECK DATE:	08/04/2026										
				7,794.00							
9857 SUNBELT PUMP & POWER RENTALS											
185784611-0004		08/04/2026	260804	10001182	184.30	184.30	08/04/2026	INV	PD		CONTRA
CHECK DATE:	08/06/2026										
186198482-0001		08/04/2026	260804	10001182	229.90	229.90	08/04/2026	INV	PD		CONTRA
CHECK DATE:	08/06/2026										
186205245-0001		08/04/2026	260804	10001182	100.00	100.00	08/04/2026	INV	PD		CONTRA
CHECK DATE:	08/06/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
13612 SWAN ANALYTICAL USA					514.20					
CD10023270		08/04/2026	260804	403648	3,941.70	3,941.70	08/04/2026	INV	PD	PARTS
CHECK DATE: 08/04/2026										
15648 T Y LIN INTERNATIONAL GREAT LAKES INC										
30102607213	26000775	08/04/2026	260804	403649	8,026.00	8,026.00	08/04/2026	INV	PD	Prof E
CHECK DATE: 08/04/2026										
17345 T-MOBILE USA INC										
L2607080215		08/04/2026	260804	403650	50.00	50.00	08/04/2026	INV	PD	INVEST
CHECK DATE: 08/04/2026										
L2607150312		08/04/2026	260804	403650	150.00	150.00	08/04/2026	INV	PD	INESTI
CHECK DATE: 08/04/2026										
L2607170027		08/04/2026	260804	403650	50.00	50.00	08/04/2026	INV	PD	INVEST
CHECK DATE: 08/04/2026										
L2607200229		08/04/2026	260804	403650	50.00	50.00	08/04/2026	INV	PD	INVEST
CHECK DATE: 08/04/2026										
L2607200437		08/04/2026	260804	403650	165.00	165.00	08/04/2026	INV	PD	INVEST
CHECK DATE: 08/04/2026										
					465.00					
14299 TELEDYNE ISCO										
P020154117		08/04/2026	260804	403651	990.00	990.00	08/04/2026	INV	PD	ASSESS
CHECK DATE: 08/04/2026										
18783 TELUS COMMUNICATIONS INC										
2769		08/04/2026	260804	10001183	285.00	285.00	08/04/2026	INV	PD	CONNEC
CHECK DATE: 08/06/2026										
3140	26000014	08/04/2026	260804	10001183	1,442.99	1,442.99	08/04/2026	INV	PD	GPS/AV
CHECK DATE: 08/06/2026										
					1,727.99					
2577 TERMINAL SUPPLY CO										
34615-00		08/04/2026	260804	10001184	270.57	270.57	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/06/2026										

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
19265 TERRANCE BEW											
#1	CHECK DATE: 08/04/2026	08/04/2026	260804	403652	350.00	350.00	08/04/2026	INV	PD		ENTERT
#2	CHECK DATE: 08/04/2026	08/04/2026	260804	403652	350.00	350.00	08/04/2026	INV	PD		ENTERT
#2	CHECK DATE: 08/04/2026	08/04/2026	260804	403652	350.00	350.00	08/04/2026	INV	PD		ENTERT
7032026	CHECK DATE: 08/04/2026	08/04/2026	260804	403652	2,500.00	2,500.00	08/04/2026	INV	PD		PERFOR
					3,550.00						
19188 THE FA BARTLETT TREE EXPERT COMPANY											
43584953	CHECK DATE: 08/04/2026	08/04/2026	260804	403653	135.00	135.00	08/04/2026	INV	PD		TREE R
13589 TIFCO INDUSTRIES INC											
72213409	CHECK DATE: 08/04/2026	08/04/2026	260804	403654	355.03	355.03	08/04/2026	INV	PD		VEHICL
18546 TORRES, UXMAR											
26708	CHECK DATE: 08/04/2026	08/04/2026	260804	403655	750.00	750.00	08/04/2026	INV	PD		JOLIET
15365 TRESSLER LLP											
537902	CHECK DATE: 08/04/2026	08/04/2026	260804	403656	1,391.00	1,391.00	08/04/2026	INV	PD		LEGAL
537903	CHECK DATE: 08/04/2026	08/04/2026	260804	403656	2,880.50	2,880.50	08/04/2026	INV	PD		LEGAL
537904	CHECK DATE: 08/04/2026	08/04/2026	260804	403656	2,019.00	2,019.00	08/04/2026	INV	PD		LEGAL
537905	CHECK DATE: 08/04/2026	08/04/2026	260804	403656	1,197.50	1,197.50	08/04/2026	INV	PD		LEGAL
537906	CHECK DATE: 08/04/2026	08/04/2026	260804	403656	2,509.25	2,509.25	08/04/2026	INV	PD		LEGAL
537907	CHECK DATE: 08/04/2026	08/04/2026	260804	403656	2,669.50	2,669.50	08/04/2026	INV	PD		LEGAL
537908		08/04/2026	260804	403656	5,237.50	5,237.50	08/04/2026	INV	PD		LEGAL

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
CHECK DATE: 08/04/2026											
537909		08/04/2026	260804	403656	998.00	998.00	08/04/2026	INV	PD	JUNE	2
CHECK DATE: 08/04/2026											
537910		08/04/2026	260804	403656	3,786.07	3,786.07	08/04/2026	INV	PD	JUNE	2
CHECK DATE: 08/04/2026											
537911		08/04/2026	260804	403656	944.03	944.03	08/04/2026	INV	PD	JUNE	2
CHECK DATE: 08/04/2026											
537912		08/04/2026	260804	403656	285.50	285.50	08/04/2026	INV	PD	JUNE	2
CHECK DATE: 08/04/2026											
537913		08/04/2026	260804	403656	228.00	228.00	08/04/2026	INV	PD	JUNE	2
CHECK DATE: 08/04/2026											
537914		08/04/2026	260804	403656	15,229.85	15,229.85	08/04/2026	INV	PD	JUNE	2
CHECK DATE: 08/04/2026											
537915		08/04/2026	260804	403656	442.00	442.00	08/04/2026	INV	PD	JUNE	2
CHECK DATE: 08/04/2026											
11476 TRI-COUNTY BOARD-UP & GLASS INC					39,817.70						
5217		08/04/2026	260804	403657	225.00	225.00	08/04/2026	INV	PD	BOARD	
CHECK DATE: 08/04/2026											
9199 TRI-K SUPPLIES INC											
129296	26000039	08/04/2026	260804	403658	359.60	359.60	08/04/2026	INV	PD	JANITO	
CHECK DATE: 08/04/2026											
12259 ULINE INC											
210415903		08/04/2026	260804	403659	1,901.43	1,901.43	08/04/2026	INV	PD	GAS CA	
CHECK DATE: 08/04/2026											
210895560		08/04/2026	260804	403659	5,913.98	5,913.98	08/04/2026	INV	PD	OFFICE	
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2718 UNDERGROUND PIPE & VALVE					7,815.41						
081388		08/04/2026	260804	10001185	460.00	460.00	08/04/2026	INV	PD	EQUIPM	
CHECK DATE: 08/06/2026											
081562		08/04/2026	260804	10001185	404.00	404.00	08/04/2026	INV	PD	EQUIPM	
CHECK DATE: 08/06/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
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CHECK DATE:	08/06/2026										
					1,977.00						
2727 UNITED LAB INC											
INV461510		08/04/2026	260804	403660	1,352.24		1,352.24	08/04/2026	INV	PD	JANITO
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13844 UNIVAR SOLUTIONS USA LLC											
53870884	26000049	08/04/2026	260804	403661	795.15		795.15	08/04/2026	INV	PD	2026 D
CHECK DATE:	08/04/2026										
53978450	26000049	08/04/2026	260804	403661	720.75		720.75	08/04/2026	INV	PD	2026 D
CHECK DATE:	08/04/2026										
53978451	26000049	08/04/2026	260804	403661	895.12		895.12	08/04/2026	INV	PD	2026 D
CHECK DATE:	08/04/2026										
53981821	26000049	08/04/2026	260804	403661	1,569.38		1,569.38	08/04/2026	INV	PD	2026 D
CHECK DATE:	08/04/2026										
53981823	26000049	08/04/2026	260804	403661	2,473.80		2,473.80	08/04/2026	INV	PD	2026 D
CHECK DATE:	08/04/2026										
53981824	26000049	08/04/2026	260804	403661	488.25		488.25	08/04/2026	INV	PD	2026 D
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53996241	26000049	08/04/2026	260804	403661	1,476.38		1,476.38	08/04/2026	INV	PD	2026 D
CHECK DATE:	08/04/2026										
53996242	26000049	08/04/2026	260804	403661	527.78		527.78	08/04/2026	INV	PD	2026 D
CHECK DATE:	08/04/2026										
53996243	26000049	08/04/2026	260804	403661	1,236.90		1,236.90	08/04/2026	INV	PD	2026 D
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53996244	26000049	08/04/2026	260804	403661	750.98		750.98	08/04/2026	INV	PD	2026 D
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53998620	26000049	08/04/2026	260804	403661	392.93		392.93	08/04/2026	INV	PD	2026 D
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53998621	26000049	08/04/2026	260804	403661	1,418.25		1,418.25	08/04/2026	INV	PD	2026 D
CHECK DATE:	08/04/2026										
53998623	26000049	08/04/2026	260804	403661	2,697.00		2,697.00	08/04/2026	INV	PD	2026 D
CHECK DATE:	08/04/2026										

VENDOR INVOICE LIST

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54008948 CHECK DATE:	26000049 08/04/2026	08/04/2026	260804	403661	544.05		544.05	08/04/2026	INV	PD	2026 D
54008950 CHECK DATE:	26000049 08/04/2026	08/04/2026	260804	403661	1,099.73		1,099.73	08/04/2026	INV	PD	2026 D
54008951 CHECK DATE:	26000049 08/04/2026	08/04/2026	260804	403661	279.00		279.00	08/04/2026	INV	PD	2026 D
54008952 CHECK DATE:	26000049 08/04/2026	08/04/2026	260804	403661	871.87		871.87	08/04/2026	INV	PD	2026 D
54012083 CHECK DATE:	26000049 08/04/2026	08/04/2026	260804	403661	597.53		597.53	08/04/2026	INV	PD	2026 D
54012085 CHECK DATE:	26000049 08/04/2026	08/04/2026	260804	403661	2,666.78		2,666.78	08/04/2026	INV	PD	2026 D
54012086 CHECK DATE:	26000049 08/04/2026	08/04/2026	260804	403661	465.00		465.00	08/04/2026	INV	PD	2026 D
54025135 CHECK DATE:	26000049 08/04/2026	08/04/2026	260804	403661	841.65		841.65	08/04/2026	INV	PD	2026 D
54025136 CHECK DATE:	26000049 08/04/2026	08/04/2026	260804	403661	1,453.13		1,453.13	08/04/2026	INV	PD	2026 D
18272 HD SUPPLY INC					24,261.41						
INV01079405 CHECK DATE:		08/04/2026	260804	403662	97.48		97.48	08/04/2026	INV	PD	PARTS
INV01083662 CHECK DATE:		08/04/2026	260804	403662	80.95		80.95	08/04/2026	INV	PD	PARTS
INV01086775 CHECK DATE:		08/04/2026	260804	403662	674.85		674.85	08/04/2026	INV	PD	SUPPLI
INV01086913 CHECK DATE:		08/04/2026	260804	403662	90.30		90.30	08/04/2026	INV	PD	SUPPLI
INV01087327 CHECK DATE:		08/04/2026	260804	403662	286.65		286.65	08/04/2026	INV	PD	PARTS
INV01087383 CHECK DATE:		08/04/2026	260804	403662	40.95		40.95	08/04/2026	INV	PD	PARTS
INV01087584 CHECK DATE:		08/04/2026	260804	403662	98.84		98.84	08/04/2026	INV	PD	PARTS
INV01090148 CHECK DATE:		08/04/2026	260804	403662	205.10		205.10	08/04/2026	INV	PD	PARTS

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID	AMOUNT	DUE DATE	TYPE	STS	DESCR
INV01090285		08/04/2026	260804	403662	102.55	102.55	08/04/2026	INV	PD		PARTS
CHECK DATE:	08/04/2026										
INV01091824		08/04/2026	260804	403662	558.93	558.93	08/04/2026	INV	PD		SUPPLI
CHECK DATE:	08/04/2026										
INV01093608		08/04/2026	260804	403662	307.65	307.65	08/04/2026	INV	PD		PARTS
CHECK DATE:	08/04/2026										
INV01095446		08/04/2026	260804	403662	307.65	307.65	08/04/2026	INV	PD		PARTS
CHECK DATE:	08/04/2026										
INV01096113		08/04/2026	260804	403662	102.55	102.55	08/04/2026	INV	PD		PARTS
CHECK DATE:	08/04/2026										
INV01097255		08/04/2026	260804	403662	205.10	205.10	08/04/2026	INV	PD		PARTS
CHECK DATE:	08/04/2026										
18454 USALCO LLC					3,159.55						
910237072	26000057	08/04/2026	260804	403663	4,972.70	4,972.70	08/04/2026	INV	PD	2026	A
CHECK DATE:	08/04/2026										
910237087	26000057	08/04/2026	260804	403663	4,937.48	4,937.48	08/04/2026	INV	PD	2026	A
CHECK DATE:	08/04/2026										
910237229	26000057	08/04/2026	260804	403663	4,999.11	4,999.11	08/04/2026	INV	PD	2026	A
CHECK DATE:	08/04/2026										
910237939	26000057	08/04/2026	260804	403663	4,989.82	4,989.82	08/04/2026	INV	PD	2026	A
CHECK DATE:	08/04/2026										
910238932	26000057	08/04/2026	260804	403663	5,003.37	5,003.37	08/04/2026	INV	PD	2026	A
CHECK DATE:	08/04/2026										
910239364	26000057	08/04/2026	260804	403663	4,976.64	4,976.64	08/04/2026	INV	PD	2026	A
CHECK DATE:	08/04/2026										
6190 UTILITY DYNAMICS					29,879.12						
0624-3468		08/04/2026	260804	403664	6,555.00	6,555.00	08/04/2026	INV	PD	EV	CHA
CHECK DATE:	08/04/2026										
2763 VARDAL SURVEYING SYSTEMS											
93658		08/04/2026	260804	403665	900.18	900.18	08/04/2026	INV	PD		EQUIPM
CHECK DATE:	08/04/2026										
93661		08/04/2026	260804	403665	39.90	39.90	08/04/2026	INV	PD		EQUIPM
CHECK DATE:	08/04/2026										

VENDOR INVOICE LIST

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93887		08/04/2026	260804	403665	192.40		192.40	08/04/2026	INV	PD	EQUIPM
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18756 VERATHON INC					1,132.48						
81439281		08/04/2026	260804	403666	897.53		897.53	08/04/2026	INV	PD	AMBULA
CHECK DATE: 08/04/2026											
7676 VERMEER ILLINOIS INC											
PQ5598		08/04/2026	260804	403667	262.35		262.35	08/04/2026	INV	PD	VEHICL
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PQ5662		08/04/2026	260804	403667	166.28		166.28	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/04/2026											
PQ6120		08/04/2026	260804	403667	3,190.13		3,190.13	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/04/2026											
2793 VULCAN MATERIALS COMPANY					3,618.76						
6397740		08/04/2026	260804	403668	246.08		246.08	08/04/2026	INV	PD	BITUMI
CHECK DATE: 08/04/2026											
8139 WASTE MANAGEMENT INC											
8477523-2007-1	26000809	08/04/2026	260804	403669	2,505,643.29		2,505,643.29	08/04/2026	INV	PD	MANAGE
CHECK DATE: 08/04/2026											
19137 WENTWORTH TIRE SERVICE											
70127377		08/04/2026	260804	10001186	1,133.96		1,133.96	08/04/2026	INV	PD	TIRES
CHECK DATE: 08/06/2026											
90036697		08/04/2026	260804	10001186	-250.00		-250.00	08/04/2026	CRM	PD	VEHICL
CHECK DATE: 08/06/2026											
90036964		08/04/2026	260804	10001186	686.00		686.00	08/04/2026	INV	PD	TIRES
CHECK DATE: 08/06/2026											
90037257		08/04/2026	260804	10001186	646.40		646.40	08/04/2026	INV	PD	VEHICL
CHECK DATE: 08/06/2026											
90037306		08/04/2026	260804	10001186	6,369.92		6,369.92	08/04/2026	INV	PD	TIRES
CHECK DATE: 08/06/2026											

VENDOR INVOICE LIST

INVOICE	P.O.	INV DATE	WARRANT	CHECK #	INVOICE NET	PAID AMOUNT	DUE DATE	TYPE	STS	DESCR
5894 WHOLESale DIRECT INC					8,586.28					
000279442		08/04/2026	260804	403670	400.07	400.07	08/04/2026	INV PD		VEHICL
CHECK DATE: 08/04/2026										
2892 WILL COUNTY RECORDER										
40920745		08/04/2026	260804	403671	71.00	71.00	08/04/2026	INV PD		LIEN R
CHECK DATE: 08/04/2026										
2916 WIPECO INC										
0149866-IN		08/04/2026	260804	403672	431.40	431.40	08/04/2026	INV PD		GARAGE
CHECK DATE: 08/04/2026										
773 INVOICES					9,738,384.25					

** END OF REPORT - Generated by John Bolek **



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File ID:

Type: Consent Agenda

Status: Draft

In Control: City Council Meeting

File Created: 07/23/2026

Department: Finance

Final Action:

Title:

Agenda Date: 08/04/2026

Attachments: 08.04.26 Invoices

Entered by: rgatson@joliet.gov



Memo

File #: 386-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Jeff Carey, Fire Chief

SUBJECT:

Award of Contract for the 2026-2027 Joliet Fire Department Medical and Fitness Evaluations - RFP to Rock Valley Health for \$290,376.00

BACKGROUND:

The Mayor and City Council approved the 2026 budget, which included funding for the Fire Department to conduct mandatory physical and fitness evaluations for firefighters in accordance with the National Fire Protection Association Standard 1500.

The Public Safety Committee will review this matter.

CONCLUSION:

On July 2nd, 2026, at 10:00 A.M., the (four) bids were received for the 2026-2027 Joliet Fire Department Medical and Fitness Evaluations.

The bid summary is as follows:

BIDDER:	BID AMOUNTS:
MH OCCUPATIONAL HEALTH	\$261,880.00
PROFESSIONAL HEALTH SERVICES	\$234,372.40
ROCK VALLEY HEALTH	\$290,376.00
WORKSITE WELLNESS OCCUPATIONAL HEALTH SERVICES	\$294,500.00

Section 2-444. Award of contract to the lowest responsible bidder; factors for determination of "lowest responsible bidder". Three of these circumstances apply:

- (a) Contracts which require bidding shall be awarded, after final action by the Mayor and City Council, to the lowest responsible bidder. In determining the "lowest responsible bidder, the Mayor and City Council shall consider the following:
- (1) The ability, capacity and skill of the bidder to perform the contract or provide the service required;
 - (4) The quality of performance on previous contracts or services;
 - (7) The quality, availability and adaptability of the bidder's supplies, equipment, or

personnel to the particular use or service required;

The Fire Department's most recent physical and evaluation contract was conducted with Rock Valley Health, whose professionalism and performance met all expectations

This is a two-year contract agreement with the option for up to four one-year extensions. Each extension may be exercised only upon mutual agreement of the parties and continued satisfaction with the terms and performance under this contract.

Sufficient funds are available from the professional services fund (Org 07001000, Object 523300).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council award the 2026-2027 Joliet Fire Department Medical and Fitness Evaluations Contract to Rock Valley Health in the amount of \$290,376.00.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 386-26

File ID: 386-26

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/20/2026

Department:

Final Action:

Title: Award of Contract for the 2026-2027 Joliet Fire Department Medical and Fitness Evaluations - RFP to Rock Valley Health for \$290,376.00

Agenda Date: 08/04/2026

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/22/2026	Jeff Carey	Approve	7/24/2026
1	2	7/27/2026	Kevin Sing	Approve	7/24/2026
1	3	7/28/2026	Todd Lenzie	Approve	7/29/2026
1	4	7/31/2026	Beth Beatty	Approve	7/30/2026



Memo

File #: 387-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

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

BACKGROUND:

The City of Joliet acquired the Southeast Joliet Sanitary District (District) water and sanitary sewer systems on February 1, 2026. Will County is providing funding via multiple sources to fund improvements in the District's system. One of these funding sources is federal grant funds from the Congressionally Directed Spending (CDS) program.

The Minton Road Lift Station Replacement project was identified as a candidate for the use of CDS funds. It is a priority project for the system due to existing operational issues and pump outages that can result in basement sewer back-ups.

On July 21, 2026, the Mayor and City Council approved the award of the Minton Road Lift Station Replacement Project to Austin Tyler Construction Inc. in the amount of \$590,075.00. The City of Joliet requested a proposal from V3 Companies, the City's Construction Engineering Consultant, for construction engineering services for the Minton Road Lift Station Replacement Project.

The Public Service Committee will review this matter.

CONCLUSION:

V3 Companies provided a proposal, in the amount of \$49,950.00, to provide construction engineering services for the Minton Road Lift Station Replacement Project. The scope of work that V3 Companies will provide generally consists of project management, field engineering services, and review of contractor payment requests.

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 / Construction (Org 50180170, Object 557200, Project 25048, \$49,950.00).

The charges for this project will be reimbursed through a Congressionally Directed Spending Grant and Will County Land Use Funds.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve the Professional Services Agreement for the Minton Road Lift Station Replacement Construction Engineering Services, in the amount of \$49,950.00, to V3 Companies.

AGREEMENT FOR PROFESSIONAL SERVICES

THIS AGREEMENT, MADE AS OF THIS 4th day of August, 2026, by and between the City of Joliet, Illinois, an Illinois Municipal Corporation, (hereinafter called the "City") and RJN Group 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 July 17, 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 best professional judgment in the course of the work. Design criteria, guidelines and other standards shall be supplemented by the professional judgment of the Consultant. Deviations from design criteria, guidelines and other standards shall be called to the attention of the City's representative.

SECTION 2 – THE CITY'S RESPONSIBILITIES

The City will:

- 2.1 Provide full information as to the requirements for the Project in a timely manner in which the Consultant may reasonably rely on with regard to its completeness and accuracy.
- 2.2 Designate in writing a person to act as the City's representative with respect to the work to be performed under this Agreement; and such person shall have complete authority to transmit instructions, receive information, interpret, and define the City's policies and decisions with respect to materials, equipment elements and systems pertinent to the work covered by this Agreement.
- 2.3 Guarantee access to and make all provisions for the Consultant to enter upon the City's facilities as required for the Consultant to perform their work under this Agreement.
- 2.4 Examine all studies, reports and other documents presented by the Consultant and shall render decisions pertaining thereto within seven (7) calendar days from receipt so as not to delay the work of the Consultant.
- 2.5 Obtain approval of all governmental authorities having jurisdiction over the Project and such approvals and consents from such other individuals or bodies as may be necessary for completion of the Project.

SECTION 3 – PAYMENTS TO THE CONSULTANT

3.1 The City will pay the Consultant for the professional services performed under SECTION 1, in an amount not to exceed \$49,950.00

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 by April 15, 2027, 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

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

Errors and Omissions \$1,000,000

Consultant agrees that with respect to the above required insurance:

1. The CGL policy shall be endorsed for the general aggregate to apply on an annual basis.
2. To provide separate endorsements: to name the City of Joliet and its officers and employees as additional insured as their interest may appear, and to provide 30 days' notice, in writing, of cancellation or material change.
3. The Consultant's insurance shall be primary in the event of a claim.
4. The City of Joliet shall be provided with Certificates of Insurance and endorsements evidencing the above-required insurance, prior to commencement of an agreement and thereafter with certificates evidencing renewals or replacements of said policies of insurance at least thirty (30) days prior to the expiration of cancellation of any such policies.
5. A Certificate of Insurance that states the City of Joliet and its officers and employees have been endorsed as an "additional insured" by the Consultant's general liability and automobile liability insurance carrier. Specifically, this Certificate must include the following language: "The City of Joliet and its officers and employees are, and have been endorsed, as an additional insured under the above reference policy number _____ on a primary and non-contributory basis for general liability and automobile liability coverage for the duration of the contract term."

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

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

SECTION 8 – SUCCESSORS AND ASSIGNS

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

SECTION 9 – NON-DISCRIMINATION

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

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

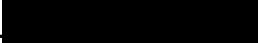
CITY OF JOLIET

By: _____

H. Elizabeth Beatty

City Manager

Date: _____

By:  _____

Name: _____

Title: _____

Date: _____

ATTEST:

By: _____

Lauren O'Hara

City Clerk

Date: _____



July 17, 2026

Mr. Tony Anczer, P.E.
Department of Public Utilities
City of Joliet
150 W. Jefferson Street
Joliet, IL 60432

RE: Proposal for Professional Services

Phase III Construction Engineering Services • Minton Road Lift Station Replacement

Dear Mr. Anczer:

V3 Companies (V3) is pleased to submit this proposal for Phase III construction engineering services for the Minton Road Lift Station Replacement Project. We have provided a detailed scope and fees for Phase III Construction engineering services for the above mentioned project.

This proposal includes Phase III engineering services in the amount of \$49,950.00. This proposal provides a Resident Engineer/Construction Inspector part time. If you find this proposal acceptable, the executed copies of this letter will constitute the agreement between the City of Joliet (CLIENT) and V3 Companies, Ltd. (V3) for construction engineering services for this project.

Scope of Work

To ensure that the City's expectations are met during construction we have broken down our approach to project management into two phases and the anticipated scope of work within each phase:

CONSTRUCTION PHASE

Once construction has begun, we will provide, at a minimum, the following services:

- Provide part time Resident Engineering services to perform on-site inspections and ensure completion of the work in accordance with contract documents.
- Maintain the project field book throughout construction.
- Provide digital construction progress photos documenting the progress of constructed work.
- Prepare and submit pay estimates monthly.
- Coordinate and conduct progress status meetings with all interested parties.

FINAL CLOSE-OUT PHASE

We will provide, at a minimum, the following services during the final close-out phase:

- Obtain backup documentation required for final payment.
- Continually prepare and monitor the completion of the punch list.
- Prepare and submit the final pay request.
- Conduct final inspection of the contractor's work.

FINAL CONTRACT DOCUMENTS & AS-BUILT DRAWINGS

Upon completion of the project, V3 will prepare and monitor the completion of the final punch list. A final inspection of the contractor's work will be made. The required back-up documentation will be obtained and a final payment request will be prepared and submitted.

COMPENSATION

SERVICE	FEE	
I. Phase III Construction Engineering Services	\$49,950	(Not to Exceed)
Total Project Cost	\$49,950	(Not to Exceed)

We appreciate the opportunity to present this proposal and look forward to working with the City of Joliet on this project.

Sincerely,

V3 COMPANIES, LTD.



Kurt Corrigan, P.E.

Vice President of Municipal Services

Accepted For:

CITY OF JOLIET

By: _____

Title: _____

Date: _____



V3 COMPANIES
PUBLIC SECTOR
BILLING RATE SCHEDULE

(Rates effective January 1, 2026 through December 31, 2026)

<u>Description</u>	<u>Hourly Rate</u>
Principal	\$ 265.00
Senior Project Manager	\$ 255.00
Senior Estimator	\$ 250.00
Resident Engineer II	\$ 235.00
Resident Construction Manager II	\$ 230.00
Project Manager II	\$ 225.00
Resident Construction Manager I	\$ 220.00
Superintendent	\$ 220.00
Project Manager I	\$ 210.00
Resident Engineer I	\$ 200.00
Senior Project Engineer	\$ 200.00
Project Engineer II	\$ 190.00
Construction Administrator III	\$ 190.00
Project Engineer I	\$ 175.00
Senior Construction Technician	\$ 175.00
Project Scientist II	\$ 160.00
Project Landscape Architect II	\$ 160.00
Survey Crew	\$ 145.00
Construction Technician III	\$ 145.00
Project Scientist I	\$ 145.00
Project Surveyor III	\$ 145.00
Project Landscape Architect I	\$ 145.00
Project Surveyor II	\$ 140.00
Design Technician III	\$ 140.00
Scientist III	\$ 140.00
Project Surveyor I	\$ 140.00
Civil Designer III	\$ 135.00
Construction Administrator II	\$ 130.00
Civil Designer II	\$ 120.00
Civil Designer I	\$ 120.00
Scientist II	\$ 120.00
Instrument Operator	\$ 120.00
Scientist I	\$ 120.00
Estimating Technician I	\$ 110.00
Technician II	\$ 105.00
Technician I/Intern	\$ 95.00



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 387-26

File ID: 387-26

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/21/2026

Department: Public Utilities

Final Action:

Title: 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

Agenda Date: 08/04/2026

Attachments: PSA V3 Minton Rd LS Redacted

Entered by: odean@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/21/2026	Allison Swisher	Approve	7/23/2026
1	2	7/27/2026	Kevin Sing	Approve	7/23/2026
1	3	7/27/2026	Todd Lenzie	Approve	7/29/2026
1	4	7/31/2026	Beth Beatty	Approve	7/29/2026



Memo

File #: 388-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Allison Swisher, Director of Public Utilities

SUBJECT:

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

BACKGROUND:

On June 3, 2025, the Mayor and City Council awarded a contract for the 2025 Sanitary Sewer Cleaning and Inspection Program, in the amount of \$528,650.00, to Pipe View America. Subsequently, Change Order No. 1 was approved for a net increase of \$82,779.94.

The Public Service Committee will review this matter.

CONCLUSION:

Change Order No. 2, a net increase in the amount of \$91,700.00, is a result of the following:

- An additional 200 hours of on call labor hours to provide cleaning and televising assistance to City sewer crews through the end of 2026.
- Addition of 52 hours of on call labor hours for cleaning and televising work in the former Southeast Joliet Sanitary District (SEJSD) area.

Funds for Change Order No. 2 will be charged to the Water & Sewer Operations Fund / Field Operations / Sewer / Contractual Services (Org 50080020, Object 524200, \$73,500.00) and to the PU Grant / Reimbursable Fund / Professional Services (Org 50180170, Object 557200, Project Code 25048, \$18,200.00). The charges related to the SEJSD work will be reimbursed to the City by Will County via a Community Development Block Grant.

Included with Change Order No. 2 is Amendment No. 1 with RJN Group Inc., for the not-to-exceed amount of \$24,700.00, for additional field inspection and professional engineering services required for the additional work added by Change Orders 1 and 2.

Funds for Amendment No. 1 will be Charged to the Water & Sewer Operations Fund / Field Operations / Sewer / Professional Services (Org 50080020, Object 523300, \$24,700.00).

RECOMMENDATION:

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

1. Approve Change Order No. 2, for a net increase of \$91,700.00, for the 2025 Sanitary Sewer Cleaning and Inspection Program, to Pipe View America.
2. Approve Amendment No. 1, for the not-to-exceed amount of \$24,700.00, for the 2025 Sanitary Cleaning and Televising Program Professional Services Agreement to RJN Group Inc.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 388-26

File ID: 388-26

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/21/2026

Department: Public Utilities

Final Action:

Title: 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

Agenda Date: 08/04/2026

Entered by: odean@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/21/2026	Allison Swisher	Approve	7/23/2026
1	2	7/27/2026	Kevin Sing	Approve	7/23/2026
1	3	7/28/2026	Todd Lenzie	Approve	7/29/2026
1	4	7/31/2026	Beth Beatty	Approve	7/30/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 389-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Greg Ruddy, Director of Public Works

SUBJECT:

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

BACKGROUND:

Regular cleaning and maintenance of the Hickory Creek and Spring Creek channels are required each year to ensure proper water flow. This project was advertised on Wednesday, July 1, 2026.

The Public Service Committee will review this matter.

CONCLUSION:

On Thursday, July 16, 2026, at 10:00 A.M., two (2) sealed bids were received for the 2026 Hickory - Spring Creek Cleaning Project. The bid summary is as follows:

<u>CONTRACTOR</u>	<u>BID AMOUNT</u>
Gregg W. Dobczyk Excavating	\$139,900.00
PT Ferro Construction Co.	\$196,000.00
Engineer's Estimate	\$150,000.00

The low bid by Gregg W. Dobczyk Excavating, in the amount of \$139,900.00, is 6.73% below the engineer's estimate.

Sufficient funds exist utilizing the Engineering General Fund / Contract Services (Org 09027000, Object 524200, \$139,900.00).

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council award the 2026 Hickory - Spring Creek Cleaning Project to Gregg W. Dobczyk Excavating in the amount of \$139,900.00.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 389-26

File ID: 389-26

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/22/2026

Department: Public Works

Final Action:

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

Agenda Date: 08/04/2026

Entered by: tschwerha@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/23/2026	Greg Ruddy	Approve	7/27/2026
1	2	7/27/2026	Kevin Sing	Approve	7/27/2026
1	3	7/27/2026	Todd Lenzie	Approve	7/29/2026
1	4	7/31/2026	Beth Beatty	Approve	7/29/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 390-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Approve the Purchase of a Caterpillar Generator for Public Works Cedarwood facility to Altorfer Power Systems in the amount of \$163,379.84.

BACKGROUND:

The Public Works facility located on Cedarwood is a critical component to operations. The facility does not have an existing generator and during emergency situations this facility serves as the command post for response to Public Works operations. It is crucial to have a dependable generator to provide backup power when needed to maintain Public Works operations from the facility.

The Public Assets Committee will review this matter.

CONCLUSION:

The City of Joliet is seeking approval of the purchase and installation for The Public Works Cedarwood facility Generator. Sourcewell pricing was used to secure pricing.

Company

Altorfer Power Systems

Proposal Amount

\$163,379.84

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

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

Funds will be charged to Capital Funds (Org 30090290, Object 557500), \$150,000.00 and Buildings & Grounds Repairs & Maintenance (Org 02015000, Object 524300) \$13,379.84.

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council approve the Public Works Cedarwood Generator Purchase to Altorfer Power Systems in the amount

of \$163,379.84.

Ref #: AF#26-31618397

Page 1 of 6

PROPOSAL

Customer: City of Joliet

Date: 7/9/2026

Project Name: City of Joliet Roadway #1 Generator Replacement

Altorfer Power Systems appreciates your interest in Caterpillar power generation equipment and the opportunity to work with you on this project. This proposal includes the standard accessories and are provided per Sourcewell (NJPA) contract #092222-CAT. ***This meets State of Illinois laws, and therefore should satisfy your bidding requirements without further solicitation.***

Per our discussions here is some good general information regarding Sourcewell:

- Sourcewell is a government agency, created by State statute, with a publicly elected board. Its sole purpose is to provide contract purchasing solutions to serve government and non-profit agencies – government serving government.
- Sourcewell does not eliminate the bid process, instead it satisfies the agency's requirements for competitive bidding.
- Caterpillar was awarded the Sourcewell Contract #092222-CAT
- Please see copy of State of Illinois Statutes.
- For more information please see www.sourcewell-mn.gov

CATERPILLAR ITEMS PER SOURCEWELL CONTRACT #092222-CAT

One (1) new Caterpillar model DG60 natural gas engine generator set rated at 60kW standby, 240V, single-Phase, 60 Hz, 1800 RPM, sound attenuated enclosure, equipped per attached bill of materials.

SOURCED GOODS ITEMS PER SOURCEWELL CONTRACT #092222-CAT

- One (1) ASCO new automatic transfer switch, 300 Series, open transition, 600A, 3 pole, SER, 240V, in-phase monitor for motor load transfer, UL Type 3R enclosure.
- Time for Altorfer certified technician on site for equipment startup.
- Time for Altorfer certified technician on site for load bank testing
- Time for Altorfer certified technician on site for end user training and handoff
- Two-year standard Caterpillar warranty
- Freight and shipping of project equipment to project jobsite
- Installation provided by Elliot Electric
- Natural Gas piping and plumbing provided by Burns

Please review the following bill of materials, terms and conditions, and pricing. Feel free to contact us with questions or for any changes that may be needed to meet the scope of the project as you understand it.

Sincerely,

Austin Foster

Ref #: AF#26-31618397
Power Sales Group
Altorfer / Caterpillar

Page 2 of 6

Standard Equipment Caterpillar

FACTORY TESTING AT 0.8 PF

- ✓ Results at full load reported are: engine rpm, frequency, average voltage, line-to-line voltages for all three phases, average current, line currents for all three phases, and observed power--all at 0.8 power factor. Engine rpm, average voltage and line-to-line voltages for all three phases are reported at no load.

AIR INLET SYSTEM

- ✓ Air cleaner

ENGINE

- ✓ Emission control engine
- ✓ Structural steel base
- ✓ Oil and fuel filter system
- ✓ Critical type silencer system

GENERATOR

- ✓ Caterpillar 60kW generator, standby rated, engine mounted and tested at the Caterpillar factory, Class H Insulation, optimal pitch
- ✓ Digital Voltage Regulator
- ✓ Class H insulation; class H temperature rise.

ENCLOSURE

- ✓ Weatherproof enclosure and sound attenuated - Durable weather-resistant finish
- ✓ Critical grade exhaust silencer. Exhaust silencing system includes exhaust pipe and rain cap.
- ✓ Internally mounted critical grade silencer
- ✓ Robust/highly corrosion resistant construction
- ✓ Steel Construction
- ✓ Lockable, gasketed doors provide secure access to maintenance items (battery, fuel fill, oil, and coolant)
- ✓ Lube oil and coolant drains piped to exterior of enclosure and terminated with drain valves
- ✓ Radiator guard

LUBE SYSTEM

- ✓ Lubricating oil, Oil filter, Oil drain line with valve piped to edge of base

MOUNTING SYSTEM

- ✓ Formed steel base
- ✓ Linear vibration isolators between base and engine-generator

STARTING SYSTEM

- ✓ Battery, Battery Charger, Jacket water heater, Charging alternator

DIGITAL CONTROL PANEL**Instrumentation**

- ✓ LCD display with adjustable contrast and backlight with auto power off
- ✓ AC metering: Volts 3-phase (L-L & L-N); Amps (per phase & average); Frequency; kW (total & per phase); kVA (total & per phase); kVAR (total & per phase); Power Factor (overall & per phase); kW hours; kVAR hours
- ✓ DC metering: Battery Volts; Engine hours run; Engine Jacket Water Temperature (in °C or °F); Lube oil pressure (in psi, kPa or bar); Engine speed (rpm); Crank attempt counter; Start counter

Protection

- ✓ Fail to start shutdown, Low oil pressure shutdown, High engine temperature, Approaching high coolant temperature alarm, Approaching low oil pressure alarm, Not in auto mode alarm, Underspeed/Overspeed, Loss of engine speed detection, Low/High battery voltage, Battery charger failure (if fitted), Under volts, over volts, Under frequency, over frequency, Overcurrent

Controls

- ✓ Run key and LED indicator, Auto key and LED indicator, Stop key and LED indicator
- ✓ Lamp test key, Alarm acknowledge key, Menu navigation keys
- ✓ Engine and AC metering shortcut keys, All control module keys have tactile feedback
- ✓ Lock down emergency stop push button. Service interval counter.

Remote Annunciator (shipped loose) – Qty 1

- ✓ Each Annunciator includes sixteen (16) LED's for annunciation of alarm conditions and system status.
- ✓ Includes Alarm Horn and Alarm Acknowledge pushbuttons.
- ✓ Meets NFPA 99/110 requirements for remote annunciation on Emergency Standby Generator Systems.
- ✓ Label cards are provided next to each set of LED by to indicate various alarms and events.
- ✓ Designed and Tested to meet stringent Impulse Shock and Operating Vibration requirements

GOVERNING SYSTEM

- ✓ Cat Electronic Isochronous Governor. The engine governor shall be an electronic speed control with actuator. Speed droop shall be 0 (isochronous) from no load to full rated load. Steady state frequency regulation shall be +/- 0.25%. Speed shall be sensed by a magnetic pickup off the engine flywheel ring gear.

GENERAL GENERATOR SET NOTES:

- ✓ UL listed Circuit breaker, unit mounted 250A circuit breaker
- ✓ First fill lubricating oil
- ✓ First fill coolant, installed

TECHNICAL FIELD SERVICE TO INCLUDE:

Note: Field Services do not include initial fuel fill or replenishment, videotaping, sound measurements, or city permits for load testing on site.

INSTALLATION AUDIT:

A pre-start audit is available when time and circumstances permit, to be performed by Altorfer Power Systems Project Manager prior to dispatching our field service technician to perform the equipment startup; this will insure site work is completed. These services are to be performed during normal

Ref #: AF#26-31618397

Page 4 of 6

business hours, Monday through Friday 7:30 am to 3:30 pm. Additionally, our local project managers are available for consult during the entire life of the project.

EQUIPMENT STARTUP:

One (1) day of on-site start-up testing are included for only the equipment purchased through Altorfer Power Systems. Time allowed for our factory certified technician is based on accessibility, site preparation and safety concerns for both equipment and personal. This includes systems preparation, equipment start-up and functional operational test utilizing building load only. We will endeavor to meet the requirements of all interested parties as is reasonable, but informing & scheduling of all authorities, inspectors, etc. is the responsibility of the customer; all services included in this quotation are to be performed during normal business hours, Monday through Friday 7:30 am to 3:30 pm. Additional personal required or revisits as dictated by the site, will require a written request for services with a change order by an authorized person and will be billed at prevailing rates.

LOAD BANK TESTING

On-site load bank test utilizing a resistive load bank. Time allowed for 1 (one) factory certified technician is based on accessibility, site preparation and safety concerns for both equipment and personal. Altorfer Power Systems will provide a portable load bank (sized to the generator rating) and 100 feet of power cable. Cable runs greater than 100 (one hundred) feet will be billed at prevailing rates. These services are to be performed during normal business hours, Monday through Friday 7:30 am to 3:30 pm. Additional personal required or revisits as dictated by the site, will require a written request for services with a change order by an authorized person and will be billed at prevailing rates.

TRAINING:

The appropriate Altorfer personnel are available to provide a basic/up to one (1) hour training on site on the same trip during the unit has been started up. If more time is required, or additional sessions are required, arrangements can be negotiated.

WARRANTY:

Caterpillar 2-year warranty applies unless extended service coverage is purchased. Standard manufacturer's warranty applies to all non-Caterpillar equipment. Altorfer will administer all warranty claims during the appropriate warranty period. All other manufacturers warranty is for components only. Labor associated with these claims will be charged accordingly. Copy of warranty statements will be provided at project submittal.

CUSTOMER VALUE AGREEMENT OFFER:

Caterpillar equipment is designed and built to provide maximum productivity and operating economy throughout its operating life. Customer Value Agreements (CVA) are high-efficiency tools for managing your Caterpillar equipment to maintain that built-in value and achieve high reliability. CVA's provide access to trained CAT experts with exceptional knowledge about your CAT equipment. Building the right CVA always begins with a careful assessment of your needs and ends with an agreement that provides you with the lowest possible operating cost. The best time to do this is at the beginning of the equipment's service life considered directly after startup and commissioning testing. Altorfer CAT will assess your equipment in its final installed configuration and work with you to create a CVA that best suits your needs at that time. A review of risk mitigation tools, such as extended warranty, training, inspections, load bank testing, fuel/oil/coolant fluids analysis, and remote asset monitoring is also included in this assessment.

AVAILABILITY:

Determined after approved release. Equipment submittal time is to be negotiated.

ALTORFER CAT • 23 STORES • IOWA • ILLINOIS • INDIANA • MISSOURI

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Rock Falls IL • Rockford IL • Springfield IL • Urbana IL • Wauconda IL • West Branch IA • West Burlington IA

FINANCIAL TERMS:

Net cash 30 days upon receipt of invoice, with credit approval. Equipment will be invoiced at the contracted amount when ready for shipment. Retainers are not allowed unless previously negotiated and are identified in this proposal. Late charges of 1-1/2% per month will be assessed for late payments and customer will also be responsible for any collection costs and expenses, including reasonable attorney's fees. Equipment storage fees may apply when delivery is not accepted when ready for shipment. Sales tax is NOT included in the purchase price and will be charged at the current tax rate, if applicable.

ADDITIONAL TERMS AND CONDITIONS:

The scope of supply for this quotation is limited to the equipment and services listed in this proposal. The bill of material herein does not include demolition, removal, terminations, installation, labor, fuel, fuel piping, air ducting, exhaust silencer installation, exhaust piping or electrical wiring between loose items such as engine, control gear, transfer switches, day tanks, battery charger, etc. Coordination studies & relay settings & relay testing services are not included. Permitting not included. The customer is responsible for any and all installation of the above Equipment unless specifically modified by this proposal. All equipment needed to perform any loading or unloading of the Equipment supplied by Altorfer Power Systems is the responsibility of the customer unless specifically modified by this proposal. Unless specifically listed in our bill of material, equipment not indicated is to be supplied by others. We reserve the right to correct any errors or omissions. Customer's signature on this quotation or the issuance of a purchase order or other acknowledgement by customer for the Equipment shall constitute acceptance of this quotation subject only to the terms and conditions set forth herein notwithstanding any terms and conditions contained in any such purchase order or other acknowledgment or communication from the customer which are different from or in addition to the terms and conditions of this quotation. This quotation is subject to any applicable manufacturer's general terms and conditions of sale. Changes to the terms of this quotation may only be made by the express written agreement of Altorfer Power Systems. Altorfer Power Systems shall not be responsible for any consequential, special, indirect or liquidated damages hereunder or for any manufacturer or other delays beyond Altorfer's control. Altorfer Power Systems will not be responsible for any labor or material charges by others associated with the start-up and installation of this equipment unless previously agreed upon, in writing by Altorfer Power Systems. This quotation expires in 30 calendar days or sooner with notice and is subject to prior sale. The prices stated herein are subject to any manufacturer increases if the order is not released for manufacture within 90 calendar days from order date or, if drawings for approval are required, the drawings are not returned and released for manufacture within 30 calendar days of mailing date. For any completed order, scheduled for shipment, that is held, delayed or rescheduled at the request of the Buyer, Seller may, at its sole option, ship to storage, invoice, and transfer title, all at the sole cost and risk of loss of the Buyer. Buyer may terminate or cancel an order by written notice and upon payment of appropriate charges based upon a percentage of the quoted sales price at the stage of completion: 10% hold for approval status and 100% after release for manufacture status.

EXCEPTIONS & CLARIFICATIONS:

Quotation is based on customer request dated 1/9/26 only. If actual job site conditions/local codes require a change in BOM, all such changes will be quoted and billed accordingly.

- Installation provided by Elliot Electric
- Plumbing and NG piping provided by Burns

Total price for these product and services:**CATERPILLAR ITEMS PER SOURCEWELL CONTRACT #092222-CAT**

One (1) new Caterpillar model DG60 natural gas engine generator set rated at 60kW standby, 240V, single-Phase, 60 Hz, 1800 RPM, sound attenuated enclosure, equipped per attached bill of materials.

SOURCED GOODS ITEMS PER SOURCEWELL CONTRACT #092222-CAT

- One (1) ASCO new automatic transfer switch, 300 Series, open transition, 600A, 3 pole, SER, 240V, in-phase monitor for motor load transfer, UL Type 3R enclosure.
- Time for Altorfer certified technician on site for equipment startup.
- Time for Altorfer certified technician on site for load bank testing
- Time for Altorfer certified technician on site for end user training and handoff
- Two-year standard Caterpillar warranty
- Freight and shipping of project equipment to project jobsite
- Installation provided by Elliot Electric
- Natural Gas piping and plumbing provided by Burns

CATERPILLAR ITEMS PER SOURCEWELL CONTRACT #120617-CAT:	\$41,776.25
SOURCEWELL DISCOUNT (22%):	(\$9,190.78)
SOURCED GOODS ITEMS PER SOURCEWELL CONTRACT #120617-CAT:	<u>\$130,794.37</u>

TOTAL PRICE: \$163,379.84

2026 Supply Chain Volatility Note - Altorfer Power Systems continuously strives to reduce costs and optimize productivity whenever possible. Unfortunately, the current volatility of the supply chain has necessitated a price review process that will take place at the time we receive a "release for production" for this project. We will review the cost basis that was used at the time of quotation and if we find our inputs have increased, we will issue a revised proposal before accepting your "release for production".

ACCEPTANCE:

ALTORFER POWER SYSTEMS

(Customer Signature)

Austin Foster

Phone: 630-450-3139

DATE: _____

Email: austin.foster@altorfer.com

Sales, Electric Power Generation

Should you have any questions or comments on this matter, please do not hesitate to contact us.

This information is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. No waiver of applicable privilege and/or protection against disclosure is intended. If you are not the intended recipient, you are hereby notified that any use of, dissemination, distribution or copy of this communication is strictly prohibited. If you receive this communication in error, please notify us immediately by telephone so that we can arrange return of the original message to us at no cost to you.

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Rock Falls IL • Rockford IL • Springfield IL • Urbana IL • Wauconda IL • West Branch IA • West Burlington IA



City of Joliet Roadways Div.

1203 Cedarwood Dr

Crest Hill, IL 60403

We are pleased to quote the labor and material associated with adding a back up generator for the roadways department.

Price includes: generator pad installation, set generator in place and terminate, install generator feed to 600 amp ATS, install ATS on exterior of building, core drilling for feed into building, terminate ATS, and includes crane quickdrop allowance.

Price does not include: No backfill with stone, no gas piping, no concrete or asphalt cutting or patching, no spoil haul off, no quoted cost for generator or ATS install only, no temp power during swap over, no sales tax on material municipal use.

If you have any questions, please feel free to contact me any time.

Sincerely,

Roth Muzzarelli



Burns Mechanical Inc
PO Box 529
Lemont, IL 60439
6308631179
Derek@burns-plumbing.com

Estimate

ADDRESS

Altorfer Power Systems

ESTIMATE #	DATE	
6838	06/26/2026	

JOB NAME

Aldorf Power Systems

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/26/2026	Burns Labor	Hook up caterpillar gas generator Run roughly 80' of 2" gas line to new generator pad. Hook up final connections when generator is set in place. Excavation, spoil removal, and gravel fill by Burns Labor and Materials saw cutting and patch by Joliet	1		

TOTAL

Accepted By

Accepted Date



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 390-26

File ID: 390-26

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/27/2026

Department:

Final Action:

Title:

Agenda Date: 08/04/2026

Attachments: City of Joliet Roadway (DG60) - Sourcewell
Proposal.pdf

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/31/2026	Dustin Anderson	Approve	7/29/2026
1	2	7/31/2026	Kevin Sing	Approve	8/4/2026
1	3	7/31/2026	Todd Lenzie	Approve	8/4/2026
1	4	7/31/2026	Beth Beatty	Approve	8/4/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 391-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Award Contract 2990-0726 for the City of Joliet Facilities Grounds Maintenance 2026-2029 to Dukes Landscape Services in the amount of \$879,996.00.

BACKGROUND:

The City of Joliet Facilities Grounds Maintenance contract includes weekly maintenance of 15 different city-owned locations (City Hall, Joliet Police Department, West Substation, Campbell St, 1000 N Center Park, Bicentennial Park and Bluffs, Ottawa Parking Garage, Joliet Area Historical Museum, City Square, Exterior Slammers Stadium, Transportation Campus, Marion Lot, Osgood Motor Maintenance, Grover St, Richards St) including services of grass cutting, fertilizer application, tree and shrub pruning, mulch applications, litter pickup, weed pulling, spring and fall cleanups, and seasonal flower watering.

The City of Joliet Facilities Grounds Maintenance contract was advertised in the Herald News on Friday, June 5, 2026.

A mandatory pre bid meeting was held on Monday, June 22, 2026, at 8:30AM at City Hall with two attendees.

The Public Assets Committee will review this matter.

CONCLUSION:

On Tuesday, June 30, 2026, at 10:00AM; one (1) sealed bid was opened and read in the City Hall Conference Room 1 for the City of Joliet Facilities Grounds Maintenance Contract. The bid summary is as follows:

Company

Dukes Landscape Services

Proposal Amount

\$879,996.00

Original estimates were for \$525,000 (2 years) or \$1,050,000 for 4 years, the low bid is 9% below estimates.

Funds will be charged to Community Development, Buildings & Grounds Repairs & Maintenance (Org 02015000, Object 524300) \$159,996 FY 2026 \$240,000 in FY 2027, 2028, 2029. \$250,000 was

included in the 2026 budget for ground maintenance.

RECOMMENDATION: Based on the above, it is recommended that the Mayor and City Council award Contract No 2990-0726 for the City of Joliet Facilities Grounds Maintenance, in the amount of \$879,996.00, to Dukes Landscape Services.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 391-26

File ID: 391-26

Type: Consent Agenda

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/27/2026

Department:

Final Action:

Title:

Agenda Date: 08/04/2026

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/31/2026	Dustin Anderson	Approve	7/29/2026
1	2	7/31/2026	Kevin Sing	Approve	8/4/2026
1	3	7/31/2026	Todd Lenzie	Approve	8/4/2026
1	4	7/31/2026	Beth Beatty	Approve	8/4/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 393-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:

Issuance of a Class "B" Liquor License at 16336 Boulevard Place - BJ's Restaurant & Brewhouse

BACKGROUND:

A Liquor Hearing was held with the Deputy Liquor Commissioner on July 17th, 2026, for BJ's Restaurant & Brewhouse.

RECOMMENDATION:

Attached are the Findings and Recommendation of the Liquor Commissioner.



FINDINGS OF THE LIQUOR COMMISSION
ISSUANCE OF A LIQUOR LICENSE

Based on a public hearing that took place on Friday, July 17, 2026, the Liquor Commission of the City of Joliet hereby reports its findings based on Chapter 4, Section 5C of the Code of Ordinances of the City of Joliet to the City Council. The findings are as follows:

1. **(a) Applicant:** BJ's Restaurant Operations Company
d/b/a: BJ's Restaurant & Brewhouse

(b) Address of premises: 16336 Boulevard Place
2. **Class of liquor license applied:** Class B – Premises Only
3. **Past Performance:** Over 30 years of experience with sales and service of alcoholic liquor.
4. **Character and reputation of the applicant:** The applicant is not a convicted felon.
5. **General design and layout of the premises:** On file in the Mayor's Office.
6. **Amount of anticipated gross revenue from sale of alcoholic beverages:** 20%
7. **Nature of entertainment:** N/A
8. **Premise compliance with all ordinances of the City:**

Building Inspections Department approval pending final inspection.

Joliet Fire Department approval pending final inspection.
9. **Any outstanding monies owed to the City of Joliet:** There are no monies owed to this address.

10. The following are the class, type and number of licensed premises within a one (1) mile radius of the proposed premises:

Class Type of Liquor License	Total
Class "A" Premises & Package:	
Class "A1" Brew Pub:	
Class "A2" Craft Brewery:	
Class "A3" Craft Distillery:	
Class "B" Premises Only:	4
Class "C" Package Goods Only:	1
Class "C-D" Package Goods Only/ Beer & Wine Only:	
Class "D" Premises/Beer & Wine Only:	2
Class "E" Restaurant or Hotel:	1
Class "F" Club:	
Class "J" Governmental & Non-for-profit:	
Class "K" Stadium:	
Class "L" Riverboat-Related Facility:	
Class "P" Bicentennial Park:	
Class "TH" Theater or Cinema:	1
Class "BG" Gas Station/On-Site/Gaming:	
Class "CG" Gas Station/Package:	
The total amount of liquor licenses within a one-mile radius of the proposed location:	9

11. Zoning, general character of the neighborhood and the impact of the premises of the surrounding neighborhood and the city as a whole:

The subject business is a new restaurant within The Boulevard Place development near the Interstate 55 and Route 30 interchange. The property is zoned B-3 (general business), which permits a restaurant with on-premises consumption and the sale of liquor.

The property is surrounded on the west, north, and east by commercial properties within The Boulevard with either City of Joliet B-3 (general business district) zoning or Village of Plainfield B-3 (highway business district) zoning. Across Route 30 to the south are commercial properties zoned Village of Plainfield B-3 (highway business district).

12. Any law enforcement problems created by the issuance of the liquor license:

Joliet Police Department does not foresee any special law enforcement problems associated with the issuance of this liquor license.

13. Comments at the hearing:

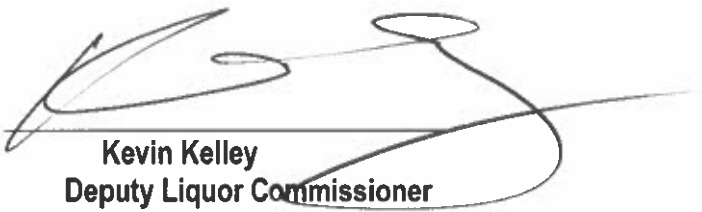
The liquor hearing was conducted by Deputy Liquor Commissioner Kevin Kelley, Interim Corporation Counsel Todd Lenzie, and Detective TJ Gruber.

No one appeared in opposition to the issuance of the liquor license.

14. Recommendation:

Based on the liquor hearing, the Liquor Commission feels that the issuance of the liquor license would be in the best interest of the city, and therefore, recommends approval of the license.



Terry D'Arcy
Mayor and Liquor Commissioner

Kevin Kelley
Deputy Liquor Commissioner



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 393-26

File ID: 393-26

Type: License and Permit

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/22/2026

Department:

Final Action:

Title: Issuance of a Class "B" Liquor License at 16336 Boulevard Place - BJ's Restaurant & Brewhouse

Agenda Date: 08/04/2026

Attachments: BJ'S RESTAURANT & BREWHOUSE - SIGNED
LIQUOR FINDINGS



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 394-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:

Issuance of Class "E" Liquor License at 16301 S. Boulevard Place - Angelita's Mexican Bar & Cuisine.

BACKGROUND:

A Liquor Hearing was held with the Deputy Liquor Commissioner on July 17th, 2026, for Angelita's Mexican Bar & Cuisine.

RECOMMENDATION:

Attached are the Findings and Recommendation of the Liquor Commissioner.

CITY OF JOLIET LIQUOR COMMISSIONER'S OFFICE
TERRY D'ARCY
150 WEST JEFFERSON STREET
JOLIET, ILLINOIS 60432



FINDINGS OF THE LIQUOR COMMISSION
ISSUANCE OF A LIQUOR LICENSE

Based on a public hearing that took place on Friday, July 17, 2026, the Liquor Commission of the City of Joliet hereby reports its findings based on Chapter 4, Section 5C of the Code of Ordinances of the City of Joliet to the City Council. The findings are as follows:

1. **(a) Applicant:** Angelita's Mexican Bar & Cuisine Inc
d/b/a: Angelita's Mexican Bar & Cuisine

(b) Address of premises: 16301 S. Boulevard Place
2. **Class of liquor license applied:** Class E – Restaurant or Hotel
3. **Past Performance:** 5 years of experience with sales and service of alcoholic liquor.
4. **Character and reputation of the applicant:** The applicant is not a convicted felon.
5. **General design and layout of the premises:** On file in the Mayor's Office.
6. **Amount of anticipated gross revenue from sale of alcoholic beverages:** 15%
7. **Nature of entertainment:** N/A
8. **Premise compliance with all ordinances of the City:**

Building Inspections Department approval pending final inspection.

Joliet Fire Department approval pending final inspection.
9. **Any outstanding monies owed to the City of Joliet:** There are no monies owed to this address.

10. The following are the class, type and number of licensed premises within a one (1) mile radius of the proposed premises:

Class Type of Liquor License	Total
Class "A" Premises & Package:	
Class "A1" Brew Pub:	
Class "A2" Craft Brewery:	
Class "A3" Craft Distillery:	
Class "B" Premises Only:	4
Class "C" Package Goods Only:	1
Class "C-D" Package Goods Only/ Beer & Wine Only:	
Class "D" Premises/Beer & Wine Only:	3
Class "E" Restaurant or Hotel:	1
Class "F" Club:	
Class "J" Governmental & Non-for-profit:	
Class "K" Stadium:	
Class "L" Riverboat-Related Facility:	
Class "P" Bicentennial Park:	
Class "TH" Theater or Cinema:	1
Class "BG" Gas Station/On-Site/Gaming:	
Class "CG" Gas Station/Package:	
The total amount of liquor licenses within a one-mile radius of the proposed location:	10

11. Zoning, general character of the neighborhood and the impact of the premises of the surrounding neighborhood and the city as a whole:

The subject business is a new restaurant in a new multi-tenant building within The Boulevard Place development near the Interstate 55 and Route 30 interchange. The property is zoned B-3 (general business), which permits a restaurant with on-premises consumption and the sale of liquor.

The property is surrounded on the west, south, and east by commercial properties within The Boulevard with City of Joliet B-3 (general business) zoning. To the north are commercial properties within The Boulevard with Village of Plainfield B-3 (highway business district) zoning.

12. Any law enforcement problems created by the issuance of the liquor license:

Joliet Police Department does not foresee any special law enforcement problems associated with the issuance of this liquor license.

13. Comments at the hearing:

The liquor hearing was conducted by Deputy Liquor Commissioner Kevin Kelley, Interim Corporation Counsel Todd Lenzie, and Detective TJ Gruber.

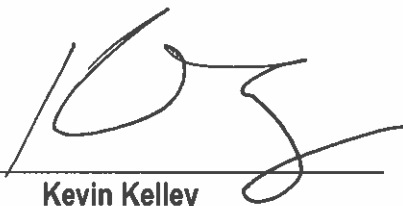
No one appeared in opposition to the issuance of the liquor license.

14. Recommendation:

Based on the liquor hearing, the Liquor Commission feels that the issuance of the liquor license would be in the best interest of the city, and therefore, recommends approval of the license.



Terry D'Arcy
Mayor and Liquor Commissioner



Kevin Kelley
Deputy Liquor Commissioner



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 394-26

File ID: 394-26

Type: License and Permit

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/22/2026

Department:

Final Action:

Title: Issuance of Class "E" Liquor License at 16301 S. Boulevard Place -
Angelita's Mexican Bar & Cuisine.

Agenda Date: 08/04/2026

Attachments: ANGELITA'S MEXICAN BAR & CUISINE - SIGNED
LIQUOR FINDINGS



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 395-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Beth Beatty, City Manager

SUBJECT:

Issuance of Class "E" Liquor License at 1866 W. Jefferson Street - Tacos El Tio #11.

BACKGROUND:

A Liquor Hearing was held with the Deputy Liquor Commissioner on July 17th, 2026, for Tacos El Tio #11.

RECOMMENDATION:

Attached are the Findings and Recommendation of the Liquor Commissioner.



FINDINGS OF THE LIQUOR COMMISSION
ISSUANCE OF A LIQUOR LICENSE

Based on a public hearing that took place on Friday, July 17, 2026, the Liquor Commission of the City of Joliet hereby reports its findings based on Chapter 4, Section 5C of the Code of Ordinances of the City of Joliet to the City Council. The findings are as follows:

1. **(a) Applicant:** Tacos El Tio #11, LLC
d/b/a: Tacos El Tio #11

(b) Address of premises: 1866 W Jefferson Street
2. **Class of liquor license applied:** Class E – Restaurant or Hotel
3. **Past Performance:** 2 years of experience with sales and service of alcoholic liquor.
4. **Character and reputation of the applicant:** The applicant is not a convicted felon.
5. **General design and layout of the premises:** On file in the Mayor's Office.
6. **Amount of anticipated gross revenue from sale of alcoholic beverages:** 5%
7. **Nature of entertainment:** N/A
8. **Premise compliance with all ordinances of the City:**

Building Inspections Department states there are no building code violations.

Joliet Fire Department approval pending final inspection.
9. **Any outstanding monies owed to the City of Joliet:** There are no monies owed to this address.

10. The following are the class, type and number of licensed premises within a one (1) mile radius of the proposed premises:

Class Type of Liquor License	Total
Class "A" Premises & Package:	1
Class "A1" Brew Pub:	
Class "A2" Craft Brewery:	
Class "A3" Craft Distillery:	1
Class "B" Premises Only:	8
Class "C" Package Goods Only:	9
Class "C-D" Package Goods Only/ Beer & Wine Only:	
Class "D" Premises/Beer & Wine Only:	2
Class "E" Restaurant or Hotel:	2
Class "F" Club:	1
Class "J" Governmental & Non-for-profit:	
Class "K" Stadium:	
Class "L" Riverboat-Related Facility:	
Class "P" Bicentennial Park:	
Class "TH" Theater or Cinema:	
Class "BG" Gas Station/On-Site/Gaming:	1
Class "CG" Gas Station/Package:	
The total amount of liquor licenses within a one-mile radius of the proposed location:	25

11. Zoning, general character of the neighborhood and the impact of the premises of the surrounding neighborhood and the city as a whole:

The subject business is a new restaurant located in an existing commercial building on the Jefferson Street commercial corridor, west of Larkin Avenue. The site was previously occupied by Pop's Italian Beef and Sausage. The property has B-1 (neighborhood business) and B-3 (general business) zoning, which permits a restaurant use and the on-premises consumption and the sale of liquor.

The surrounding zoning and land uses for the adjacent properties include:

North: B-3 (general business), commercial (car dealership)

East: B-1 (neighborhood business), commercial (bank)

South: B-1 and B-3 (neighborhood and general business), commercial (parking lot, retail, service)

West: B-3 (general business), commercial (stock parking for car dealership)

12. Any law enforcement problems created by the issuance of the liquor license:

Joliet Police Department does not foresee any special law enforcement problems associated with the issuance of this liquor license.

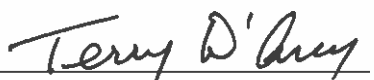
13. Comments at the hearing:

The liquor hearing was conducted by Deputy Liquor Commissioner Kevin Kelley, Interim Corporation Counsel Todd Lenzie, and Detective TJ Gruber.

No one appeared in opposition to the issuance of the liquor license.

14. Recommendation:

Based on the liquor hearing, the Liquor Commission feels that the issuance of the liquor license would be in the best interest of the city, and therefore, recommends approval of the license.


Terry D'Arcy
Mayor and Liquor Commissioner


Kevin Kelley
Deputy Liquor Commissioner



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 395-26

File ID: 395-26

Type: License and Permit

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/22/2026

Department:

Final Action:

Title: Issuance of Class "E" Liquor License at 1866 W. Jefferson Street - Tacos El Tio #11.

Agenda Date: 08/04/2026

Attachments: TACOS EL TIO #11 - SIGNED LIQUOR FINDINGS



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 397-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:

Public Hearing for the Creation of the Rock Run Collection Business District

BACKGROUND:

The 2022 Redevelopment Agreement for the Rock Run Collection development included the creation of a Business District to generate revenue to repay the bond used for the installation of the infrastructure at the site. On July 7, 2026, the City Council adopted an ordinance proposing the Business District and set the public hearing for August 4, 2026. Notice of the public hearing was published in the Joliet Herald News on July 17th and July 24th.

The proposed business district would create an additional one percent (1%) sales and hotel/motel tax within the commercial/retail area of the Rock Run Collection development. The additional revenue will be used to repay the obligations associated with the development of the Rock Run Collection.

CONCLUSION:

Adoption of this item will create the Rock Run Collection Business District effective January 1, 2027

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council adopt an Ordinance Approving a Business District Plan for the Rock Run Collection Business District and Establishing the Rock Run Collection Business District; Making a Blighted Area Finding Within the Business District, and Imposing a Business District Retailers' Occupation Tax, A Business District Service Occupation Tax, and A Business District Hotel Operators' Occupation Tax within Such Business District ion the City of Joliet, Will and Kendall Counties, Illinois.

ORDINANCE No. _____

AN ORDINANCE APPROVING A BUSINESS DISTRICT PLAN FOR THE ROCK RUN COLLECTION BUSINESS DISTRICT; DESIGNATING AND ESTABLISHING THE ROCK RUN COLLECTION BUSINESS DISTRICT; MAKING A BLIGHTED AREA FINDING WITHIN THE BUSINESS DISTRICT, AND IMPOSING A BUSINESS DISTRICT RETAILERS' OCCUPATION TAX, A BUSINESS DISTRICT SERVICE OCCUPATION TAX, AND A BUSINESS DISTRICT HOTEL OPERATORS' OCCUPATION TAX WITHIN SUCH BUSINESS DISTRICT IN THE CITY OF JOLIET, WILL AND KENDALL COUNTIES, ILLINOIS

WHEREAS, the City of Joliet, Will and Kendall Counties, Illinois (the "**City**") is a home rule unit of government under the Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise and perform any function pertaining to its governmental affairs; and

WHEREAS, Section 11-74.3-1(1) of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* (the "**Business District Law**") allows the City to determine that it is "essential to the economic and social welfare of the municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth"; and

WHEREAS, on July 7, 2026, the City Council of the City (the "**City Council**") adopted Ordinance No. 18874, "An Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District)" (the "**Proposal Ordinance**"); and

WHEREAS, by operation of the Proposal Ordinance, the City Council proposed: (i) the designation of the properties on the northeast intersection of Interstate 55 and Interstate 80 within the City, as depicted in Exhibit A attached hereto and made a part hereof, and as legally described in Exhibit B attached hereto and made a part hereof, as a business district pursuant to the Business District Law (the "**Rock Run Collection Business District**"), and (ii) the approval and adoption of the business district plan for the Rock Run Collection Business District (the "**Business District Plan**") prepared for the City by SB Friedman Development Advisors, LLC, which is attached hereto and made a part hereof as Exhibit C; and

WHEREAS, the Proposal Ordinance further fixed the time and place for a public hearing (the "**Hearing**") on the proposed Rock Run Collection Business District and the proposed Business District Plan; and

WHEREAS, the City Council conducted the Hearing on August 4, 2026, at 6:30 p.m., at City Hall, Council Chambers, 150 West Jefferson Street, Joliet, Illinois, after public notice was published on July 17, 2026 and July 24, 2026 in the *Joliet Herald News*, in full compliance with the Business District Law; and

WHEREAS, at the Hearing, (a) City officials and consultants made presentations regarding a blighted area designation within the Rock Run Collection Business District pursuant to the Business District Law, the proposed Business District Plan, and the potential imposition of a Business District Retailers' Occupation Tax, a Business District Service Occupation Tax, and a Business District Hotel Operators' Occupation Tax, and (b) the City Council heard and determined all protests and objections raised to and against the designation of the Rock Run Collection Business District and/or the approval and adoption of the Business District Plan from all members of the public who wished to speaking during the Hearing regarding these matters; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to establish and designate the Rock Run Collection Business District as a blighted area business district pursuant to the Business District Law; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to approve and adopt the Business District Plan; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to impose a Business District Retailers' Occupation Tax at the rate of one percent (1%) upon the Rock Run Collection Business District for the planning, execution, and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Business District Law and all other applicable laws; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to impose a Business District Service Occupation Tax at the rate of one percent (1%) upon the Rock Run Collection Business District for the planning, execution, and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Business District Law and all other applicable laws; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to impose a Business District Hotel Operators' Occupation Tax at the rate of one percent (1%) upon the Rock Run Collection Business District for the planning, execution, and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Business District Law and all other applicable laws.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Joliet, Will and Kendall Counties, Illinois, as follows:

SECTION 1. The preambles of this Ordinance are true, correct and complete and are hereby incorporated as though fully set forth herein.

SECTION 2. Based upon the evidence presented at the Hearing, the City Council hereby finds and determines as follows:

1. The Rock Run Collection Business District on the whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan;
2. The Business District Plan conforms to the City's comprehensive plan for the development of the City as a whole;
3. The Rock Run Collection Business District is qualified as a blighted area, as defined in Section 5 of the Business District Law, by reason of the predominance of defective, non-existent or inadequate street layout; and
4. The Rock Run Collection Business District is a contiguous area, as that term is defined in the Business District Law.

SECTION 3. The City Council hereby establishes and designates the Rock Run Collection Business District as a blighted area business district, in accordance with a pursuant to the Business District Law.

SECTION 4. The City Council hereby approves and adopts the Business District Plan as the business district plan for the Rock Run Collection Business District.

SECTION 5. The City Council shall have and exercise all powers and authority, with respect to the Rock Run Collection Business District and the Business District Plan, as are now or as shall hereinafter be granted by the provisions of the Business District Law, including but not limited to all powers and authority granted by Section 3 of the Business District Law (65 ILCS 5/11-74.3-3), as amended.

SECTION 6. The City Council, pursuant to Section 11-74.3-6(b) of the Business District Law and to the fullest extent permitted by law, does hereby impose a Business District Retailers' Occupation Tax upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of the State of Illinois, at retail in the Rock Run Collection Business District at a rate of one percent (1%) of the gross receipts from the sales made in the course of such business, in accordance with, and as limited by, the Business District Law. The tax imposed herein is in addition to all other applicable taxes, provided, however, that the tax imposed herein may not be imposed on tangible personal property taxed at the rate of 1% under the Retailers' Occupation Tax Act.

SECTION 7. The City Council, pursuant to Section 11-74.3-6(c) of the Business District Law and to the fullest extent permitted by law, does hereby impose a Business District Service

Occupation Tax upon all persons engaged, in the Rock Run Collection Business District, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the Rock Run Collection Business District, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service at a rate of one percent (1%) of the selling price of tangible personal property so transferred within the Rock Run Collection Business District, in accordance with, and as limited by, the Business District Law. The tax imposed herein is in addition to all other applicable taxes, provided, however, that the tax imposed herein may not be imposed on tangible personal property taxed at the rate of 1% under the Service Occupation Tax Act.

SECTION 8. The City Council, pursuant to Section 11-74.3-6(d) of the Business District Law and to the fullest extent permitted by law, does hereby impose a Business District Hotel Operators' Occupation Tax upon all persons engaged, in the Rock Run Collection Business District, in the business of renting, leasing, or letting rooms in a hotel (as defined in the Hotel Operators' Occupation Tax Act (35 ILCS 145/1 *et seq.*)) at a rate of one percent (1%) of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the Rock Run Collection Business District, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel (as defined in the Hotel Operators' Occupation Tax Act) and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act (70 ILCS 210/13 *et seq.*). The tax is imposed in accordance with, and as limited by, the Business District Law. The tax imposed herein is in addition to all other applicable taxes.

SECTION 9. The taxes imposed pursuant to Sections 6 and 7 herein, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by IDOR of the State of Illinois ("***IDOR***"), which shall have full power to administer and enforce the provisions of Sections 6 and 7 of this Ordinance. The taxes imposed pursuant to Section 8 herein, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the City, which shall have full power to administer and enforce the provisions of Section 8 of this Ordinance.

SECTION 10. There is hereby created and established a special fund, which shall be referred to as the "Rock Run Collection Business District Tax Allocation Fund," for the City (the "***Fund***"). All proceeds from the taxes imposed by Sections 6, 7 and 8 of this Ordinance pursuant to Sections 3(10) and 3(11) of the Business District Law (65 ILCS 5/11-74.3-3(10); 65 ILCS 5/11-74.3(11)) shall be deposited into the Fund, after which they may be allocated, paid, withdrawn, transferred, or otherwise used in any manner permitted by the Business District Law, as amended, or as otherwise permitted by applicable law.

SECTION 11. The City Council hereby declares that the Fund shall be dissolved upon the date that final payment of all business district project costs and the retirement of all bonds, notes or other obligations paying or reimbursing business district project costs is completed (the "***Dissolution Date***"), provided that in no event shall said Dissolution Date be later than more than two hundred and seventy (270) days after payment to the City of the last distribution of taxes as provided in Section 6 of the Business District Law (65 ILCS 5/11-74.3-6).

SECTION 12. The City Clerk is hereby authorized and directed to file a certified copy of this Ordinance with IDOR on or before October 1, 2026, and further to provide IDOR with the boundaries of the Rock Run Collection Business District and each address located within said district in such a manner as is acceptable to IDOR and that will allow IDOR to determine whether any given business is located within the Rock Run Collection Business District. The City Clerk is further authorized and directed to provide IDOR with any other or additional information that it may request or require in order to administer and enforce the various taxes imposed by this Ordinance.

SECTION 13. IDOR is hereby directed to begin collecting, administering, distributing and enforcing the taxes imposed pursuant to this Ordinance beginning January 1, 2027, provided that this Ordinance is filed with IDOR on or before the proceeding October 1, 2027.

SECTION 14. In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 15. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 16. This Ordinance shall be in full force and effect from and after its adoption and approval as provided by Business District Law.

PASSED this 4th day of August, 2026.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

EXHIBIT A

DEPICTION OF ROCK RUN COLLECTION BUSINESS DISTRICT BOUNDARY

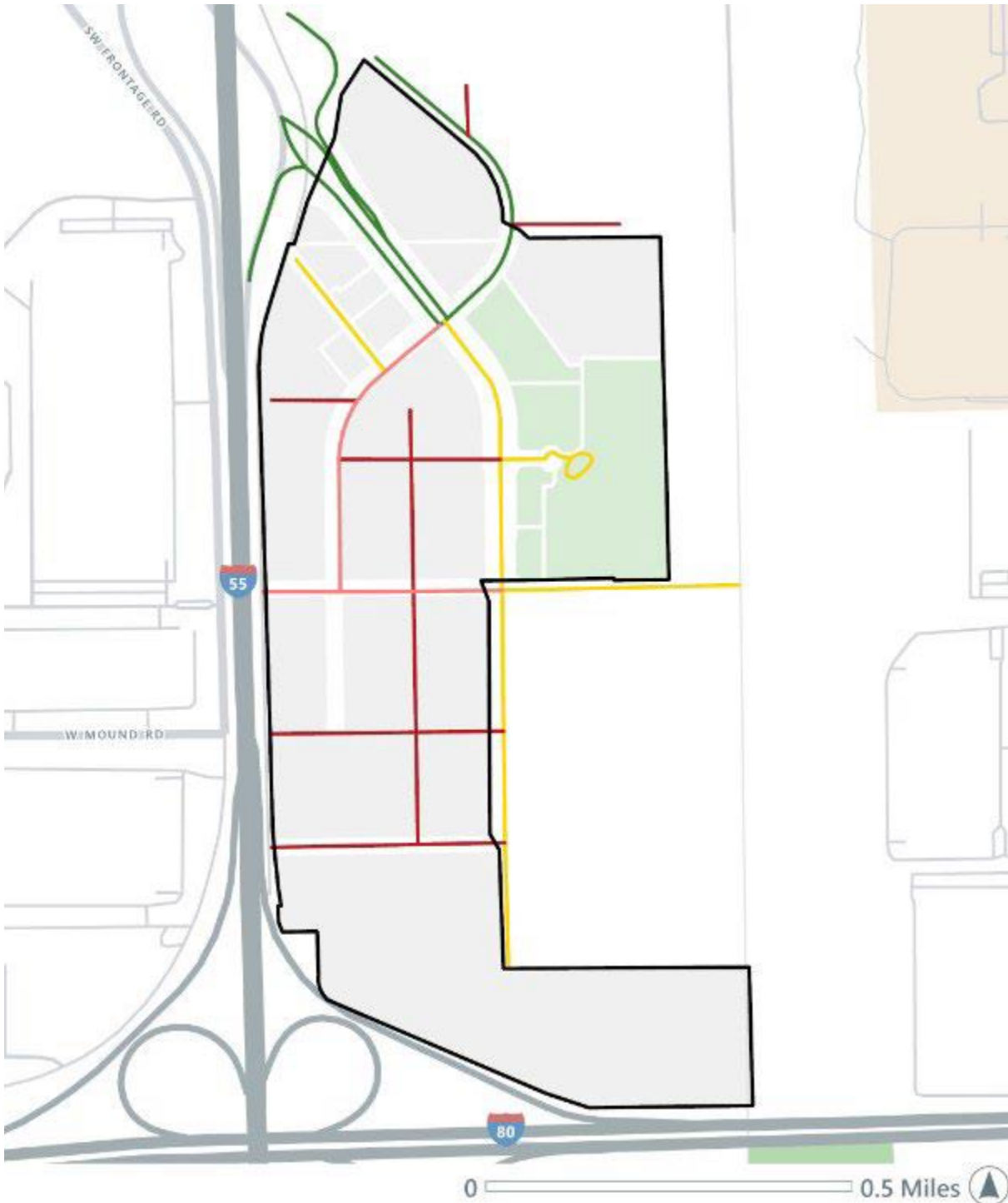


EXHIBIT B

Legal Description of Proposed Rock Run Collection Business District

LOCATED IN THE WEST HALF QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE ROUTE 80 AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF INTERSTATE ROUTE 80 TO THE EAST LINE OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66); THENCE NORTHERLY, WESTERLY AND NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66 TO THE SOUTHWESTERLY LINE OF GATEWAY BOULEVARD; THENCE NORTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS RECORDED APRIL 19, 2022 AS DOCUMENT R2022-031684; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINES OF SAID LOT 1 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO THE SOUTHWESTERLY LINE OF ROCK RUN CROSSINGS DRIVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF ROCK RUN CROSSINGS DRIVE TO THE NORTHWESTERLY EXTENSION OF A NORTHEASTERLY LINE OF LOT 2 IN ROCK RUN CROSSINGS MULTIFAMILY RECORDED APRIL 17, 2023 AS DOCUMENT R2023-017839; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY AND ITS NORTHWESTERLY EXTENSION TO THE NORTH LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN CASINO PARCEL AT ROCK RUN CROSSINGS RECORDED MAY 25, 2023 AS DOCUMENT R2023-025538; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF OLYMPIC BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF OLYMPIC BOULEVARD AND ITS WESTERLY EXTENSION TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTH LINE OF QUARTZ BOULEVARD; THENCE EAST ALONG THE SOUTH LINE OF QUARTZ BOULEVARD TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER OF LOT 2 IN ROCK RUN CROSSINGS I.D.I. RESUBDIVISION NO. 1 RECORDED MARCH 8, 2023 AS DOCUMENT R2023-010784; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY INDEX NUMBERS (PINS):

05-06-22-101-002-0020; 05-06-22-101-002-0010; 05-06-22-302-002-0000; 05-06-22-305-001-0000;
05-06-22-304-004-0020; 05-06-22-301-013-0000; 05-06-22-304-003-0000; 05-06-22-304-005-0000;
05-06-22-304-002-0000; 05-06-22-301-011-0000; 05-06-22-304-001-0020; 05-06-22-304-001-0010;
05-06-22-301-010-0000; 05-06-27-100-011-0000; 05-06-22-301-012-0000; 05-06-22-301-005-0000;
05-06-22-301-008-0000

EXHIBIT C

BUSINESS DISTRICT PLAN

[Attached]

CITY OF JOLIET, ILLINOIS



Rock Run Collection Business District

Eligibility Study and Business District Plan

FINAL REPORT | June 30, 2026



CITY OF JOLIET, IL
Rock Run Collection Business District

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SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 W Madison St, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

Contact: Caitlin Johnson
T: 312.384.2403 E: cjohnson@sbfriedman.com

1. Introduction

The City of Joliet, Illinois (the “City”) engaged SB Friedman Development Advisors, LLC (SB Friedman) to conduct an eligibility study and prepare a business district plan for the designation of a commercial area in the City as the proposed Rock Run Collection Business District (the “Business District” or “Area”) under the provisions of the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq., as amended) (the “Law”).

This document (the “Report”) includes two major sections: (1) information on the eligibility factors and other findings necessary to designate the area as a business district under the Law (the “Eligibility Study”); and (2) the Business District Plan (the “Plan”). SB Friedman has prepared this Report with the understanding that the City would rely on the findings and conclusions of this Report in proceeding with the designation of the proposed Business District and the adoption and implementation of the Plan in compliance with the Law.

The Proposed Business District

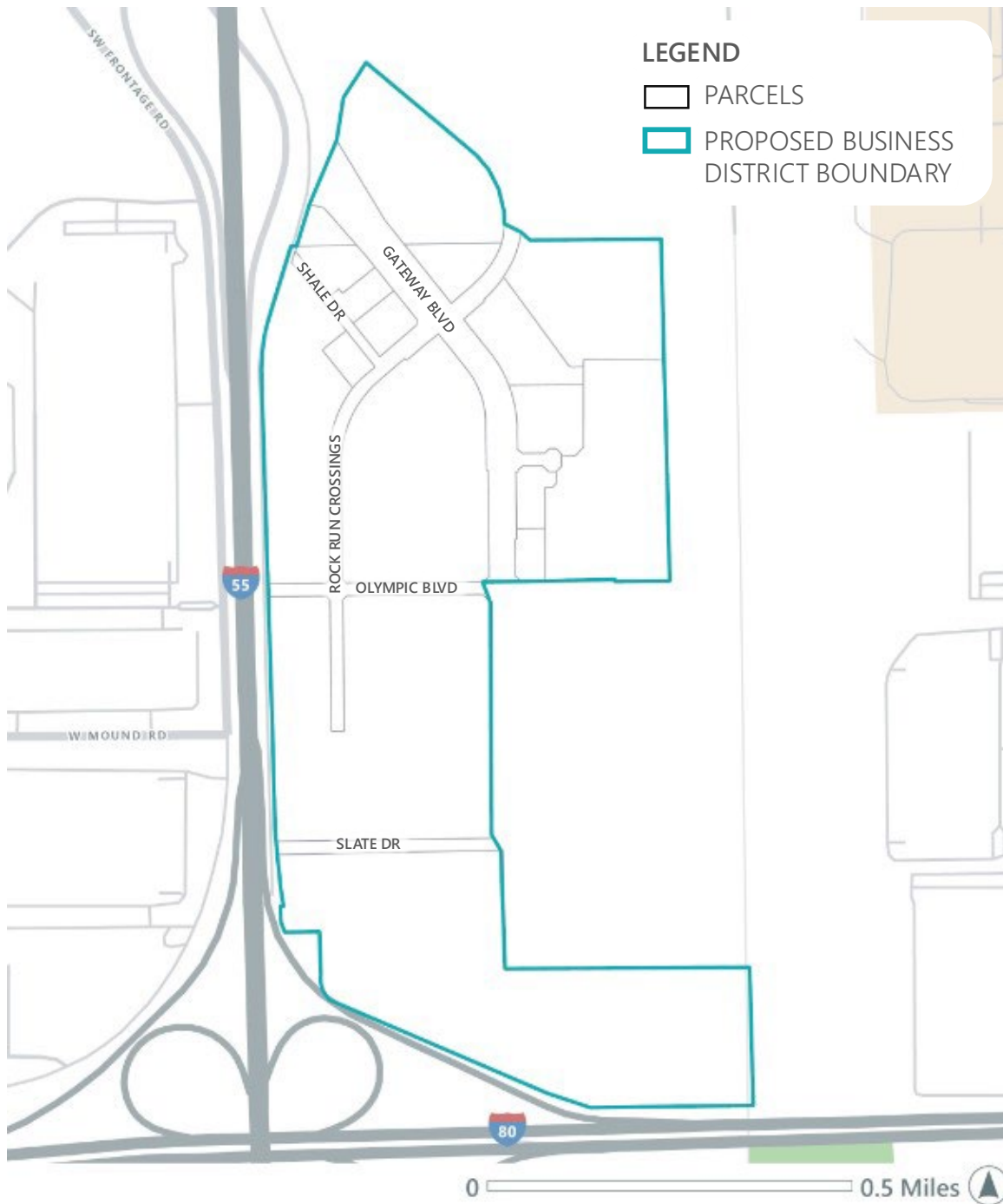
The proposed Business District generally encompasses properties on the northeast intersection of Interstate 55 and Interstate 80. The proposed Business District consists of 17 parcels. The Area contains approximately 195 acres, of which approximately 22 acres are rights-of-way as of June 2026. The location and detailed boundary of the proposed Business District is displayed on **Map 1** on the following page. The legal description of the proposed Business District and a list of Property Index Numbers (PINs) are included in **Appendix 1** and **Appendix 2**, respectively.

The Area primarily includes vacant land intended for commercial use. The land has been under private developer control since 2015; however, despite the Area’s strategic location near Interstate 55 and its long-term development potential, limited vertical development has occurred to date. In 2022, the City of Joliet entered into a Redevelopment Agreement (“RDA”) with the developer to facilitate development of the Area and nearby sites. As part of the RDA, the City agreed to issue approximately \$100 million of its general obligation bonds to fund major infrastructure improvements, including the construction of an interchange to provide access from Interstate 55 to the Area.

A recent Rock Run Collection site plan (the “Site Plan”) indicates that roughly 1.2 million square feet of commercial space, including retail and entertainment users, and over 470 hotel rooms could be built. However, the scale of development contemplated by the Site Plan has not yet materialized. To date, two buildings, a Chipotle and Hollywood Casino, have been constructed within the Area. The developer has indicated that development will not proceed in the Area without additional financial assistance. This is further evidenced by the City’s recent amendment to the RDA pursuant to an Amended and Restated Development Agreement adopted on May 5, 2026 (the “Amended RDA”), which provides additional assistance (consisting of the proposed issuance by the City of its notes and additional general obligation bonds) intended to catalyze development in the Area.

The lack of substantial development activity since the developer’s acquisition of the land in 2015, combined with the need for significant public infrastructure investment and the Amended RDA, indicates that private market forces alone have not been sufficient to induce the anticipated commercial development.

Map 1: Proposed Business District Boundary



Sources: City of Joliet, Esri; SB Friedman; Will County

2. Eligibility Study

The proposed Business District suffers from a defective, non-existent, or inadequate street layout. These characteristics appear to hinder the economic potential of the proposed Business District. To enhance its economic viability, it is critical that the physical conditions of the proposed Business District be improved. Without required multimodal transportation infrastructure that is necessary to support development in the area, the economic viability of the proposed Business District will continue to be challenged. The proposed Business District will benefit from a strategy to improve access and connectivity, allowing for economic growth and redevelopment.

The eligibility findings presented herein cover events and conditions that were determined to support a finding that the Area qualifies as a “blighted area” under the Law.

Eligibility Provisions of the Illinois Business District Development and Redevelopment Act

In order to impose sales and hotel taxes within a business district, a municipality must find that the area meets the “blighted area” provision under the Law and satisfies several other findings and tests. These eligibility criteria are summarized below.

BLIGHTED AREA DEFINITION

A business district can be considered a blighted area under the Law by the predominance of at least one of the following five factors:

- Defective, Non-Existent or Inadequate Street Layout
- Unsanitary or Unsafe Conditions
- Deterioration of Site Improvements
- Improper Subdivision or Obsolete Platting
- Existence of Conditions which Endanger Life or Property by Fire or Other Causes

In addition, the presence of the factor(s) must have at least one of the following four effects on the business district:

- Retard(s) the Provision of Housing Accommodations
- Constitute(s) an Economic or Social Liability
- Constitute(s) an Economic Underutilization of the Area
- Constitute(s) a Menace to the Public Health, Safety, Morals or Welfare

OTHER REQUIRED FINDINGS AND TESTS

Four additional findings and tests are required for designation of a business district:

1. **Lack of Growth and Development through Private Investment.** The City is required to evaluate whether or not a business district as a whole has been subject to growth and development through

investment by private enterprises and must substantiate a finding of lack of such investment prior to establishing a business district.

2. **“But For” the Creation of a Business District, Area Would Not Be Redeveloped.** The City must find that the area would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district plan.
3. **Contiguity and Substantial Benefit.** The boundary of a business district must contain contiguous parcels that are directly and substantially benefited by the plan.
4. **Conformance to the Plans of the City.** A business district plan must conform to the comprehensive plan of the City or, for municipalities with a population of 100,000 or more, regardless of when the business district plan was approved, the business district plan either:
 - a. Conforms to the strategic economic development or redevelopment plan issued by the designated planning authority or the municipality, or
 - b. Includes land uses that have been approved by the planning commission of the municipality.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed Business District qualifies as a blighted area, as defined by the Law:

- Parcel-by-parcel fieldwork in March 2026 documenting external property conditions and infrastructure status;
- Analysis of equalized assessed value (EAV) for which data are available and final (2025) from the County Assessor’s Office, compared to EAV for shopping centers in Will County;
- Review of building permit records (From 2023 through June 2026);
- Review of local zoning and building regulations for the Area;
- Review of geographic information systems (GIS) parcel shapefile data from Will County;
- Review of the status of planned infrastructure investments for the Area, based on materials from the City of Joliet Public Works Department, including a March 30, 2026 memo (“Public Works Memo”) and annotated maps describing public right-of-way and pedestrian investments as of March 2026;
- Review of the Site Plan for the Area, provided on April 21, 2026;
- Review of the RDA and Amended RDA;
- Review of the City’s current comprehensive plan (“1959 Comprehensive Plan”) and documentation related to the forthcoming City of Joliet Comprehensive Plan update.

All properties were examined for qualification factors consistent with the blighted area requirements of the Law. SB Friedman evaluated the eligibility factors on a parcel-by-parcel basis and analyzed the spatial distribution of the eligibility factors. When appropriate, the presence of eligibility factors was calculated on adjacent infrastructure and ancillary properties associated with the structures. The eligibility factors were linked to tax parcels and buildings using aerial photographs, property files created from field observations, and record searches. The information was then graphically plotted on a parcel map of the proposed Business District to establish the distribution of eligibility factors, and to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed Business District.

Eligibility Findings

BLIGHTED AREA FINDING

SB Friedman's research indicates the proposed Business District on the whole qualifies as a blighted area under the Law due to the predominance of the following factor:

1. Defective, Non-Existent or Inadequate Street Layout

Map 2 displays the spatial distribution of this factor throughout the proposed Business District.

Defective, Non-Existent or Inadequate Street Layout

SB Friedman conducted fieldwork and collected data from the City to assess the street layout and multimodal transportation dynamics within the proposed Business District.

The proposed Business District exhibits conditions that indicate a defective and inadequate road and pedestrian network, which materially impair access, circulation, and the overall functionality of the Area as a viable commercial environment. In the Public Works Memo, the City's Director of Public Works indicates that the Area's public infrastructure does not support safe access or circulation. The existing roadway system is characterized by an incomplete road network, fragmented internal circulation patterns, constrained ingress and egress, and lack of an overall pedestrian network to support multimodal connectivity. This has implications for future business occupancy.

- **Incomplete Road Network.** Gateway Boulevard, Shale Road, and portions of Olympic Boulevard and Sandstone Drive have been constructed but have yet to be reviewed and accepted by the City.¹ Portions of Olympic Boulevard and Rock Run Crossings Drive are only partially installed to the binder course but have not been surfaced. Other planned roads, including Graphite Drive, Briarstone Drive, Heathstone Drive, Festival Boulevard, Slate Drive, and Quartz Drive have not yet been designed.
- **Fragmented Internal Circulation Patterns.** Many properties rely on singular access points from perimeter roadways, with little to no internal connectivity to adjacent parcels. A significant portion of the Area is comprised of large, irregularly shaped parcels that lack internal drive aisles, cross-access easements, or coordinated circulation systems. These parcels function as isolated superblocks rather than integrated components of a cohesive street network, limiting the ability for vehicles to move efficiently within and between parcels. Furthermore, contemporary retail, restaurant and service users require well-defined internal circulation patterns that support intuitive navigation, multiple points of ingress and egress, and separation of customer and service traffic.
- **Constrained Ingress and Egress.** Properties within the Area are characterized by a limited number of ingress and egress locations. Several large parcels rely on single curb cuts or indirect access routes, constraining the ability of vehicles to enter and exit parcels efficiently. The existing access configuration

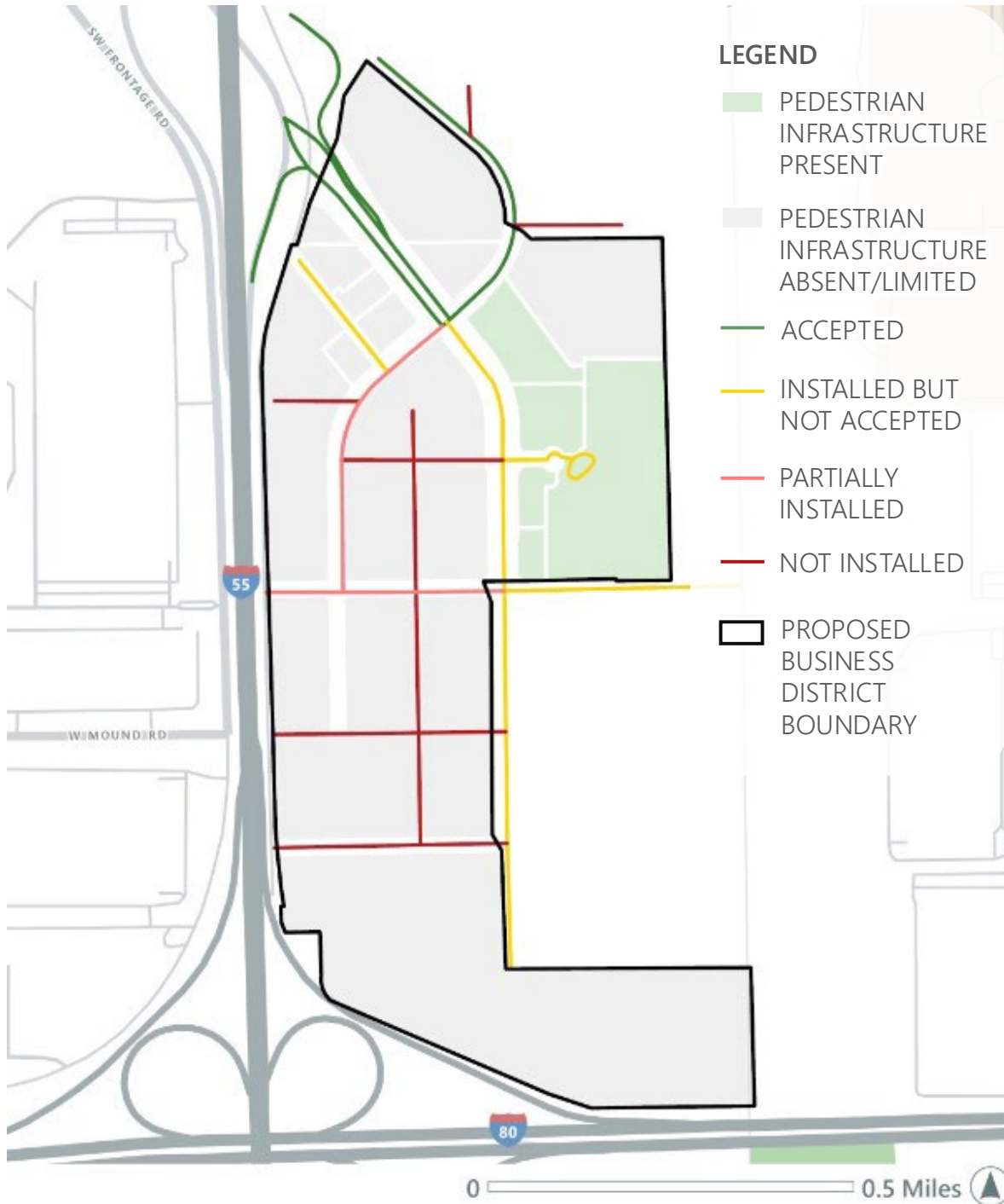
¹ City acceptance indicates that the City has determined the roads align with City design and safety standards.

serving businesses is limited and inefficient, particularly along Shale Road. For example, a motorist traveling northbound on Gateway Boulevard is required to enter Interstate 55 after passing Rock Run Crossings Drive, eliminating the ability to directly access nearby commercial properties. As a result, motorists seeking to reach businesses located north of the Gateway Boulevard and Rock Run Crossings Drive intersection must continue onto Interstate 55, exit at the next interchange, and reverse direction, creating a circuitous and inconvenient travel pattern.

- Lack of Pedestrian Network.** The Area also lacks adequate pedestrian infrastructure. As of June 2026, no sidewalk improvements have been formally accepted by the City to date. While pedestrian infrastructure is planned for 11 of the 17 parcels, improvements have only been installed on five parcels and no pedestrian infrastructure is currently planned for the remaining 6 parcels. Therefore, pedestrian infrastructure within the Area is incomplete and, in certain locations, deficient. These deficiencies include gaps in the sidewalk network, limited safe and clearly defined pedestrian crossings, and incomplete ADA-compliant access routes. The lack of a complete pedestrian network limits walkability and reduces connectivity between commercial uses, hotels, entertainment destinations, parking areas, and adjacent development sites. A successful commercial, entertainment, and hospitality district requires safe, accessible, and convenient pedestrian circulation across multiple parcels. Without additional investment, the Area is unlikely to function as a cohesive commercial district, which may limit tenant interest, reduce development momentum, and constrain the scale and timing of future private investment.

Collectively, these conditions result in a transportation and access network that is not merely suboptimal but functionally inadequate to support modern commercial development patterns area-wide within the proposed Business District. These limitations restrict customer access and impair the Area's ability to function as a cohesive commercial district. As a result, the Area is less competitive for retail, entertainment and service uses that rely on convenient vehicular access, strong traffic patterns, safe pedestrian circulation, and walkability. According to the Public Works Memo, "as development advances these outstanding infrastructure items will need to be addressed to support full public access, ensure safe pedestrian connectivity, and enable the City to assume long term maintenance responsibilities". While SB Friedman is not a transportation engineering firm, the conditions identified in the Public Works Memo indicate that the existing transportation network and street layout contain deficiencies that limit access, circulation, and pedestrian connectivity within the proposed Business District. Based on the location, extent, and functional significance of the deficiencies identified above, the defective, non-existent, or inadequate street layout factor is present to a meaningful extent within the proposed Business District. These deficiencies are not limited to isolated parcels, but instead affect the Area's overall circulation framework and are reasonably expected to constrain the timing, scale, and distribution of future private development.

Map 2: Defective, Non-Existent or Inadequate Street Layout



Sources: City of Joliet Esri; SB Friedman; Will County

Effect of Blighting Factors on the Proposed Business District

It appears the present blighting factor has the following effect on the proposed Business District:

- Constitutes an Economic Underutilization of the Area

ECONOMIC UNDERUTILIZATION OF THE AREA

The Area exhibits economic underutilization, as evidenced by its relatively low Equalized Assessed Value (“EAV”) and limited intensity of commercial activity compared to similarly situated retail nodes in the broader market. As of 2025, the Area reflects an average EAV of approximately \$75,000 per acre, which is significantly below that of comparable properties with a fully developed, adequate roadway network. For example, commercial districts in Will County that have benefited from coordinated development, such as Promenade Bolingbrook, Shorewood Crossing, and Joliet Commons, demonstrate significantly higher levels of property tax productivity on a per-acre basis with a range of roughly \$248,000 to \$426,000 per acre. These comparable properties have similar land uses and are located within the same regional market area but benefit from functional road networks, direct access to arterial corridors, and established pedestrian connectivity. The Area’s current EAV per acre is materially below the EAV productivity observed in comparable developed commercial nodes in Will County. Given the Area’s planned use as a regional commercial, entertainment, and hospitality destination, this differential indicates that the Area is not currently generating assessed value consistent with its underlying development potential. The comparison supports a finding that the Area remains economically underutilized relative to similarly situated commercial properties with more complete access, circulation, and infrastructure systems.

Based on a reasonable highest-and-best-use scenario that reflects the proposed Rock Run Collection site plan, the Area could support a stabilized EAV of approximately \$515,300 per acre, representing an increase of nearly 586% over current levels and aligning more closely with comparable serviced properties. The estimated stabilized EAV scenario illustrates the magnitude of unrealized economic value associated with full development of the Area. The variance between current EAV and estimated stabilized EAV is attributable, in part, to infrastructure and site-readiness limitations that inhibit the Area’s ability to support the intensity of development contemplated by the Site Plan. Accordingly, the Area’s present condition constitutes an economic underutilization of land that is otherwise planned and positioned for substantially higher-value commercial use. Absent targeted public investment in roadway and pedestrian infrastructure improvements, such development is unlikely to occur. Accordingly, these infrastructure deficiencies constitute a material barrier to private investment, and the Area is expected to remain economically underutilized “but for” the implementation of public improvements designed to enhance access, connectivity, and overall site viability.

Other Required Findings and Tests

In addition to finding of blight, the Law requires that four required findings and tests be satisfied for designation. SB Friedman’s research, as described below, indicates that the proposed Business District satisfies these requirements.

1. LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The RDA approved the issuance of the City's general obligation bonds to support infrastructure development, including the construction of the interchange providing access to the Area, with the intent of attracting private investment. Yet, the Area has experienced a prolonged lack of growth and development through private investment, as evidenced by limited recent vertical development, limited site improvements, and continued underutilization of otherwise strategically located land, as described above.

The Site Plan contemplated a comprehensive, phased, mixed-use project including approximately 1.2 million square feet of commercial space, including retail and entertainment users, over 470 hotel keys, and supporting infrastructure within the proposed Business District. However, City permit data from June 2023 to June 2026 indicates that vertical development activity has been limited relative to the scale of the planned development program. During this period, building permit activity has been concentrated in a small number of projects, including the Hollywood Casino, a single restaurant user, one hotel currently under construction, and one additional retail project that does not appear to have commenced construction as of June 2026. Since June 2023, only 192,750 square feet of vertical development has been constructed or is currently under construction, representing a limited portion of the total development contemplated for the Area. The limited amount of constructed and under-construction development represents a relatively small share of the total commercial, entertainment, and hospitality development contemplated for the Area. In addition, recent private investment has been concentrated in a limited number of projects rather than distributed across the proposed Business District. This pattern indicates that development activity to date has not established a sustained, areawide investment trend sufficient to implement the planned commercial district.

This disparity between the approved development program and actual construction to date demonstrates that private investment has not occurred at the scale or pace necessary to realize the Area's intended outcomes. Even the significant amount of public investment authorized through the RDA and construction of the casino have not been sufficient to catalyze the full extent of anticipated additional private investment. Significant portions of the Area remain undeveloped, including most of the planned commercial space, additional hotel development, and key infrastructure elements anticipated to support full buildout. This continued lack of investment, despite the Area's strategic location, prior public infrastructure commitment, and presence of a major regional entertainment anchor, indicates that private market forces alone have not been sufficient to catalyze comprehensive development of the Area.

Finding: *The proposed Business District on the whole has not been subject to growth and development through investment by private enterprises at a level sufficient to realize the Area's planned commercial, entertainment, and hospitality development program.*

2. "BUT FOR" THE CREATION OF A BUSINESS DISTRICT, AREA WOULD NOT BE REDEVELOPED

The lack of construction progress relative to the Site Plan reflects ongoing economic and infrastructure-related constraints which support the finding that, without public resources, the development objectives for the proposed Business District would most likely not be realized. The Area requires substantial upfront investment in infrastructure and site preparation, including internal roadways and stormwater management, which are necessary to support development but do not generate revenue. The private market, on its own, has shown little ability to absorb all such costs, as evidenced by the need for public assistance under the RDA.

Four years later, this public assistance has still proven insufficient to fully offset the extraordinary development costs and attract private capital at the scale necessary to complete development of the Area, resulting in efforts to amend and restate the RDA throughout 2025 and early 2026. The Amended RDA provides for additional

public funding by the City with the intent of strengthening the likelihood of future private investment in the Area. The Amended RDA provides that the developer must satisfy certain conditions with respect to the Area prior to the issuance by the City of its notes and bonds. The Amended RDA states that this funding is to be backed by the revenues generated by a Business District. Therefore, absent the additional public assistance enabled by the proposed Business District, it appears unlikely that significant private investment would occur in the Area at the scale, pace, or quality contemplated by the Site Plan.

Finding: *The Area would not reasonably be anticipated to be developed without the adoption of the Business District Plan.*

3. CONTIGUITY OF PARCELS

Finding: *All parcels in the Area are contiguous and are expected to directly and substantially benefit from the Business District Plan.*

4. CONFORMANCE TO THE PLANS OF THE CITY

The Business District Plan conforms to the City's comprehensive planning efforts as a whole. The Area is zoned Commercial Business District (B-2) which is intended for a variety of retail activity and is designed for major shopping districts. Additionally, the City is currently preparing an update to the 1959 Comprehensive Plan. Documentation related to the forthcoming City of Joliet Comprehensive Plan update identifies the Area for future development as a cohesive, mixed-use activity center. This Business District Plan helps translate the City's goals for coordinated infrastructure-led growth and economic development in the Area into a defined implementation framework.

Finding: *Based on a review of the 1959 Comprehensive Plan, in addition to documentation related to the forthcoming City of Joliet Comprehensive Plan update (anticipated to be adopted in 2026), the Business District Plan conforms to the City's comprehensive plan for development of the municipality as a whole.*

Summary of Findings

SB Friedman found that the proposed Business District qualifies to be designated as a "blighted area." The proposed Business District is blighted due to the predominance of defective, non-existent or inadequate street layout, which constitutes an economic underutilization of the area. The proposed Business District also satisfies the four separate findings and tests required for designation.

3. Business District Plan

Redevelopment Needs of the Proposed Business District

The economic potential of the proposed Business District is currently hampered by a defective, non-existent, or inadequate street layout. Investment in infrastructure and improvements in roadways, parking and sidewalks in the Area are necessary to increase the economic viability within and adjacent to the proposed Business District. The existing conditions of the Area suggest three major needs for the proposed Business District:

1. Construction of new commercial development;
2. Construction of infrastructure and capital improvements; and
3. Site preparation.

This Business District Plan identifies tools for the City to support the improvement of the proposed Business District through the provision of necessary infrastructure improvements and other public and private improvements to best serve the interests of the City, local business owners and residents.

The public and private improvements outlined in this Business District Plan will create an environment conducive to economic growth and development within the proposed Business District and the City overall.

Goal and Objectives

The overall goal of the Business District Plan is to reduce or eliminate conditions that qualify the proposed Business District as a blighted area under the Law and to provide the direction and mechanisms necessary to create vibrant commercial corridors that will strengthen the economic base and enhance the quality of life of the Area and City as a whole.

The following three objectives support the overall goal of area-wide revitalization of the proposed Business District:

1. Enhance the City's tax base by encouraging private development and investment within the proposed Business District;
2. Foster the construction, improvement, replacement and/or repair of public infrastructure; and
3. Provide improved pedestrian and bicycle access throughout the proposed Business District.

Public and private improvements throughout the Area will increase the economic viability of businesses within and adjacent to the proposed Business District. The overall development is expected to affect each of the properties in the proposed Business District.

Powers of the Municipality

The Law grants municipalities various powers to designate, implement and maintain a business district. In addition to the powers a municipality may now have, a municipality shall have the following powers:

- To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan, as more fully set forth in 65 ILCS 5/11-74.3-3(1);
- To acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests within the business district, as more fully set forth in 65 ILCS 5/11-74.3-3(2) and 65 ILCS 5/11-74.3-3(2.5);
- To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land;
- To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan;
- To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district;
- To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district;
- To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district;
- To pay or cause to be paid business district project costs, as more fully set forth in 65 ILCS 5/11-74.3-3(8). Such eligible project costs are defined in the following section. As per 65 ILCS 5/11-74.3-3(8.5), the Law also empowers the City to utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax and/or a hotel operators' occupation tax ("porting") for business district eligible costs from another business district that is:
 - contiguous to the business district from which the revenues are received;
 - separated only by a public right of way from the business district from which the revenues are received; or
 - separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.
- To apply for and accept grants, guarantees donations of property or labor or any other thing of value for use in connection with a business district project;
- To impose a retailers' occupation tax and a service occupation tax in the business district at a rate not to exceed 1.0% of the gross receipts from the sales made (to be imposed only in 0.25% increments) for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality; and
- To impose a hotel operators' occupation tax in the business district at a rate not to exceed 1.0% of the gross receipts from the sales made (to be imposed only in 0.25% increments) for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.

Financial Plan

ELIGIBLE COSTS

Under the Law, eligible business district project costs include all costs incurred by the municipality, other governmental entity or nongovernmental entity in the furtherance of the business district plan, and may include:

- Costs of studies, surveys, development of plans and specifications, implementation and administration of a plan, and personnel and professional service costs including architectural, engineering, legal, market, financial, planning, or other professional services, provided no charges for professional services may be based on a percentage of tax revenues received by the municipality;
- Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;
- Site preparation costs including but not limited to, clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements, and clearing and grading of land;
- Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;
- Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of any existing buildings, improvements and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by such developer or nongovernmental person;
- Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person;
- Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under the Law that accrues during the estimated period of construction of any redevelopment project for which obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and
- Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

ANTICIPATED PROJECT COSTS

The estimated eligible costs of this Business District Plan are shown in **Table 1** below. The total Business District Project Costs (Project Costs) shown in **Table 1** provides an upper limit on expenditures that are to be funded using Business District revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Additional funding in the form of county, state and federal grants, private developer contributions, porting of funds from contiguous business districts, and other outside sources may be pursued by the City as a means of financing improvements and facilities that are of benefit to the general community.

Table 1. Project Costs

Eligible Cost Categories [1]	Budget
Professional Services (including studies, surveys, legal, architectural, engineering, marketing, etc.)	\$1,000,000
Property Assembly (including acquisition, reimbursement for developer assembly costs)	\$1,500,000
Site Preparation (including clearance, demolition, clearing and grading)	\$2,000,000
Public Works Installation, Repair or Construction (within or without a Business District, which are essential to the Plan, including streets, utilities and other public site improvements)	\$32,000,000
Renovation or Rehabilitation of Existing Buildings, Improvements and Fixtures (including reconstruction, relocation, repair and remodeling)	\$1,000,000
Construction or Installation of Buildings, Improvements, Fixtures, Equipment or Utilities (within the Business District)	\$30,000,000
Financing Costs (including expenses related to issuance, interest and reserves related to obligations)	\$1,500,000
Relocation Costs (to the extent municipality deems necessary or is required by federal or State law)	\$1,000,000
TOTAL PROJECT COSTS [2] [3]	\$70,000,000

[1] Costs are shown in 2026 dollars and shall be adjusted from time to time to reflect changes in the cost of living, as measured by the U. S. Department of Labor's Consumer Price Index.

[2] Increases in estimated Total Project Costs of more than 5%, after adjustment for inflation from the date this Business District Plan is approved, are subject to the amendment procedures as provided under the Law.

[3] Adjustments may be made among line items in the budget without amendment, as provided under the Law.

Each individual project expenditure will be evaluated in light of Plan goals as it is considered for public financing under the provisions of the Law. The totals of line items set forth in **Table 1** are not intended to place a limit on the described expenditures. Adjustments may be made to line items within the total, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Within the total Project Costs

limit, adjustments to the estimated line item costs in **Table 1** are expected and may be made by the City without amendment to this Plan.

The Project Costs described above are intended to further the goals outlined in this Plan and will benefit the owners and tenants of commercial businesses in the proposed Business District, as well as City residents and patrons of local businesses.

Anticipated Sources of Funds to Pay Project Costs

As required by the Law, the City shall establish and maintain a Business District Tax Allocation Fund ("the Fund") to which Business District revenues generated through the Business District Retailers' Occupation Tax, the Business District Service Occupation Tax and Business District Tax and/or the Hotel Operators' Occupation Tax (collectively "Business District Taxes") shall be deposited or credited. If and when the Village adopts any or all of the Business District Taxes, the Business District Taxes shall be administered as provided in the Law. Eligible Project Costs are to be reimbursed using the Fund Law, as described below.

BUSINESS DISTRICT RETAILERS' OCCUPATION TAX

A Business District Retailers' Occupation Tax will be imposed upon persons engaged in the business of selling tangible personal property at retail (excluding property titled or registered with an agency of the State of Illinois government) in the Business District at a rate of 1.0% of the gross receipts from the sales made in the course of such business. The tax may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

BUSINESS DISTRICT SERVICE OCCUPATION TAX

A Business District Service Occupation Tax will be imposed upon all persons in the Business District engaged in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the Business District, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. This tax will be imposed at a rate of 1.0% and may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

BUSINESS DISTRICT HOTEL OPERATORS' OCCUPATION TAX

A Business District Hotel Operators' Occupation Tax will be imposed upon all persons in the Business District engaged in the business of renting, leasing or letting rooms in a hotel, at a rate of 1.0% of the gross rental receipts, excluding from gross rental receipts, the proceeds of such renting, leasing or letting to permanent residents of that hotel.

OTHER SOURCES OF FUNDS

Other sources of funds that may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other lawful sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The proposed Business District may be or become contiguous to, or be separated only by a public right-of-way from, one or more other business districts created by the City in accordance with the Law (65 ILCS 5/11 74.4 4 et. seq.). The City may utilize Business District tax revenues received from the Business District to pay eligible costs, or obligations issued to pay such costs, in such other business districts, and vice versa. The amount of revenue from the proposed Business District made available to support such business districts, when added to all amounts used to pay eligible business district project costs within the proposed Business District, shall not at any time exceed the total Project Costs described in **Table 1** of the Plan.

If necessary, the plans for other business districts that may be or already have been created under the Law may be drafted or amended, as applicable, to add appropriate and parallel language to allow for the transfer and utilization of relevant business district tax revenues between such districts.

ISSUANCE OF OBLIGATIONS

To finance Project Costs, the City may issue bonds or obligations secured by the anticipated Business District Taxes generated within the proposed Business District, or such other bonds or obligations as the Village may deem as appropriate.

All obligations issued by the City pursuant to this Plan and the Law shall be retired in the manner provided in the ordinance authorizing issuance of such obligations, by the receipts of taxes from the proposed Business District and by any other revenue designated or pledged by the City. The final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue or the dissolution of the Business District, whichever is earlier.

In addition to paying Project Costs, monies in the Fund may be used for the scheduled and/or early retirement of obligations, as provided in the ordinance issuing such obligations. As provided in the Law, following payment or reimbursement for all Project Costs, any surplus funds in the Fund will be deposited into the City's general corporate fund.

Establishment and Term of District

Pursuant to the Law, the term of the proposed Business District shall not exceed 23 years from the date the ordinance approving this Plan and designating the District is approved. The Business District Retailers' Occupation Tax, Business District Service Occupation Tax and Business District Hotel Operators' Occupation Tax will be imposed for no longer than the term of the Business District.

Provisions for Amending Plan

This Plan may be amended pursuant to the provisions of the Law.

Appendix 1: Proposed Rock Run Collection Business District Boundary Legal Description

LOCATED IN THE WEST HALF QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE ROUTE 80 AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF INTERSTATE ROUTE 80 TO THE EAST LINE OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66); THENCE NORTHERLY, WESTERLY AND NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66 TO THE SOUTHWESTERLY LINE OF GATEWAY BOULEVARD; THENCE NORTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS RECORDED APRIL 19, 2022 AS DOCUMENT R2022-031684; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINES OF SAID LOT 1 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO THE SOUTHWESTERLY LINE OF ROCK RUN CROSSINGS DRIVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF ROCK RUN CROSSINGS DRIVE TO THE NORTHWESTERLY EXTENSION OF A NORTHEASTERLY LINE OF LOT 2 IN ROCK RUN CROSSINGS MULTIFAMILY RECORDED APRIL 17, 2023 AS DOCUMENT R2023-017839; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY AND ITS NORTHWESTERLY EXTENSION TO THE NORTH LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN CASINO PARCEL AT ROCK RUN CROSSINGS RECORDED MAY 25, 2023 AS DOCUMENT R2023-025538; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF OLYMPIC BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF OLYMPIC BOULEVARD AND ITS WESTERLY EXTENSION TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTH LINE OF QUARTZ BOULEVARD; THENCE EAST ALONG THE SOUTH LINE OF QUARTZ BOULEVARD TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER OF LOT 2 IN ROCK RUN CROSSINGS I.D.I. RESUBDIVISION NO. 1 RECORDED MARCH 8, 2023 AS DOCUMENT R2023-010784; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY INDEX NUMBERS (PINS):

05-06-22-101-002-0020
05-06-22-101-002-0010
05-06-22-302-002-0000
05-06-22-305-001-0000
05-06-22-304-004-0020
05-06-22-301-013-0000
05-06-22-304-003-0000
05-06-22-304-005-0000
05-06-22-304-002-0000
05-06-22-301-011-0000
05-06-22-304-001-0020
05-06-22-304-001-0010
05-06-22-301-010-0000
05-06-27-100-011-0000
05-06-22-301-012-0000
05-06-22-301-005-0000
05-06-22-301-008-0000

Appendix 2: List of PINs in Proposed Rock Run Collection Business District

PIN
05-06-22-101-002-0020
05-06-22-101-002-0010
05-06-22-302-002-0000
05-06-22-305-001-0000
05-06-22-304-004-0020
05-06-22-301-013-0000
05-06-22-304-003-0000
05-06-22-304-005-0000
05-06-22-304-002-0000
05-06-22-301-011-0000
05-06-22-304-001-0020
05-06-22-304-001-0010
05-06-22-301-010-0000
05-06-27-100-011-0000
05-06-22-301-012-0000
05-06-22-301-005-0000
05-06-22-301-008-0000

Sources: SB Friedman; Will County

Appendix 3. Limitations of Engagement

The Eligibility Study covers events and conditions that were determined to support the designation of the proposed Business District as a “blighted area” under the Law at the completion of our field research in March 2026 and not thereafter. SB Friedman’s findings do not consider events or conditions that may have occurred after completion of field research, including, without limitation, governmental actions and additional development.

This Report summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The City is entitled to rely on the findings and conclusions of the Report in designating the Area as a business district under the Law. SB Friedman has prepared the Report with the understanding that the City would rely on the findings and conclusions of this Report in proceeding with the designation of the proposed Business District and the adoption and implementation of the Plan in compliance with the Law.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Business District revenue projections were prepared for the purpose of estimating the approximate level of revenues that could be generated by proposed projects and other properties within the proposed Business District and from inflationary increases in sales. These projections were intended only to assist in preparing a budget for the Business District Plan.

As such, our Report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a business district. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to SB Friedman, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 397-26

File ID: 397-26

Type: Public Hearing

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/20/2026

Department:

Final Action:

Title: Public Hearing for the Creation of the Rock Run Collection Business District

Agenda Date: 08/04/2026

Attachments: Ordinance Establishing Business District, Joliet Rock Run Collection Business District Eligibility Study and Plan

Entered by: ksing@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/28/2026	Kevin Sing	Approve	7/30/2026
1	2	7/28/2026	Todd Lenzie	Approve	7/30/2026
1	3	7/31/2026	Lauren O'Hara	Approve	7/30/2026
1	4	7/31/2026	Beth Beatty	Approve	8/4/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 399-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Kevin Sing, Director of Finance

SUBJECT:

Ordinance Approving a Business District Plan for the Rock Run Collection Business District and Establishing the Rock Run Collection Business District; Making a Blighted Area Finding Within the Business District, and Imposing a Business District Retailers' Occupation Tax, A Business District Service Occupation Tax, and A Business District Hotel Operators' Occupation Tax within Such Business District ion the City of Joliet, Will and Kendall Counties, Illinois

BACKGROUND:

The 2022 Redevelopment Agreement for the Rock Run Collection development included the creation of a Business District to generate revenue to repay the bond used for the installation of the infrastructure at the site. On July 7, 2026, the City Council adopted an ordinance proposing the Business District and set the public hearing for August 4, 2026. Notice of the public hearing was published in the Joliet Herald News on July 17th and July 24th.

The proposed business district would create an additional one percent (1%) sales and hotel/motel tax within the commercial/retail area of the Rock Run Collection development. The additional revenue will be used to repay the obligations associated with the development of the Rock Run Collection.

CONCLUSION:

Adoption of this item will create the Rock Run Collection Business District effective January 1, 2027

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council adopt an Ordinance Approving a Business District Plan for the Rock Run Collection Business District and Establishing the Rock Run Collection Business District; Making a Blighted Area Finding Within the Business District, and Imposing a Business District Retailers' Occupation Tax, A Business District Service Occupation Tax, and A Business District Hotel Operators' Occupation Tax within Such Business District ion the City of Joliet, Will and Kendall Counties, Illinois.

ORDINANCE No. _____

AN ORDINANCE APPROVING A BUSINESS DISTRICT PLAN FOR THE ROCK RUN COLLECTION BUSINESS DISTRICT; DESIGNATING AND ESTABLISHING THE ROCK RUN COLLECTION BUSINESS DISTRICT; MAKING A BLIGHTED AREA FINDING WITHIN THE BUSINESS DISTRICT, AND IMPOSING A BUSINESS DISTRICT RETAILERS' OCCUPATION TAX, A BUSINESS DISTRICT SERVICE OCCUPATION TAX, AND A BUSINESS DISTRICT HOTEL OPERATORS' OCCUPATION TAX WITHIN SUCH BUSINESS DISTRICT IN THE CITY OF JOLIET, WILL AND KENDALL COUNTIES, ILLINOIS

WHEREAS, the City of Joliet, Will and Kendall Counties, Illinois (the "**City**") is a home rule unit of government under the Constitution of the State of Illinois, and pursuant to said constitutional authority, may exercise and perform any function pertaining to its governmental affairs; and

WHEREAS, Section 11-74.3-1(1) of the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, *et seq.* (the "**Business District Law**") allows the City to determine that it is "essential to the economic and social welfare of the municipality that business districts be developed, redeveloped, improved, maintained, and revitalized, that jobs and opportunity for employment be created within the municipality, and that, if blighting conditions are present, blighting conditions be eradicated by assuring opportunities for development or redevelopment, encouraging private investment, and attracting sound and stable business and commercial growth"; and

WHEREAS, on July 7, 2026, the City Council of the City (the "**City Council**") adopted Ordinance No. 18874, "An Ordinance Proposing the Creation of a Business District in the City of Joliet, Will and Kendall Counties, Illinois, and Fixing the Date and Time for a Public Hearing in Connection with the Same (Rock Run Collection Business District)" (the "**Proposal Ordinance**"); and

WHEREAS, by operation of the Proposal Ordinance, the City Council proposed: (i) the designation of the properties on the northeast intersection of Interstate 55 and Interstate 80 within the City, as depicted in Exhibit A attached hereto and made a part hereof, and as legally described in Exhibit B attached hereto and made a part hereof, as a business district pursuant to the Business District Law (the "**Rock Run Collection Business District**"), and (ii) the approval and adoption of the business district plan for the Rock Run Collection Business District (the "**Business District Plan**") prepared for the City by SB Friedman Development Advisors, LLC, which is attached hereto and made a part hereof as Exhibit C; and

WHEREAS, the Proposal Ordinance further fixed the time and place for a public hearing (the "**Hearing**") on the proposed Rock Run Collection Business District and the proposed Business District Plan; and

WHEREAS, the City Council conducted the Hearing on August 4, 2026, at 6:30 p.m., at City Hall, Council Chambers, 150 West Jefferson Street, Joliet, Illinois, after public notice was published on July 17, 2026 and July 24, 2026 in the *Joliet Herald News*, in full compliance with the Business District Law; and

WHEREAS, at the Hearing, (a) City officials and consultants made presentations regarding a blighted area designation within the Rock Run Collection Business District pursuant to the Business District Law, the proposed Business District Plan, and the potential imposition of a Business District Retailers' Occupation Tax, a Business District Service Occupation Tax, and a Business District Hotel Operators' Occupation Tax, and (b) the City Council heard and determined all protests and objections raised to and against the designation of the Rock Run Collection Business District and/or the approval and adoption of the Business District Plan from all members of the public who wished to speaking during the Hearing regarding these matters; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to establish and designate the Rock Run Collection Business District as a blighted area business district pursuant to the Business District Law; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to approve and adopt the Business District Plan; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to impose a Business District Retailers' Occupation Tax at the rate of one percent (1%) upon the Rock Run Collection Business District for the planning, execution, and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Business District Law and all other applicable laws; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to impose a Business District Service Occupation Tax at the rate of one percent (1%) upon the Rock Run Collection Business District for the planning, execution, and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Business District Law and all other applicable laws; and

WHEREAS, the City Council has determined that it is necessary, expedient, and in the best interests of the City and its citizens to impose a Business District Hotel Operators' Occupation Tax at the rate of one percent (1%) upon the Rock Run Collection Business District for the planning, execution, and implementation of the Business District Plan and to pay for business district project costs as set forth in the Business District Plan, all as set forth in this Ordinance and in full compliance with the requirements of the Business District Law and all other applicable laws.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Joliet, Will and Kendall Counties, Illinois, as follows:

SECTION 1. The preambles of this Ordinance are true, correct and complete and are hereby incorporated as though fully set forth herein.

SECTION 2. Based upon the evidence presented at the Hearing, the City Council hereby finds and determines as follows:

1. The Rock Run Collection Business District on the whole has not been subject to growth and development through investment by private enterprises and would not reasonably be anticipated to be developed or redeveloped without the adoption of the Business District Plan;
2. The Business District Plan conforms to the City's comprehensive plan for the development of the City as a whole;
3. The Rock Run Collection Business District is qualified as a blighted area, as defined in Section 5 of the Business District Law, by reason of the predominance of defective, non-existent or inadequate street layout; and
4. The Rock Run Collection Business District is a contiguous area, as that term is defined in the Business District Law.

SECTION 3. The City Council hereby establishes and designates the Rock Run Collection Business District as a blighted area business district, in accordance with a pursuant to the Business District Law.

SECTION 4. The City Council hereby approves and adopts the Business District Plan as the business district plan for the Rock Run Collection Business District.

SECTION 5. The City Council shall have and exercise all powers and authority, with respect to the Rock Run Collection Business District and the Business District Plan, as are now or as shall hereinafter be granted by the provisions of the Business District Law, including but not limited to all powers and authority granted by Section 3 of the Business District Law (65 ILCS 5/11-74.3-3), as amended.

SECTION 6. The City Council, pursuant to Section 11-74.3-6(b) of the Business District Law and to the fullest extent permitted by law, does hereby impose a Business District Retailers' Occupation Tax upon all persons engaged in the business of selling tangible personal property, other than an item of tangible personal property titled or registered with an agency of the State of Illinois, at retail in the Rock Run Collection Business District at a rate of one percent (1%) of the gross receipts from the sales made in the course of such business, in accordance with, and as limited by, the Business District Law. The tax imposed herein is in addition to all other applicable taxes, provided, however, that the tax imposed herein may not be imposed on tangible personal property taxed at the rate of 1% under the Retailers' Occupation Tax Act.

SECTION 7. The City Council, pursuant to Section 11-74.3-6(c) of the Business District Law and to the fullest extent permitted by law, does hereby impose a Business District Service

Occupation Tax upon all persons engaged, in the Rock Run Collection Business District, in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the Rock Run Collection Business District, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service at a rate of one percent (1%) of the selling price of tangible personal property so transferred within the Rock Run Collection Business District, in accordance with, and as limited by, the Business District Law. The tax imposed herein is in addition to all other applicable taxes, provided, however, that the tax imposed herein may not be imposed on tangible personal property taxed at the rate of 1% under the Service Occupation Tax Act.

SECTION 8. The City Council, pursuant to Section 11-74.3-6(d) of the Business District Law and to the fullest extent permitted by law, does hereby impose a Business District Hotel Operators' Occupation Tax upon all persons engaged, in the Rock Run Collection Business District, in the business of renting, leasing, or letting rooms in a hotel (as defined in the Hotel Operators' Occupation Tax Act (35 ILCS 145/1 *et seq.*)) at a rate of one percent (1%) of the gross rental receipts from the renting, leasing, or letting of hotel rooms within the Rock Run Collection Business District, excluding, however, from gross rental receipts the proceeds of renting, leasing, or letting to permanent residents of a hotel (as defined in the Hotel Operators' Occupation Tax Act) and proceeds from the tax imposed under subsection (c) of Section 13 of the Metropolitan Pier and Exposition Authority Act (70 ILCS 210/13 *et seq.*). The tax is imposed in accordance with, and as limited by, the Business District Law. The tax imposed herein is in addition to all other applicable taxes.

SECTION 9. The taxes imposed pursuant to Sections 6 and 7 herein, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by IDOR of the State of Illinois ("***IDOR***"), which shall have full power to administer and enforce the provisions of Sections 6 and 7 of this Ordinance. The taxes imposed pursuant to Section 8 herein, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the City, which shall have full power to administer and enforce the provisions of Section 8 of this Ordinance.

SECTION 10. There is hereby created and established a special fund, which shall be referred to as the "Rock Run Collection Business District Tax Allocation Fund," for the City (the "***Fund***"). All proceeds from the taxes imposed by Sections 6, 7 and 8 of this Ordinance pursuant to Sections 3(10) and 3(11) of the Business District Law (65 ILCS 5/11-74.3-3(10); 65 ILCS 5/11-74.3(11)) shall be deposited into the Fund, after which they may be allocated, paid, withdrawn, transferred, or otherwise used in any manner permitted by the Business District Law, as amended, or as otherwise permitted by applicable law.

SECTION 11. The City Council hereby declares that the Fund shall be dissolved upon the date that final payment of all business district project costs and the retirement of all bonds, notes or other obligations paying or reimbursing business district project costs is completed (the "***Dissolution Date***"), provided that in no event shall said Dissolution Date be later than more than two hundred and seventy (270) days after payment to the City of the last distribution of taxes as provided in Section 6 of the Business District Law (65 ILCS 5/11-74.3-6).

SECTION 12. The City Clerk is hereby authorized and directed to file a certified copy of this Ordinance with IDOR on or before October 1, 2026, and further to provide IDOR with the boundaries of the Rock Run Collection Business District and each address located within said district in such a manner as is acceptable to IDOR and that will allow IDOR to determine whether any given business is located within the Rock Run Collection Business District. The City Clerk is further authorized and directed to provide IDOR with any other or additional information that it may request or require in order to administer and enforce the various taxes imposed by this Ordinance.

SECTION 13. IDOR is hereby directed to begin collecting, administering, distributing and enforcing the taxes imposed pursuant to this Ordinance beginning January 1, 2027, provided that this Ordinance is filed with IDOR on or before the proceeding October 1, 2027.

SECTION 14. In the event that any provision or provisions, portion or portions, or clause or clauses of this Ordinance shall be declared to be invalid or unenforceable by a court of competent jurisdiction, such adjudication shall in no way affect or impair the validity or enforceability of any of the remaining provisions, portions, or clauses of this Ordinance that may be given effect without such invalid or unenforceable provision or provisions, portion or portions, or clause or clauses.

SECTION 15. All ordinances, resolutions, motions, or parts thereof, conflicting with any of the provisions of this Ordinance, are hereby repealed to the extent of the conflict.

SECTION 16. This Ordinance shall be in full force and effect from and after its adoption and approval as provided by Business District Law.

PASSED this 4th day of August, 2026.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

EXHIBIT A

DEPICTION OF ROCK RUN COLLECTION BUSINESS DISTRICT BOUNDARY

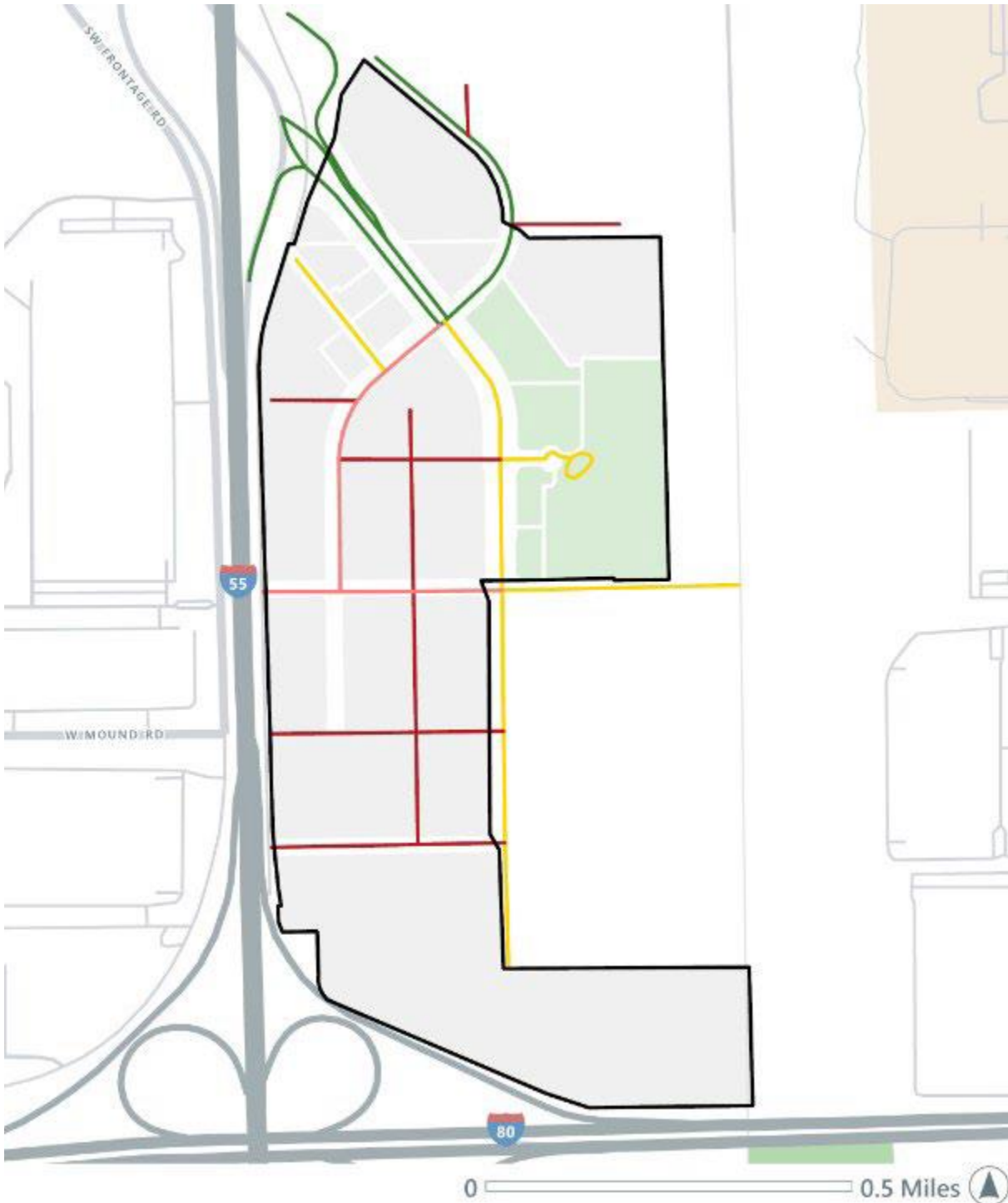


EXHIBIT B

Legal Description of Proposed Rock Run Collection Business District

LOCATED IN THE WEST HALF QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE ROUTE 80 AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF INTERSTATE ROUTE 80 TO THE EAST LINE OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66); THENCE NORTHERLY, WESTERLY AND NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66 TO THE SOUTHWESTERLY LINE OF GATEWAY BOULEVARD; THENCE NORTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS RECORDED APRIL 19, 2022 AS DOCUMENT R2022-031684; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINES OF SAID LOT 1 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO THE SOUTHWESTERLY LINE OF ROCK RUN CROSSINGS DRIVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF ROCK RUN CROSSINGS DRIVE TO THE NORTHWESTERLY EXTENSION OF A NORTHEASTERLY LINE OF LOT 2 IN ROCK RUN CROSSINGS MULTIFAMILY RECORDED APRIL 17, 2023 AS DOCUMENT R2023-017839; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY AND ITS NORTHWESTERLY EXTENSION TO THE NORTH LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN CASINO PARCEL AT ROCK RUN CROSSINGS RECORDED MAY 25, 2023 AS DOCUMENT R2023-025538; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF OLYMPIC BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF OLYMPIC BOULEVARD AND ITS WESTERLY EXTENSION TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTH LINE OF QUARTZ BOULEVARD; THENCE EAST ALONG THE SOUTH LINE OF QUARTZ BOULEVARD TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER OF LOT 2 IN ROCK RUN CROSSINGS I.D.I. RESUBDIVISION NO. 1 RECORDED MARCH 8, 2023 AS DOCUMENT R2023-010784; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY INDEX NUMBERS (PINS):

05-06-22-101-002-0020; 05-06-22-101-002-0010; 05-06-22-302-002-0000; 05-06-22-305-001-0000;
05-06-22-304-004-0020; 05-06-22-301-013-0000; 05-06-22-304-003-0000; 05-06-22-304-005-0000;
05-06-22-304-002-0000; 05-06-22-301-011-0000; 05-06-22-304-001-0020; 05-06-22-304-001-0010;
05-06-22-301-010-0000; 05-06-27-100-011-0000; 05-06-22-301-012-0000; 05-06-22-301-005-0000;
05-06-22-301-008-0000

EXHIBIT C

BUSINESS DISTRICT PLAN

[Attached]

CITY OF JOLIET, ILLINOIS



Rock Run Collection Business District

Eligibility Study and Business District Plan

FINAL REPORT | June 30, 2026



CITY OF JOLIET, IL
Rock Run Collection Business District

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SB FRIEDMAN DEVELOPMENT ADVISORS, LLC
70 W Madison St, Suite 3700, Chicago, IL 60602
T: 312.424.4250 F: 312.424.4262 E: info@sbfriedman.com
www.sbfriedman.com

Contact: Caitlin Johnson
T: 312.384.2403 E: cjohnson@sbfriedman.com

1. Introduction

The City of Joliet, Illinois (the “City”) engaged SB Friedman Development Advisors, LLC (SB Friedman) to conduct an eligibility study and prepare a business district plan for the designation of a commercial area in the City as the proposed Rock Run Collection Business District (the “Business District” or “Area”) under the provisions of the Illinois Business District Development and Redevelopment Law (65 ILCS 5/11-74.3-1 et seq., as amended) (the “Law”).

This document (the “Report”) includes two major sections: (1) information on the eligibility factors and other findings necessary to designate the area as a business district under the Law (the “Eligibility Study”); and (2) the Business District Plan (the “Plan”). SB Friedman has prepared this Report with the understanding that the City would rely on the findings and conclusions of this Report in proceeding with the designation of the proposed Business District and the adoption and implementation of the Plan in compliance with the Law.

The Proposed Business District

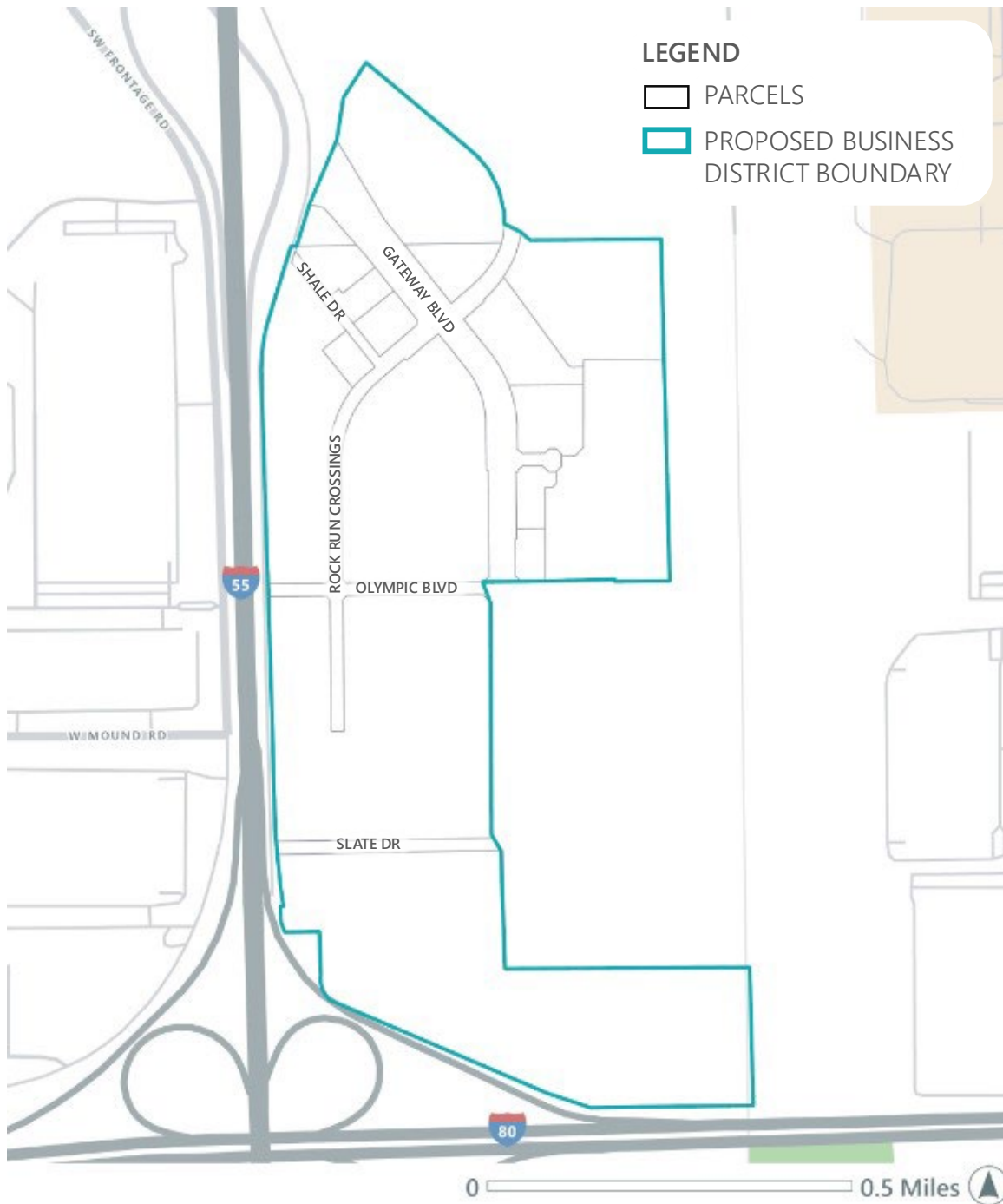
The proposed Business District generally encompasses properties on the northeast intersection of Interstate 55 and Interstate 80. The proposed Business District consists of 17 parcels. The Area contains approximately 195 acres, of which approximately 22 acres are rights-of-way as of June 2026. The location and detailed boundary of the proposed Business District is displayed on **Map 1** on the following page. The legal description of the proposed Business District and a list of Property Index Numbers (PINs) are included in **Appendix 1** and **Appendix 2**, respectively.

The Area primarily includes vacant land intended for commercial use. The land has been under private developer control since 2015; however, despite the Area’s strategic location near Interstate 55 and its long-term development potential, limited vertical development has occurred to date. In 2022, the City of Joliet entered into a Redevelopment Agreement (“RDA”) with the developer to facilitate development of the Area and nearby sites. As part of the RDA, the City agreed to issue approximately \$100 million of its general obligation bonds to fund major infrastructure improvements, including the construction of an interchange to provide access from Interstate 55 to the Area.

A recent Rock Run Collection site plan (the “Site Plan”) indicates that roughly 1.2 million square feet of commercial space, including retail and entertainment users, and over 470 hotel rooms could be built. However, the scale of development contemplated by the Site Plan has not yet materialized. To date, two buildings, a Chipotle and Hollywood Casino, have been constructed within the Area. The developer has indicated that development will not proceed in the Area without additional financial assistance. This is further evidenced by the City’s recent amendment to the RDA pursuant to an Amended and Restated Development Agreement adopted on May 5, 2026 (the “Amended RDA”), which provides additional assistance (consisting of the proposed issuance by the City of its notes and additional general obligation bonds) intended to catalyze development in the Area.

The lack of substantial development activity since the developer’s acquisition of the land in 2015, combined with the need for significant public infrastructure investment and the Amended RDA, indicates that private market forces alone have not been sufficient to induce the anticipated commercial development.

Map 1: Proposed Business District Boundary



Sources: City of Joliet, Esri; SB Friedman; Will County

2. Eligibility Study

The proposed Business District suffers from a defective, non-existent, or inadequate street layout. These characteristics appear to hinder the economic potential of the proposed Business District. To enhance its economic viability, it is critical that the physical conditions of the proposed Business District be improved. Without required multimodal transportation infrastructure that is necessary to support development in the area, the economic viability of the proposed Business District will continue to be challenged. The proposed Business District will benefit from a strategy to improve access and connectivity, allowing for economic growth and redevelopment.

The eligibility findings presented herein cover events and conditions that were determined to support a finding that the Area qualifies as a “blighted area” under the Law.

Eligibility Provisions of the Illinois Business District Development and Redevelopment Act

In order to impose sales and hotel taxes within a business district, a municipality must find that the area meets the “blighted area” provision under the Law and satisfies several other findings and tests. These eligibility criteria are summarized below.

BLIGHTED AREA DEFINITION

A business district can be considered a blighted area under the Law by the predominance of at least one of the following five factors:

- Defective, Non-Existent or Inadequate Street Layout
- Unsanitary or Unsafe Conditions
- Deterioration of Site Improvements
- Improper Subdivision or Obsolete Platting
- Existence of Conditions which Endanger Life or Property by Fire or Other Causes

In addition, the presence of the factor(s) must have at least one of the following four effects on the business district:

- Retard(s) the Provision of Housing Accommodations
- Constitute(s) an Economic or Social Liability
- Constitute(s) an Economic Underutilization of the Area
- Constitute(s) a Menace to the Public Health, Safety, Morals or Welfare

OTHER REQUIRED FINDINGS AND TESTS

Four additional findings and tests are required for designation of a business district:

1. **Lack of Growth and Development through Private Investment.** The City is required to evaluate whether or not a business district as a whole has been subject to growth and development through

investment by private enterprises and must substantiate a finding of lack of such investment prior to establishing a business district.

2. **"But For" the Creation of a Business District, Area Would Not Be Redeveloped.** The City must find that the area would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district plan.
3. **Contiguity and Substantial Benefit.** The boundary of a business district must contain contiguous parcels that are directly and substantially benefited by the plan.
4. **Conformance to the Plans of the City.** A business district plan must conform to the comprehensive plan of the City or, for municipalities with a population of 100,000 or more, regardless of when the business district plan was approved, the business district plan either:
 - a. Conforms to the strategic economic development or redevelopment plan issued by the designated planning authority or the municipality, or
 - b. Includes land uses that have been approved by the planning commission of the municipality.

Methodology Overview

SB Friedman conducted the following analyses to determine whether the proposed Business District qualifies as a blighted area, as defined by the Law:

- Parcel-by-parcel fieldwork in March 2026 documenting external property conditions and infrastructure status;
- Analysis of equalized assessed value (EAV) for which data are available and final (2025) from the County Assessor's Office, compared to EAV for shopping centers in Will County;
- Review of building permit records (From 2023 through June 2026);
- Review of local zoning and building regulations for the Area;
- Review of geographic information systems (GIS) parcel shapefile data from Will County;
- Review of the status of planned infrastructure investments for the Area, based on materials from the City of Joliet Public Works Department, including a March 30, 2026 memo ("Public Works Memo") and annotated maps describing public right-of-way and pedestrian investments as of March 2026;
- Review of the Site Plan for the Area, provided on April 21, 2026;
- Review of the RDA and Amended RDA;
- Review of the City's current comprehensive plan ("1959 Comprehensive Plan") and documentation related to the forthcoming City of Joliet Comprehensive Plan update.

All properties were examined for qualification factors consistent with the blighted area requirements of the Law. SB Friedman evaluated the eligibility factors on a parcel-by-parcel basis and analyzed the spatial distribution of the eligibility factors. When appropriate, the presence of eligibility factors was calculated on adjacent infrastructure and ancillary properties associated with the structures. The eligibility factors were linked to tax parcels and buildings using aerial photographs, property files created from field observations, and record searches. The information was then graphically plotted on a parcel map of the proposed Business District to establish the distribution of eligibility factors, and to determine which factors were present to a meaningful extent and reasonably distributed throughout the proposed Business District.

Eligibility Findings

BLIGHTED AREA FINDING

SB Friedman's research indicates the proposed Business District on the whole qualifies as a blighted area under the Law due to the predominance of the following factor:

1. Defective, Non-Existent or Inadequate Street Layout

Map 2 displays the spatial distribution of this factor throughout the proposed Business District.

Defective, Non-Existent or Inadequate Street Layout

SB Friedman conducted fieldwork and collected data from the City to assess the street layout and multimodal transportation dynamics within the proposed Business District.

The proposed Business District exhibits conditions that indicate a defective and inadequate road and pedestrian network, which materially impair access, circulation, and the overall functionality of the Area as a viable commercial environment. In the Public Works Memo, the City's Director of Public Works indicates that the Area's public infrastructure does not support safe access or circulation. The existing roadway system is characterized by an incomplete road network, fragmented internal circulation patterns, constrained ingress and egress, and lack of an overall pedestrian network to support multimodal connectivity. This has implications for future business occupancy.

- **Incomplete Road Network.** Gateway Boulevard, Shale Road, and portions of Olympic Boulevard and Sandstone Drive have been constructed but have yet to be reviewed and accepted by the City.¹ Portions of Olympic Boulevard and Rock Run Crossings Drive are only partially installed to the binder course but have not been surfaced. Other planned roads, including Graphite Drive, Briarstone Drive, Heathstone Drive, Festival Boulevard, Slate Drive, and Quartz Drive have not yet been designed.
- **Fragmented Internal Circulation Patterns.** Many properties rely on singular access points from perimeter roadways, with little to no internal connectivity to adjacent parcels. A significant portion of the Area is comprised of large, irregularly shaped parcels that lack internal drive aisles, cross-access easements, or coordinated circulation systems. These parcels function as isolated superblocks rather than integrated components of a cohesive street network, limiting the ability for vehicles to move efficiently within and between parcels. Furthermore, contemporary retail, restaurant and service users require well-defined internal circulation patterns that support intuitive navigation, multiple points of ingress and egress, and separation of customer and service traffic.
- **Constrained Ingress and Egress.** Properties within the Area are characterized by a limited number of ingress and egress locations. Several large parcels rely on single curb cuts or indirect access routes, constraining the ability of vehicles to enter and exit parcels efficiently. The existing access configuration

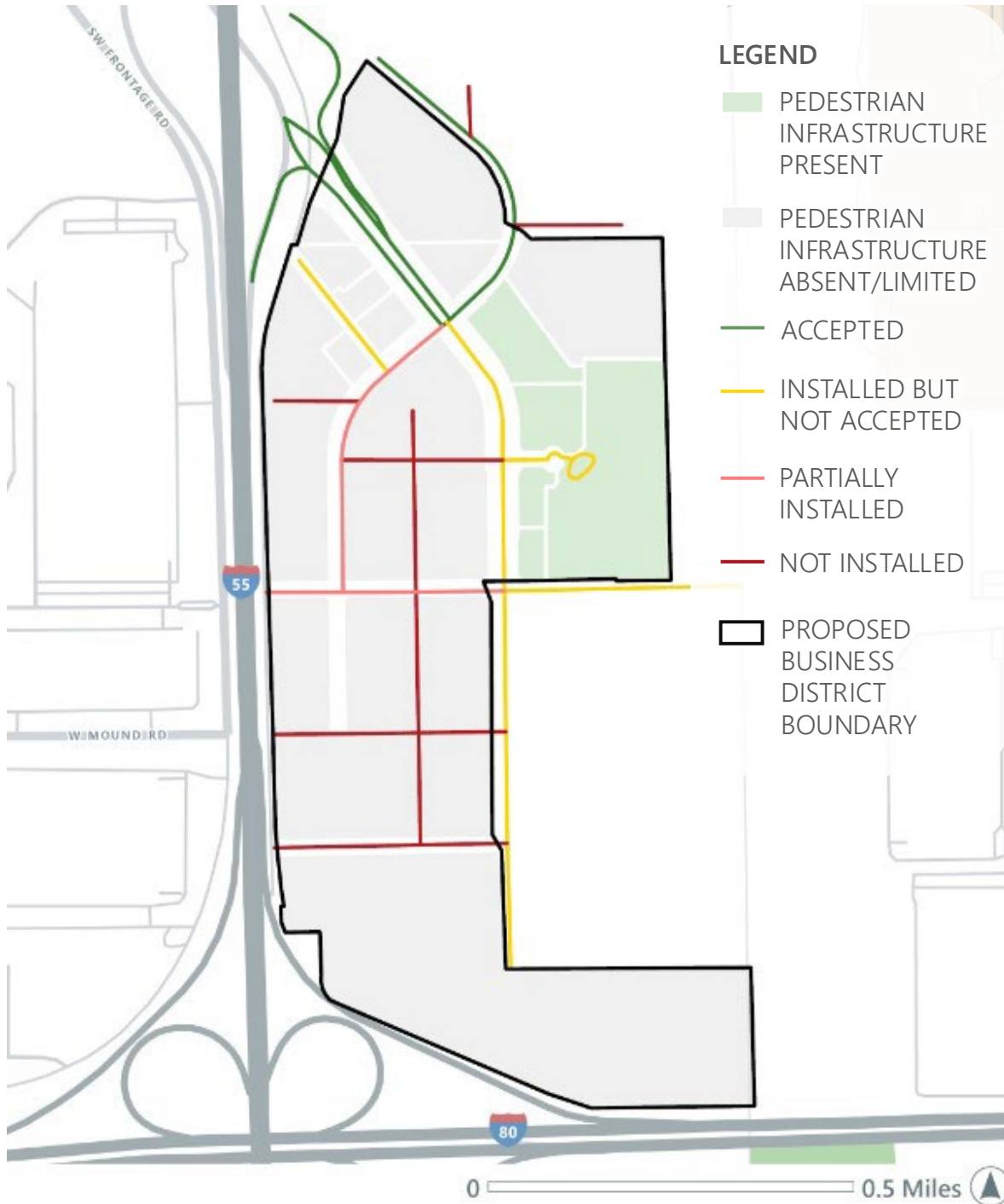
¹ City acceptance indicates that the City has determined the roads align with City design and safety standards.

serving businesses is limited and inefficient, particularly along Shale Road. For example, a motorist traveling northbound on Gateway Boulevard is required to enter Interstate 55 after passing Rock Run Crossings Drive, eliminating the ability to directly access nearby commercial properties. As a result, motorists seeking to reach businesses located north of the Gateway Boulevard and Rock Run Crossings Drive intersection must continue onto Interstate 55, exit at the next interchange, and reverse direction, creating a circuitous and inconvenient travel pattern.

- Lack of Pedestrian Network.** The Area also lacks adequate pedestrian infrastructure. As of June 2026, no sidewalk improvements have been formally accepted by the City to date. While pedestrian infrastructure is planned for 11 of the 17 parcels, improvements have only been installed on five parcels and no pedestrian infrastructure is currently planned for the remaining 6 parcels. Therefore, pedestrian infrastructure within the Area is incomplete and, in certain locations, deficient. These deficiencies include gaps in the sidewalk network, limited safe and clearly defined pedestrian crossings, and incomplete ADA-compliant access routes. The lack of a complete pedestrian network limits walkability and reduces connectivity between commercial uses, hotels, entertainment destinations, parking areas, and adjacent development sites. A successful commercial, entertainment, and hospitality district requires safe, accessible, and convenient pedestrian circulation across multiple parcels. Without additional investment, the Area is unlikely to function as a cohesive commercial district, which may limit tenant interest, reduce development momentum, and constrain the scale and timing of future private investment.

Collectively, these conditions result in a transportation and access network that is not merely suboptimal but functionally inadequate to support modern commercial development patterns area-wide within the proposed Business District. These limitations restrict customer access and impair the Area's ability to function as a cohesive commercial district. As a result, the Area is less competitive for retail, entertainment and service uses that rely on convenient vehicular access, strong traffic patterns, safe pedestrian circulation, and walkability. According to the Public Works Memo, "as development advances these outstanding infrastructure items will need to be addressed to support full public access, ensure safe pedestrian connectivity, and enable the City to assume long term maintenance responsibilities". While SB Friedman is not a transportation engineering firm, the conditions identified in the Public Works Memo indicate that the existing transportation network and street layout contain deficiencies that limit access, circulation, and pedestrian connectivity within the proposed Business District. Based on the location, extent, and functional significance of the deficiencies identified above, the defective, non-existent, or inadequate street layout factor is present to a meaningful extent within the proposed Business District. These deficiencies are not limited to isolated parcels, but instead affect the Area's overall circulation framework and are reasonably expected to constrain the timing, scale, and distribution of future private development.

Map 2: Defective, Non-Existent or Inadequate Street Layout



Sources: City of Joliet Esri; SB Friedman; Will County

Effect of Blighting Factors on the Proposed Business District

It appears the present blighting factor has the following effect on the proposed Business District:

- Constitutes an Economic Underutilization of the Area

ECONOMIC UNDERUTILIZATION OF THE AREA

The Area exhibits economic underutilization, as evidenced by its relatively low Equalized Assessed Value (“EAV”) and limited intensity of commercial activity compared to similarly situated retail nodes in the broader market. As of 2025, the Area reflects an average EAV of approximately \$75,000 per acre, which is significantly below that of comparable properties with a fully developed, adequate roadway network. For example, commercial districts in Will County that have benefited from coordinated development, such as Promenade Bolingbrook, Shorewood Crossing, and Joliet Commons, demonstrate significantly higher levels of property tax productivity on a per-acre basis with a range of roughly \$248,000 to \$426,000 per acre. These comparable properties have similar land uses and are located within the same regional market area but benefit from functional road networks, direct access to arterial corridors, and established pedestrian connectivity. The Area’s current EAV per acre is materially below the EAV productivity observed in comparable developed commercial nodes in Will County. Given the Area’s planned use as a regional commercial, entertainment, and hospitality destination, this differential indicates that the Area is not currently generating assessed value consistent with its underlying development potential. The comparison supports a finding that the Area remains economically underutilized relative to similarly situated commercial properties with more complete access, circulation, and infrastructure systems.

Based on a reasonable highest-and-best-use scenario that reflects the proposed Rock Run Collection site plan, the Area could support a stabilized EAV of approximately \$515,300 per acre, representing an increase of nearly 586% over current levels and aligning more closely with comparable serviced properties. The estimated stabilized EAV scenario illustrates the magnitude of unrealized economic value associated with full development of the Area. The variance between current EAV and estimated stabilized EAV is attributable, in part, to infrastructure and site-readiness limitations that inhibit the Area’s ability to support the intensity of development contemplated by the Site Plan. Accordingly, the Area’s present condition constitutes an economic underutilization of land that is otherwise planned and positioned for substantially higher-value commercial use. Absent targeted public investment in roadway and pedestrian infrastructure improvements, such development is unlikely to occur. Accordingly, these infrastructure deficiencies constitute a material barrier to private investment, and the Area is expected to remain economically underutilized “but for” the implementation of public improvements designed to enhance access, connectivity, and overall site viability.

Other Required Findings and Tests

In addition to finding of blight, the Law requires that four required findings and tests be satisfied for designation. SB Friedman’s research, as described below, indicates that the proposed Business District satisfies these requirements.

1. LACK OF GROWTH AND DEVELOPMENT THROUGH PRIVATE INVESTMENT

The RDA approved the issuance of the City's general obligation bonds to support infrastructure development, including the construction of the interchange providing access to the Area, with the intent of attracting private investment. Yet, the Area has experienced a prolonged lack of growth and development through private investment, as evidenced by limited recent vertical development, limited site improvements, and continued underutilization of otherwise strategically located land, as described above.

The Site Plan contemplated a comprehensive, phased, mixed-use project including approximately 1.2 million square feet of commercial space, including retail and entertainment users, over 470 hotel keys, and supporting infrastructure within the proposed Business District. However, City permit data from June 2023 to June 2026 indicates that vertical development activity has been limited relative to the scale of the planned development program. During this period, building permit activity has been concentrated in a small number of projects, including the Hollywood Casino, a single restaurant user, one hotel currently under construction, and one additional retail project that does not appear to have commenced construction as of June 2026. Since June 2023, only 192,750 square feet of vertical development has been constructed or is currently under construction, representing a limited portion of the total development contemplated for the Area. The limited amount of constructed and under-construction development represents a relatively small share of the total commercial, entertainment, and hospitality development contemplated for the Area. In addition, recent private investment has been concentrated in a limited number of projects rather than distributed across the proposed Business District. This pattern indicates that development activity to date has not established a sustained, areawide investment trend sufficient to implement the planned commercial district.

This disparity between the approved development program and actual construction to date demonstrates that private investment has not occurred at the scale or pace necessary to realize the Area's intended outcomes. Even the significant amount of public investment authorized through the RDA and construction of the casino have not been sufficient to catalyze the full extent of anticipated additional private investment. Significant portions of the Area remain undeveloped, including most of the planned commercial space, additional hotel development, and key infrastructure elements anticipated to support full buildout. This continued lack of investment, despite the Area's strategic location, prior public infrastructure commitment, and presence of a major regional entertainment anchor, indicates that private market forces alone have not been sufficient to catalyze comprehensive development of the Area.

Finding: *The proposed Business District on the whole has not been subject to growth and development through investment by private enterprises at a level sufficient to realize the Area's planned commercial, entertainment, and hospitality development program.*

2. "BUT FOR" THE CREATION OF A BUSINESS DISTRICT, AREA WOULD NOT BE REDEVELOPED

The lack of construction progress relative to the Site Plan reflects ongoing economic and infrastructure-related constraints which support the finding that, without public resources, the development objectives for the proposed Business District would most likely not be realized. The Area requires substantial upfront investment in infrastructure and site preparation, including internal roadways and stormwater management, which are necessary to support development but do not generate revenue. The private market, on its own, has shown little ability to absorb all such costs, as evidenced by the need for public assistance under the RDA.

Four years later, this public assistance has still proven insufficient to fully offset the extraordinary development costs and attract private capital at the scale necessary to complete development of the Area, resulting in efforts to amend and restate the RDA throughout 2025 and early 2026. The Amended RDA provides for additional

public funding by the City with the intent of strengthening the likelihood of future private investment in the Area. The Amended RDA provides that the developer must satisfy certain conditions with respect to the Area prior to the issuance by the City of its notes and bonds. The Amended RDA states that this funding is to be backed by the revenues generated by a Business District. Therefore, absent the additional public assistance enabled by the proposed Business District, it appears unlikely that significant private investment would occur in the Area at the scale, pace, or quality contemplated by the Site Plan.

Finding: *The Area would not reasonably be anticipated to be developed without the adoption of the Business District Plan.*

3. CONTIGUITY OF PARCELS

Finding: *All parcels in the Area are contiguous and are expected to directly and substantially benefit from the Business District Plan.*

4. CONFORMANCE TO THE PLANS OF THE CITY

The Business District Plan conforms to the City's comprehensive planning efforts as a whole. The Area is zoned Commercial Business District (B-2) which is intended for a variety of retail activity and is designed for major shopping districts. Additionally, the City is currently preparing an update to the 1959 Comprehensive Plan. Documentation related to the forthcoming City of Joliet Comprehensive Plan update identifies the Area for future development as a cohesive, mixed-use activity center. This Business District Plan helps translate the City's goals for coordinated infrastructure-led growth and economic development in the Area into a defined implementation framework.

Finding: *Based on a review of the 1959 Comprehensive Plan, in addition to documentation related to the forthcoming City of Joliet Comprehensive Plan update (anticipated to be adopted in 2026), the Business District Plan conforms to the City's comprehensive plan for development of the municipality as a whole.*

Summary of Findings

SB Friedman found that the proposed Business District qualifies to be designated as a "blighted area." The proposed Business District is blighted due to the predominance of defective, non-existent or inadequate street layout, which constitutes an economic underutilization of the area. The proposed Business District also satisfies the four separate findings and tests required for designation.

3. Business District Plan

Redevelopment Needs of the Proposed Business District

The economic potential of the proposed Business District is currently hampered by a defective, non-existent, or inadequate street layout. Investment in infrastructure and improvements in roadways, parking and sidewalks in the Area are necessary to increase the economic viability within and adjacent to the proposed Business District. The existing conditions of the Area suggest three major needs for the proposed Business District:

1. Construction of new commercial development;
2. Construction of infrastructure and capital improvements; and
3. Site preparation.

This Business District Plan identifies tools for the City to support the improvement of the proposed Business District through the provision of necessary infrastructure improvements and other public and private improvements to best serve the interests of the City, local business owners and residents.

The public and private improvements outlined in this Business District Plan will create an environment conducive to economic growth and development within the proposed Business District and the City overall.

Goal and Objectives

The overall goal of the Business District Plan is to reduce or eliminate conditions that qualify the proposed Business District as a blighted area under the Law and to provide the direction and mechanisms necessary to create vibrant commercial corridors that will strengthen the economic base and enhance the quality of life of the Area and City as a whole.

The following three objectives support the overall goal of area-wide revitalization of the proposed Business District:

1. Enhance the City's tax base by encouraging private development and investment within the proposed Business District;
2. Foster the construction, improvement, replacement and/or repair of public infrastructure; and
3. Provide improved pedestrian and bicycle access throughout the proposed Business District.

Public and private improvements throughout the Area will increase the economic viability of businesses within and adjacent to the proposed Business District. The overall development is expected to affect each of the properties in the proposed Business District.

Powers of the Municipality

The Law grants municipalities various powers to designate, implement and maintain a business district. In addition to the powers a municipality may now have, a municipality shall have the following powers:

- To make and enter into all contracts necessary or incidental to the implementation and furtherance of a business district plan, as more fully set forth in 65 ILCS 5/11-74.3-3(1);
- To acquire by purchase, donation, or lease, and to own, convey, lease, mortgage, or dispose of land and other real or personal property or rights or interests within the business district, as more fully set forth in 65 ILCS 5/11-74.3-3(2) and 65 ILCS 5/11-74.3-3(2.5);
- To clear any area within a business district by demolition or removal of any existing buildings, structures, fixtures, utilities, or improvements, and to clear and grade land;
- To install, repair, construct, reconstruct, or relocate public streets, public utilities, and other public site improvements within or without a business district which are essential to the preparation of a business district for use in accordance with a business district plan;
- To renovate, rehabilitate, reconstruct, relocate, repair, or remodel any existing buildings, structures, works, utilities, or fixtures within any business district;
- To construct public improvements, including but not limited to buildings, structures, works, utilities, or fixtures within any business district;
- To fix, charge, and collect fees, rents, and charges for the use of any building, facility, or property or any portion thereof owned or leased by the municipality within a business district;
- To pay or cause to be paid business district project costs, as more fully set forth in 65 ILCS 5/11-74.3-3(8). Such eligible project costs are defined in the following section. As per 65 ILCS 5/11-74.3-3(8.5), the Law also empowers the City to utilize up to 1% of the revenue from a business district retailers' occupation tax and service occupation tax and/or a hotel operators' occupation tax ("porting") for business district eligible costs from another business district that is:
 - contiguous to the business district from which the revenues are received;
 - separated only by a public right of way from the business district from which the revenues are received; or
 - separated only by forest preserve property from the business district from which the revenues are received if the closest boundaries of the business districts that are separated by the forest preserve property are less than one mile apart.
- To apply for and accept grants, guarantees donations of property or labor or any other thing of value for use in connection with a business district project;
- To impose a retailers' occupation tax and a service occupation tax in the business district at a rate not to exceed 1.0% of the gross receipts from the sales made (to be imposed only in 0.25% increments) for the planning, execution, and implementation of business district plans and to pay for business district project costs as set forth in the business district plan approved by the municipality; and
- To impose a hotel operators' occupation tax in the business district at a rate not to exceed 1.0% of the gross receipts from the sales made (to be imposed only in 0.25% increments) for the planning, execution, and implementation of business district plans and to pay for the business district project costs as set forth in the business district plan approved by the municipality.

Financial Plan

ELIGIBLE COSTS

Under the Law, eligible business district project costs include all costs incurred by the municipality, other governmental entity or nongovernmental entity in the furtherance of the business district plan, and may include:

- Costs of studies, surveys, development of plans and specifications, implementation and administration of a plan, and personnel and professional service costs including architectural, engineering, legal, market, financial, planning, or other professional services, provided no charges for professional services may be based on a percentage of tax revenues received by the municipality;
- Property assembly costs, including but not limited to, acquisition of land and other real or personal property or rights or interests therein, and specifically including payments to developers or other nongovernmental persons as reimbursement for property assembly costs incurred by that developer or other nongovernmental person;
- Site preparation costs including but not limited to, clearance, demolition or removal of any existing buildings, structures, fixtures, utilities, and improvements, and clearing and grading of land;
- Costs of installation, repair, construction, reconstruction, extension, or relocation of public streets, public utilities, and other public site improvements within or without the business district which are essential to the preparation of the business district for use in accordance with the business district plan, and specifically including payments to developers or other nongovernmental persons as reimbursement for site preparation costs incurred by the developer or nongovernmental person;
- Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of any existing buildings, improvements and fixtures within the business district, and specifically including payments to developers or other nongovernmental persons as reimbursement for costs incurred by such developer or nongovernmental person;
- Costs of installation or construction within the business district of buildings, structures, works, streets, improvements, equipment, utilities, or fixtures, and specifically including payments to developers or other nongovernmental persons as reimbursements for such costs incurred by such developer or nongovernmental person;
- Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations, payment of any interest on any obligations issued under the Law that accrues during the estimated period of construction of any redevelopment project for which obligations are issued and for not exceeding 36 months thereafter, and any reasonable reserves related to the issuance of those obligations; and
- Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law.

ANTICIPATED PROJECT COSTS

The estimated eligible costs of this Business District Plan are shown in **Table 1** below. The total Business District Project Costs (Project Costs) shown in **Table 1** provides an upper limit on expenditures that are to be funded using Business District revenues, exclusive of capitalized interest, issuance costs, interest, and other financing costs. Additional funding in the form of county, state and federal grants, private developer contributions, porting of funds from contiguous business districts, and other outside sources may be pursued by the City as a means of financing improvements and facilities that are of benefit to the general community.

Table 1. Project Costs

Eligible Cost Categories [1]	Budget
Professional Services (including studies, surveys, legal, architectural, engineering, marketing, etc.)	\$1,000,000
Property Assembly (including acquisition, reimbursement for developer assembly costs)	\$1,500,000
Site Preparation (including clearance, demolition, clearing and grading)	\$2,000,000
Public Works Installation, Repair or Construction (within or without a Business District, which are essential to the Plan, including streets, utilities and other public site improvements)	\$32,000,000
Renovation or Rehabilitation of Existing Buildings, Improvements and Fixtures (including reconstruction, relocation, repair and remodeling)	\$1,000,000
Construction or Installation of Buildings, Improvements, Fixtures, Equipment or Utilities (within the Business District)	\$30,000,000
Financing Costs (including expenses related to issuance, interest and reserves related to obligations)	\$1,500,000
Relocation Costs (to the extent municipality deems necessary or is required by federal or State law)	\$1,000,000
TOTAL PROJECT COSTS [2] [3]	\$70,000,000

[1] Costs are shown in 2026 dollars and shall be adjusted from time to time to reflect changes in the cost of living, as measured by the U. S. Department of Labor's Consumer Price Index.

[2] Increases in estimated Total Project Costs of more than 5%, after adjustment for inflation from the date this Business District Plan is approved, are subject to the amendment procedures as provided under the Law.

[3] Adjustments may be made among line items in the budget without amendment, as provided under the Law.

Each individual project expenditure will be evaluated in light of Plan goals as it is considered for public financing under the provisions of the Law. The totals of line items set forth in **Table 1** are not intended to place a limit on the described expenditures. Adjustments may be made to line items within the total, either increasing or decreasing line item costs because of changed redevelopment costs and needs. Within the total Project Costs

limit, adjustments to the estimated line item costs in **Table 1** are expected and may be made by the City without amendment to this Plan.

The Project Costs described above are intended to further the goals outlined in this Plan and will benefit the owners and tenants of commercial businesses in the proposed Business District, as well as City residents and patrons of local businesses.

Anticipated Sources of Funds to Pay Project Costs

As required by the Law, the City shall establish and maintain a Business District Tax Allocation Fund ("the Fund") to which Business District revenues generated through the Business District Retailers' Occupation Tax, the Business District Service Occupation Tax and Business District Tax and/or the Hotel Operators' Occupation Tax (collectively "Business District Taxes") shall be deposited or credited. If and when the Village adopts any or all of the Business District Taxes, the Business District Taxes shall be administered as provided in the Law. Eligible Project Costs are to be reimbursed using the Fund Law, as described below.

BUSINESS DISTRICT RETAILERS' OCCUPATION TAX

A Business District Retailers' Occupation Tax will be imposed upon persons engaged in the business of selling tangible personal property at retail (excluding property titled or registered with an agency of the State of Illinois government) in the Business District at a rate of 1.0% of the gross receipts from the sales made in the course of such business. The tax may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

BUSINESS DISTRICT SERVICE OCCUPATION TAX

A Business District Service Occupation Tax will be imposed upon all persons in the Business District engaged in the business of making sales of service, who, as an incident to making those sales of service, transfer tangible personal property within the Business District, either in the form of tangible personal property or in the form of real estate as an incident to a sale of service. This tax will be imposed at a rate of 1.0% and may not be imposed on food for human consumption that is to be consumed off the premises from which it is sold (other than alcoholic beverages, soft drinks, and food that has been prepared for immediate consumption), prescription and nonprescription medicines, drugs, medical appliances, modifications to a motor vehicle for the purposes of rendering it usable by a disabled person, and insulin, urine testing materials, syringes, and needles used by diabetics, for human use.

BUSINESS DISTRICT HOTEL OPERATORS' OCCUPATION TAX

A Business District Hotel Operators' Occupation Tax will be imposed upon all persons in the Business District engaged in the business of renting, leasing or letting rooms in a hotel, at a rate of 1.0% of the gross rental receipts, excluding from gross rental receipts, the proceeds of such renting, leasing or letting to permanent residents of that hotel.

OTHER SOURCES OF FUNDS

Other sources of funds that may be used to pay for development costs and associated obligations issued or incurred include land disposition proceeds, state and federal grants, investment income, private investor and financial institution funds, and other lawful sources of funds and revenues as the municipality and developer from time to time may deem appropriate.

The proposed Business District may be or become contiguous to, or be separated only by a public right-of-way from, one or more other business districts created by the City in accordance with the Law (65 ILCS 5/11 74.4 4 et. seq.). The City may utilize Business District tax revenues received from the Business District to pay eligible costs, or obligations issued to pay such costs, in such other business districts, and vice versa. The amount of revenue from the proposed Business District made available to support such business districts, when added to all amounts used to pay eligible business district project costs within the proposed Business District, shall not at any time exceed the total Project Costs described in **Table 1** of the Plan.

If necessary, the plans for other business districts that may be or already have been created under the Law may be drafted or amended, as applicable, to add appropriate and parallel language to allow for the transfer and utilization of relevant business district tax revenues between such districts.

ISSUANCE OF OBLIGATIONS

To finance Project Costs, the City may issue bonds or obligations secured by the anticipated Business District Taxes generated within the proposed Business District, or such other bonds or obligations as the Village may deem as appropriate.

All obligations issued by the City pursuant to this Plan and the Law shall be retired in the manner provided in the ordinance authorizing issuance of such obligations, by the receipts of taxes from the proposed Business District and by any other revenue designated or pledged by the City. The final maturity date of any such obligations that are issued may not be later than 20 years from their respective dates of issue or the dissolution of the Business District, whichever is earlier.

In addition to paying Project Costs, monies in the Fund may be used for the scheduled and/or early retirement of obligations, as provided in the ordinance issuing such obligations. As provided in the Law, following payment or reimbursement for all Project Costs, any surplus funds in the Fund will be deposited into the City's general corporate fund.

Establishment and Term of District

Pursuant to the Law, the term of the proposed Business District shall not exceed 23 years from the date the ordinance approving this Plan and designating the District is approved. The Business District Retailers' Occupation Tax, Business District Service Occupation Tax and Business District Hotel Operators' Occupation Tax will be imposed for no longer than the term of the Business District.

Provisions for Amending Plan

This Plan may be amended pursuant to the provisions of the Law.

Appendix 1: Proposed Rock Run Collection Business District Boundary Legal Description

LOCATED IN THE WEST HALF QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF INTERSTATE ROUTE 80 AND THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE WESTERLY AND NORTHWESTERLY ALONG THE NORTHERLY AND NORTHEASTERLY LINES OF INTERSTATE ROUTE 80 TO THE EAST LINE OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66); THENCE NORTHERLY, WESTERLY AND NORTHEASTERLY ALONG THE EASTERLY, SOUTHERLY AND SOUTHEASTERLY LINES OF INTERSTATE ROUTE 55 (ALSO KNOWN AS US ROUTE 66 TO THE SOUTHWESTERLY LINE OF GATEWAY BOULEVARD; THENCE NORTHEASTERLY TO THE MOST WESTERLY CORNER OF LOT 1 IN RESUBDIVISION OF ROCK RUN CROSSINGS RECORDED APRIL 19, 2022 AS DOCUMENT R2022-031684; THENCE NORTHEASTERLY ALONG NORTHWESTERLY LINES OF SAID LOT 1 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO THE SOUTHWESTERLY LINE OF ROCK RUN CROSSINGS DRIVE; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE SOUTHWESTERLY AND WESTERLY LINES OF ROCK RUN CROSSINGS DRIVE TO THE NORTHWESTERLY EXTENSION OF A NORTHEASTERLY LINE OF LOT 2 IN ROCK RUN CROSSINGS MULTIFAMILY RECORDED APRIL 17, 2023 AS DOCUMENT R2023-017839; THENCE SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY AND ITS NORTHWESTERLY EXTENSION TO THE NORTH LINE OF LOT 2 IN SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE EAST ALONG SAID NORTH LINE OF SAID LOT 2 TO THE EAST LINE OF SAID ROCK RUN CROSSINGS MULTIFAMILY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 3 IN CASINO PARCEL AT ROCK RUN CROSSINGS RECORDED MAY 25, 2023 AS DOCUMENT R2023-025538; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE NORTH LINE OF OLYMPIC BOULEVARD; THENCE WEST ALONG THE NORTH LINE OF OLYMPIC BOULEVARD AND ITS WESTERLY EXTENSION TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTHERLY ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTH LINE OF QUARTZ BOULEVARD; THENCE EAST ALONG THE SOUTH LINE OF QUARTZ BOULEVARD TO THE WEST LINE OF GATEWAY BOULEVARD; THENCE SOUTH ALONG THE WEST LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF GATEWAY BOULEVARD TO THE SOUTHWEST CORNER OF LOT 2 IN ROCK RUN CROSSINGS I.D.I. RESUBDIVISION NO. 1 RECORDED MARCH 8, 2023 AS DOCUMENT R2023-010784; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID RESUBDIVISION OF ROCK RUN CROSSINGS TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 27; THENCE SOUTH ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

PROPERTY INDEX NUMBERS (PINS):

05-06-22-101-002-0020
05-06-22-101-002-0010
05-06-22-302-002-0000
05-06-22-305-001-0000
05-06-22-304-004-0020
05-06-22-301-013-0000
05-06-22-304-003-0000
05-06-22-304-005-0000
05-06-22-304-002-0000
05-06-22-301-011-0000
05-06-22-304-001-0020
05-06-22-304-001-0010
05-06-22-301-010-0000
05-06-27-100-011-0000
05-06-22-301-012-0000
05-06-22-301-005-0000
05-06-22-301-008-0000

Appendix 2: List of PINs in Proposed Rock Run Collection Business District

PIN
05-06-22-101-002-0020
05-06-22-101-002-0010
05-06-22-302-002-0000
05-06-22-305-001-0000
05-06-22-304-004-0020
05-06-22-301-013-0000
05-06-22-304-003-0000
05-06-22-304-005-0000
05-06-22-304-002-0000
05-06-22-301-011-0000
05-06-22-304-001-0020
05-06-22-304-001-0010
05-06-22-301-010-0000
05-06-27-100-011-0000
05-06-22-301-012-0000
05-06-22-301-005-0000
05-06-22-301-008-0000

Sources: SB Friedman; Will County

Appendix 3. Limitations of Engagement

The Eligibility Study covers events and conditions that were determined to support the designation of the proposed Business District as a “blighted area” under the Law at the completion of our field research in March 2026 and not thereafter. SB Friedman’s findings do not consider events or conditions that may have occurred after completion of field research, including, without limitation, governmental actions and additional development.

This Report summarizes the analysis and findings of the consultant’s work, which, unless otherwise noted, is solely the responsibility of SB Friedman. The City is entitled to rely on the findings and conclusions of the Report in designating the Area as a business district under the Law. SB Friedman has prepared the Report with the understanding that the City would rely on the findings and conclusions of this Report in proceeding with the designation of the proposed Business District and the adoption and implementation of the Plan in compliance with the Law.

The Report is based on estimates, assumptions, and other information developed from research of the market, knowledge of the industry, and meetings during which we obtained certain information. The sources of information and bases of the estimates and assumptions are stated in the Report. Some assumptions inevitably will not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved will necessarily vary from those described in our Report, and the variations may be material.

The terms of this engagement are such that we have no obligation to revise the Report to reflect events or conditions which occur subsequent to the date of the Report. These events or conditions include, without limitation, economic growth trends, governmental actions, additional competitive developments, interest rates, and other market factors. However, we will be available to discuss the necessity for revision in view of changes in economic or market factors.

Preliminary Business District revenue projections were prepared for the purpose of estimating the approximate level of revenues that could be generated by proposed projects and other properties within the proposed Business District and from inflationary increases in sales. These projections were intended only to assist in preparing a budget for the Business District Plan.

As such, our Report and the preliminary projections prepared under this engagement are intended solely for your information, for the purpose of establishing a business district. These projections should not be relied upon for purposes of evaluating potential debt obligations or by any other person, firm or corporation, or for any other purposes. Neither the Report nor its contents, nor any reference to SB Friedman, may be included or quoted in any offering circular or registration statement, appraisal, sales brochure, prospectus, loan, or other agreement or document intended for use in obtaining funds from individual investors, without prior written consent.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 399-26

File ID: 399-26

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/20/2026

Department:

Final Action:

Title: Ordinance Approving a Business District Plan for the Rock Run Collection Business District and Establishing the Rock Run Collection Business District; Making a Blighted Area Finding Within the Business District, and Imposing a Business District Retailers' Occupation Tax, A Business District Service Occupation Tax, and A Business District Hotel Operators' Occupation Tax within Such Business District ion the City of Joliet, Will and Kendall Counties, Illinois

Agenda Date: 08/04/2026

Attachments: Ordinance Establishing Business District, Joliet Rock Run Collection Business District Eligibility Study and Plan

Entered by: ksing@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/28/2026	Kevin Sing	Approve	7/30/2026
1	2	7/28/2026	Todd Lenzie	Approve	7/30/2026
1	3	7/31/2026	Beth Beatty	Approve	7/30/2026



Memo

File #: 400-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Directory of Community Development

SUBJECT:
Ordinance Declaring Certain Structures Public Nuisances

BACKGROUND:

The attached list of addresses represents properties that meet the City's modified policy concerning public nuisances, in that all buildings are, by reason of lack of maintenance or adequate maintenance of the property, and/or being abandoned, vacant, boarded up, dilapidated or fire damaged, and of which depreciates the enjoyment, aesthetic appearance and use of properties in the immediate vicinity or neighborhood to such an extent that is detrimental to the city at large. In all instances proper notification of a pending public nuisance declaration has been mailed to each property owner and they have failed to respond. If approved, this declaration of a public nuisance is a progressive step in seeking compliance which can lead to demolition.

Upon a public nuisance declaration, demolition proceedings will be pursued, or in the alternative, executed agreements requiring the rehabilitation of the structures in compliance with the ordinances of the City of Joliet. The subject properties are as follows:

962 Cottage Place
6 North Hickory Street
216 3rd Avenue

The Public Safety Committee will review this item.

CONCLUSION:

The purpose of this ordinance is to declare the attached list of properties public nuisances and authorize application to the Circuit Court for injunctive relief through code compliance or demolition.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve an Ordinance Declaring Certain Structures Public Nuisances

EXHIBIT A

Address: 962 Cottage Place

PIN: 30-07-17-412-003-0000

Owner: Anastazja Mikowski

Property Description: The structure is a one-story, wood-frame, single-family residence located at the rear of the property that has been used for storage. The building has no active utility services and contains large openings in the roof, leaving it exposed to the elements and in a state of significant deterioration. The property owner has failed to respond to repeated correspondence or otherwise communicate with the City regarding the property's condition. Administrative adjudication fines have been assessed but remain unpaid, and no effort has been made to correct the violations or bring the property into compliance.

Legal Description: Lot 12 block 6 in millboro, being a sub of prt of the E1/2 of the SE1/4 of sec. 17, T35N0-R10E.



Address: 6 North Hickory Street

PIN: 30-07-16-201-002-0000

Owner: Rosemary Lawler

Property Description: This is a two-story, wood-frame, single-family home with a detached one-story wood-frame garage. It has been vacant since 2015 and has had no active water service since July 2020. The property owner, Rosemary Lawler is deceased. The property has accumulated more than \$22,000 in outstanding fines and is subject to an extensive and continually growing list of code violations resulting from prolonged abandonment and neglect.

Legal Description: Lot 4 in block 7, in that part of the City of Joliet , known and described as School Section Addition to Joliet, being a Subdivision of part of Section 16,



Township 35 North, Range 10 East of the Third Principal Meridian, in Will County, Illinois.

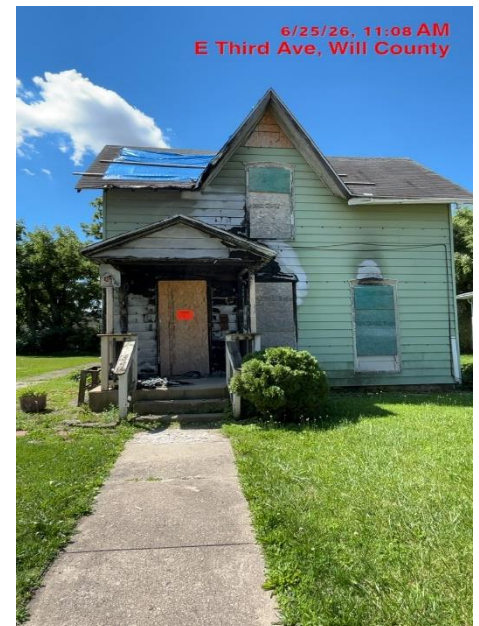
Address: 216 3rd Avenue

PIN: 30-07-15-129-006-0000

Owner: George & Minnie Curtis

Property Description: The property is a vacant, two-story, wood-frame, single-family residence that sustained extensive fire damage in October 2023. The property owners are believed to be deceased. Since the fire, the City has undertaken maintenance activities to address the property's deteriorating condition, including mowing the grass, securing the structure by boarding it, and removing accumulated debris. The property remains in a state of disrepair and continues to have a negative impact on the surrounding neighborhood. This property is located within the East Side National Register Historic District.

Legal Description: The W1/2 of lot 3 in county clerks sub of blocks 23 & 24 in canal trustees sub, being a sub of part of the E1/2 of the NW1/4 of sec 15, T35N-R10E



ORDINANCE NO.

AN ORDINANCE DECLARING CERTAIN STRUCTURES PUBLIC NUISANCES

WHEREAS, the structures located on the properties identified and described in Exhibit A are deteriorated, dangerous, structurally unsafe, and in such a state of disrepair that they constate a hazard to life and property, and the Mayor and City Council have determined that it is necessary to seek the demolition of the structures.

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

SECTION 1: The structures located on the properties identified and described in Exhibit A constitute public nuisances, and the City of Joliet, through its Legal Department, is hereby authorized to commence demolition proceedings against the structures, or in the alternative, to seek an injunction requiring the rehabilitation of the structures in compliance with the ordinances of the City of Joliet.

SECTION 2: The Mayor and City Council hereby authorize the filing of a lien and the acquisition of the lots on which the demolished structures were located if the owners fail to pay all demolition costs, including attorney's fees, pursuant to any remedy authorized by all law.

SECTION 3: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 400-26

File ID: 400-26

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/22/2026

Department:

Final Action:

Title: Ordinance Declaring Certain Structures Public Nuisances

Agenda Date: 08/04/2026

Attachments: Public Nuisance Ordinance.docx

Entered by: sbrooks2@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/27/2026	Dustin Anderson	Approve	7/24/2026
1	2	7/27/2026	Todd Lenzie	Approve	7/29/2026
1	3	7/31/2026	Beth Beatty	Approve	7/29/2026



Memo

File #: 401-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Director of Community Development

SUBJECT:

Ordinance Approving a Variation of Use to Allow Administrative Offices, an R-B (Restricted Business) Use, Within an Existing Residential Structure in the R-2 (Single-Family Residential) Zoning District, Located at 317 S. Reed Street (ZBA 2026-29)

BACKGROUND:

The petitioner, Brian Patel on behalf of the United Cerebral Palsy - Center for Disability Services, is requesting a Variation of Use to allow administrative offices for the UCP - Center for Disability Services within the existing residential structure at 317 S. Reed Street. The subject site is zoned R-2 (single-family residential) district, which does not allow office uses. Administrative offices are a permitted use in the R-B (restricted business) district. The offices would serve the Center's main facility at 311 S. Reed Street, which is adjacent to the north side of the subject site. Approximately eight non-programmatic staff members would occupy the building, which would be used for administrative functions only. There would be no programming, instruction, or other client services held at 317 S. Reed Street.

UCP-Center for Disability Services provides comprehensive programs and services for individuals with intellectual and developmental disabilities to promote independence and a high quality of life. The Center's headquarters and educational campus is located at 311 S. Reed Street, which is the former Reedwood public school site and contains a school building, outdoor playground, and around 65 parking spaces. The Center offers a therapeutic day school and community day services in the existing school building. The Center also provides home-based services, such as therapy, life skills training, and respite care, within clients' own homes. The school is licensed through the Illinois State Board of Education, and the day services and home-based services programs are licensed through the Illinois Department of Human Services.

The organization has been operating in Joliet since around 1955. The Center first occupied the site at 311 S. Reed Street in 1985. In 2005, City Council approved a Special Use Permit to allow adult training and educational programming (community day services) at the site in addition to the existing day school. The main facility contains the Center's administrative offices as well as classroom and programming space.

The property, which is located in the Reedwood neighborhood, is 10,480 square feet and contains a one-story residential house and a rear one-car detached garage. The Center purchased the property at 317 S. Reed Street in May 2026. According to the petitioner, the subject property was vacant prior to their purchase and has experienced significant deterioration and deferred maintenance. The UCP - Center for Disability Services is located north of the site, and there are single-family residences to the

west, south, and east of the subject site. All surrounding properties are zoned R-2 (single-family residential).

The petitioner states that the 317 S. Reed Street property will maintain its residential appearance. There would be no exterior modifications inconsistent with the site's residential character. The petitioner does not intend to install any exterior signage at the subject property. The interior of the building will also retain its residential layout. The proposed floor plans show that the main floor will contain several offices, meeting and work space, a kitchen, and two bathrooms. The basement will contain another office, a meeting room, and a bathroom. According to the petitioner, all interior improvements, such as rehabilitation of the bedrooms and bathrooms, will be completed in a manner that preserves the residential character of the home. The structure will need to meet accessibility codes as part of the change in use from residential to office. The petitioner plans to install an ADA-compliant entrance ramp at the front of the building for access to the main entrance. A plat of survey and floor plans are included in the Zoning Board of Appeals staff report packet.

Employees working at 317 S. Reed Street would continue to park in the employee parking area at the main site at 311 S. Reed Street, which has sufficient parking for all current and projected staff. The petitioner does not intend to use the driveway or garage at 317 S. Reed Street for daily employee parking, but might use the garage to periodically store organizational vehicles.

The Center wishes to use the property at 317 S. Reed Street because of its specific location adjacent to the main campus. By moving administrative functions to the subject site, the Center will be able to convert some of the office space at the main facility into additional special education classrooms, therapeutic programming areas, and disability-related service space, thus increasing their service capacity to individuals within Joliet and the surrounding area.

The petitioner's description of the proposal and in-depth response to the Variation of Use criteria is included in the staff report packet. The petitioner is willing to include conditions of the proposed Variation of Use that address the site's location within a residential neighborhood, including: limiting the use of the site to office functions only; maintaining the exterior residential appearance of the structure and property; and retaining an interior residential layout. The petitioner also states that there will be no more than eight employees at the site and that these employees will continue to park at the adjacent main facility.

The request meets several criteria for a Variation of Use: the site has the unique circumstance of being adjacent to the main campus of the Center, which is an existing institutional use that has been located in the middle of a residential neighborhood for around 40 years; and the granting of the Variation of Use will not alter the essential character of the area if the proposed conditions are met. The petitioner has stated that they will not alter the exterior appearance of the property in a way that affects its residential character, nor will they reconfigure the interior into a commercial-style layout. The petitioner is proposing the office use at the subject site specifically due to the site's adjacency to the main campus, which will allow access between the sites without disrupting other properties. The office use would be an expansion of an existing institutional use within the neighborhood and would not alter the essential character of the area since the structure will remain residential in appearance.

ZONING BOARD OF APPEALS PUBLIC HEARING:

The Zoning Board of Appeals held a public hearing on this matter on July 16, 2026. Brian Patel, petitioner (president and CEO of United Cerebral Palsy - Center for Disability Services), represented

the petition. One person spoke in favor of the petition. Meeting minutes are attached.

RECOMMENDATION OF THE ZONING BOARD OF APPEALS:

Bob Nachtrieb moved that the Zoning Board of Appeals recommend approval of the Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district, located at 317 S. Reed Street, subject to the following conditions:

1. That the use of the site shall be limited to administrative office functions and shall not include client services or programmatic activities;
2. That the exterior of the property shall maintain its residential character and no exterior modifications shall be made to the structure that are not residential in style;
3. That the interior of the property shall maintain a layout typical to a residential use;
4. That the use of the property shall not be expanded in the future; and
5. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Ralph Bias seconded the motion, which passed with five (5) aye votes and no nay votes. Voting aye were: Bias, Nachtrieb, Radakovich, McGrath Schmig, and Leon. Voting nay were: none. Absent were: Stiff.

RECOMMENDATION:

Staff concurs with the recommendation of the Zoning Board of Appeals and recommends that the Mayor and City Council adopt the following, subject to the same conditions approved by the Zoning Board of Appeals above:

1. Ordinance Approving a Variation of Use to Allow Administrative Offices, an R-B (Restricted Business) Use, Within an Existing Residential Structure in the R-2 (Single-Family Residential) Zoning District, Located at 317 S. Reed Street

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIATION OF USE
(317 S. Reed Street)

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

SECTION 1: A variation of use from the Zoning Ordinance of the City of Joliet, Ordinance No. 5285, as amended and ratified, is hereby granted to allow the specific use identified in Exhibit A on the real property described in Exhibit A and subject to the conditions set forth in Exhibit A. The variation of use is granted subject to the terms and conditions of all applicable federal, state, and local laws, ordinances, and regulations. The zoning classification of the subject property for which this variation of use is granted remains the same and is not changed in any way by the passage of this Ordinance. This Ordinance shall be strictly construed to prohibit any use not specifically granted herein or otherwise allowed by the Zoning Ordinance of the City of Joliet. Noncompliance with the mandatory conditions set forth in this Ordinance shall subject the variation of use to repeal.

SECTION 2: The findings of fact and recommendation of the Zoning Board of Appeals on the granting of this variation of use are hereby adopted and made a part of this Ordinance (unless the Zoning Board of Appeals has recommended against the approval of the variation of use, in which case this Ordinance has been passed by a favorable vote of at least two-thirds of the members of the City Council then holding Office).

SECTION 3: This Ordinance shall be considered severable, and the invalidity of any section, clause, paragraph, sentence, or provision of the Ordinance shall not affect the validity of any other portion of this Ordinance.

SECTION 4: This Ordinance shall be in effect upon its passage.

PASSED this _____ day of _____, 2026.

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PIN: 30-07-17-221-040-0000
ADDRESS: 317 S. Reed Street
ZBA APPROVED: Yes
PETITION #: 2026-29

PREPARED BY: Helen Miller, Planner, City of Joliet, 150 West Jefferson Street, Joliet IL 60432
MAIL TO: City Clerk, City of Joliet, 150 West Jefferson Street, Joliet, IL 60432

EXHIBIT A

VARIATION OF USE FOR: 317 S. Reed Street

1. LEGAL DESCRIPTION OF SUBJECT PROPERTY:

LOTS 281 AND 284 IN WEST PARK ADDITION TO JOLIET, A SUBDIVISION IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1909, IN PLAT BOOK 18, PAGE 10, AS DOCUMENT NO. 255830, IN WILL COUNTY, ILLINOIS.

PIN: 30-07-17-221-040-0000

2. SPECIFIC USE TO BE ALLOWED ON SUBJECT PROPERTY:

A Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district

3. MANDATORY CONDITIONS IMPOSED UPON USE OF SUBJECT PROPERTY:

1. That the use of the site shall be limited to administrative office functions and shall not include client services or programmatic activities;
2. That the exterior of the property shall maintain its residential character and no exterior modifications shall be made to the structure that are not residential in style;
3. That the interior of the property shall maintain a layout typical to a residential use;
4. That the use of the property shall not be expanded in the future; and
5. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

STAFF REPORT

DATE: July 9, 2026
TO: Zoning Board of Appeals
FROM: Helen Miller, Planner
RE: Petition Number: 2026-29
Applicant: Brian Patel, UCP-Center for Disability Services, Inc.
Status of Applicant: Property owner
Location: 317 S. Reed Street (Council District #5)
Request: Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district

Purpose

The applicant is requesting a Variation of Use to allow administrative offices for the United Cerebral Palsy (UCP) – Center for Disability Services within the existing residential structure at 317 S. Reed Street. Administrative offices are a permitted use in the R-B (restricted business) district. The subject site is within the R-2 (single-family residential) district, which does not permit office uses. The Variation of Use request must be considered by the City Council following the recommendation of the Zoning Board of Appeals.

Site Specific Information

The subject site is 80 feet by 131 feet (10,480 square feet) and contains a one-story residential house and a rear one-car detached garage. The property is zoned R-2 (single-family residential). The north side of the site is adjacent to the property at 311 S. Reed Street, which contains the headquarters and educational campus for the UCP-Center for Disability Services. The Center's property is the former Reedwood public school site that currently contains a school building, an outdoor playground, a cell tower and its ground equipment, and around 65 parking spaces.

UCP-Center for Disability Services provides comprehensive programs and services for individuals with intellectual and developmental disabilities to promote independence and a high quality of life. The Center offers a therapeutic day school and community day services in the existing building. The Center also provides home-based services, such as therapy, life skills training, and respite care, within clients' own homes. The school is licensed through the Illinois State Board of Education, and the day services and home-based services programs are licensed through the Illinois Department of Human Services.

The organization has been operating in Joliet since around 1955. The Center first occupied the site at 311 S. Reed Street in 1985. In 2005, City Council approved a Special Use Permit to allow adult training and educational programming (community day services) at the site in addition to the existing day school. The main facility contains the Center's administrative offices as well as classroom and programming space.

The Center purchased the property at 317 S. Reed Street in May 2026. According to the petitioner, the subject property was vacant prior to their purchase and has experienced significant deterioration and deferred maintenance.

Surrounding Zoning, Land Use and Character

The property is located in the Reedwood neighborhood on the west side of Reed Street between Morgan Street and Fisk Avenue. The United Cerebral Palsy – Center for Disability Services is located to the north of the subject property at 311 S. Reed Street. There are single-family residences to the west, south, and east of the subject property. A public alley runs along the rear (west side) of the subject property. All surrounding properties are zoned R-2 (single-family residential).

Applicable Regulations

- Section 47-10.1(4) R-B (Restricted Business) District Permitted Uses
- Section 47-6 R-2 (Single-Family Residential) District
- Section 47-17.28 Variation of Use

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

Discussion

The petitioner, Brian Patel on behalf of UCP-Center for Disability Services, is requesting a Variation of Use to allow administrative offices for the Center within the existing residential structure at 317 S. Reed Street in the R-2 (single-family residential) zoning district. The offices would serve the main site at 311 S. Reed Street. Approximately eight non-programmatic staff members would occupy the building, which would be used for administrative functions only. There would be no programming, instruction, or other client services held at 317 S. Reed Street. Employees working at 317 S. Reed Street would continue to park in the employee parking area at the main site at 311 S. Reed Street, which has sufficient parking for all current and projected staff. The petitioner does not intend to use the driveway or garage at 317 S. Reed Street for daily employee parking, but might use the garage to periodically store organizational vehicles.

The petitioner states that the 317 S. Reed Street property will maintain its residential appearance. There would be no exterior modifications inconsistent with the site's residential character. The petitioner does not intend to install any exterior signage at the subject property. The interior of the building will also retain its residential layout. The attached floor plans show that the main floor will contain several offices, meeting and work space, a kitchen, and two bathrooms. The basement will contain another office, a meeting room, and a bathroom. According to the petitioner, all interior improvements, such as rehabilitation of the bedrooms and bathrooms, will be completed in a manner that preserves the residential character of the home. The structure will need to meet accessibility codes as part of the change in use from residential to office. The petitioner plans to install an ADA-compliant entrance ramp at the front of the building for access to the main entrance. A plat of survey and floor plans are included in the staff report packet.

The Center wishes to use the property at 317 S. Reed Street because of its specific location adjacent to the main campus. By moving administrative functions to the subject site, the Center will be able to convert some of the office space at the main facility into additional special education classrooms, therapeutic programming areas, and disability-related service space, thus increasing their service capacity to individuals within Joliet and the surrounding area.

The petitioner's description of the proposal and in-depth response to the Variation of Use criteria is included in the staff report packet. The petitioner is willing to include conditions of the proposed Variation of Use that address the site's location within a residential neighborhood, including: limiting the use of the site to office functions only; maintaining the exterior residential appearance of the structure and property; and retaining an interior residential layout. The petitioner also states that there will be no more than eight employees at the site and that these employees will continue to park at the adjacent main facility.

Recommended Action

Staff finds that the request does not include an exceptional hardship but does meet the following Variation of Use criteria:

- The site has the unique circumstance of being adjacent to the main campus of the Center, which is an existing institutional use that has been located in the middle of a residential neighborhood for around 40 years. The subject site is one of two lots directly adjacent to the Center property. The petitioner is proposing the office use at the subject site specifically due to the site's adjacency to the main campus, which will allow access between the sites without disrupting other properties.
- The granting of the Variation of Use will not alter the essential character of the area if the proposed conditions are met. The petitioner has stated that they will not alter the exterior appearance of the property in a way that affects its residential character, nor will they reconfigure the interior into a commercial-style layout. They

also do not plan to use 317 S. Reed Street or the adjacent street for employee parking, but will continue to supply off-street parking for all employees at the main facility.

Approval of the Variation of Use would allow administrative offices for an adjacent institutional use within an existing residential structure. The office use would be an expansion of an existing institutional use within the neighborhood and would not alter the essential character of the area since the structure will remain residential in appearance.

Recommended Conditions

If the Zoning Board desires to approve this Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district at 317 S. Reed Street, staff recommends that the following conditions be included:

1. That the use of the site shall be limited to administrative office functions and shall not include client services or programmatic activities;
2. That the exterior of the property shall maintain its residential character and no exterior modifications shall be made to the structure that are not residential in style;
3. That the interior of the property shall maintain a layout typical to a residential use;
4. That the use of the property shall not be expanded in the future; and
5. Should the property be declared a public nuisance, the property may be subject to a rehearing and a possible revocation of the Variation of Use.

Figure 1: Subject site at 317 S. Reed Street, and United Cerebral Palsy – Center for Disability Services at 311 S. Reed Street (2025)

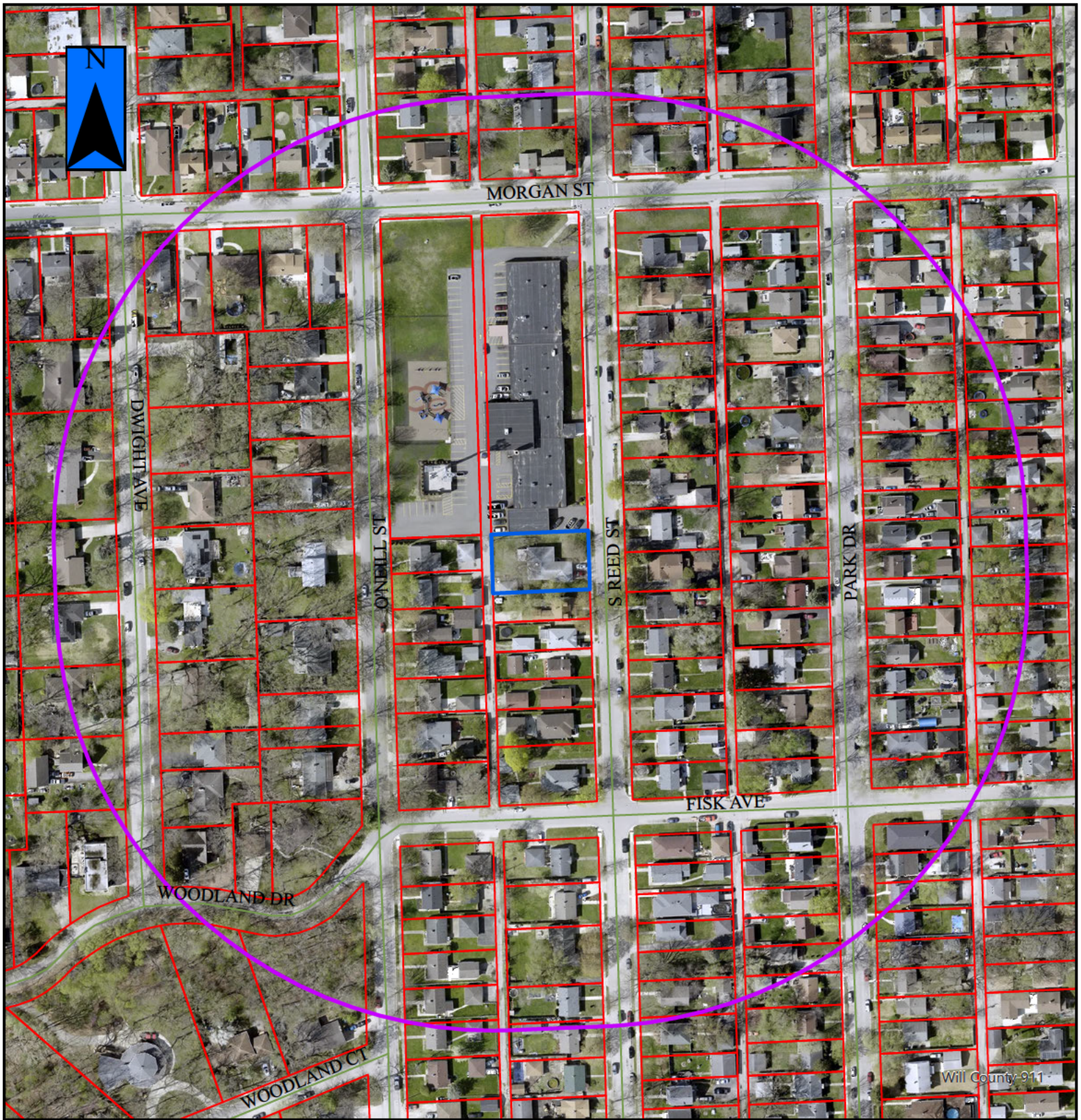


Figure 2: 317 S. Reed Street, view west from Reed Street (July 2026)



Figure 3: 317 S. Reed Street (left) and 311 S. Reed Street (right), view northwest from Reed Street (July 2026)

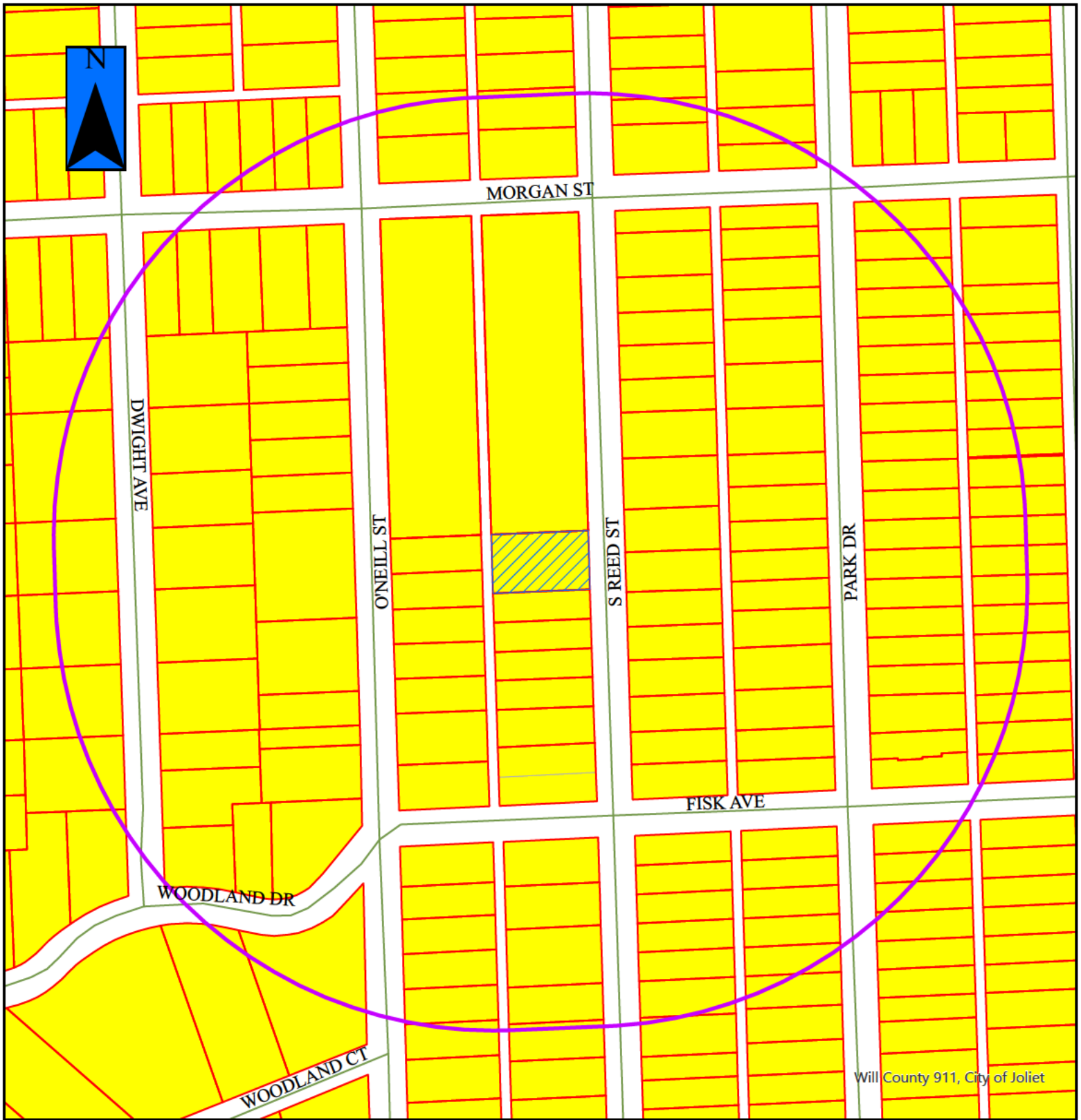




2026-29a



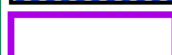
= Property in Question / Propiedad en cuestión
 = 600' Public Notification Boundary /
 Límite de notificación pública de 600 ft (180 m)



Will County 911, City of Joliet

2026-29



 = Property in Question
 = 600' Public Notification Boundary

Legend					
	B-1		I-TA		R-2
	B-2		I-TB		R-2A
	B-3		I-TC		R-3
	I-1		R-1		R-4
	I-2		R-1A		R-5
	I-T		R-1B		R-B

ARS
Surveying Service LLC

REAL ESTATE SURVEYORS

1229 LAKEVIEW COURT
ROMEYVILLE, ILLINOIS 60446

PH: (630) 226-9200 FAX: (630) 226-9234
EMAIL: SURVEY@ARSSURVEY.COM

AREA OF SURVEY:

"CONTAINING 10,480 SQ. FT. 0.241 ACRES MORE OR LESS"



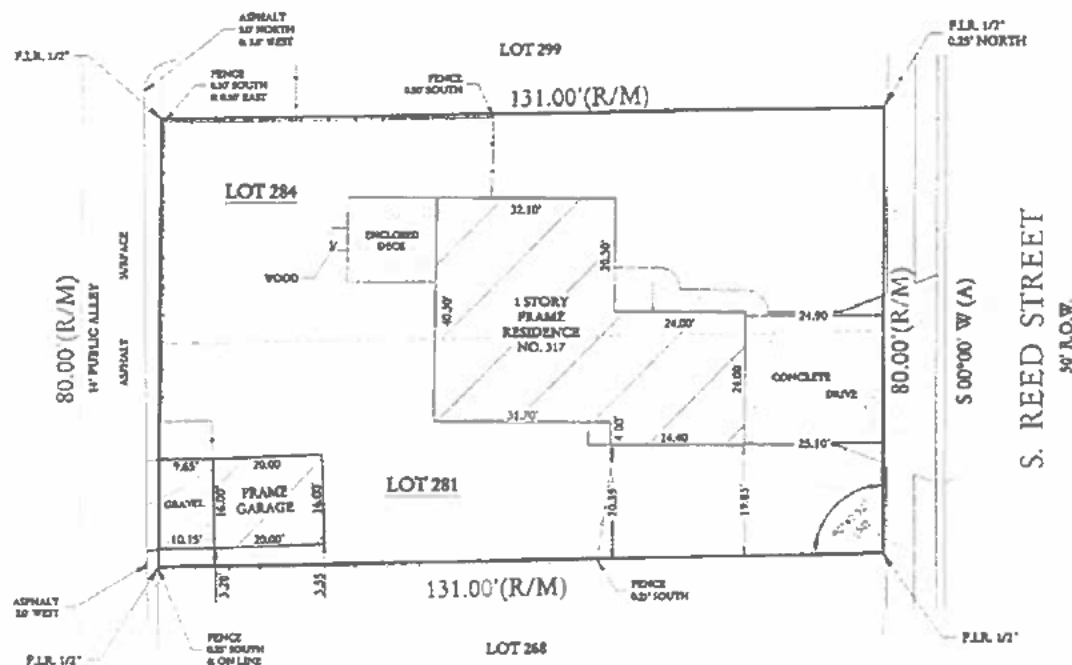
LOTS 281 AND 284 IN WEST PARK ADDITION TO JOLIET, A SUBDIVISION IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1909, IN PLAT BOOK 18, PAGE 10, AS DOCUMENT NO. 255830, IN WILL COUNTY, ILLINOIS.

BASIS OF BEARING:

WEST LINE OF REED STREET AS MONUMENTED AND
OCCUPIED PER RECORDED SUBDIVISION PLAT.
S 00°00'W(L)



SCALE: 1"=20'



STATE OF ILLINOIS
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 8TH DAY OF MAY, A.D., 2026, AT BOMEDEVILLE, ILLINOIS.

Mark A. Lumberton

CLIENT **LSL INVESTMENTS**

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482

JOE NO. 110187-26

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

FIELDWORK DATE. 05-07-26

LEGEND

(R) = RECORD
(M) = MEASURED
(D) = DEED
(C) = CALCULATED
(L) = ARC LENGTH
(CH) = CHORD
(R.O.W.) = RIGHT OF WAY

(NW) = NORTHWESTERLY
(NE) = NORTHEASTERLY
(SW) = SOUTHWESTERLY
(SE) = SOUTHEASTERLY
(RAD) = RADIUS
(A) = ASSUMED
(F.I.P.) = FOUND IRON PIPE
(F.I.R.) = FOUND IRON ROD

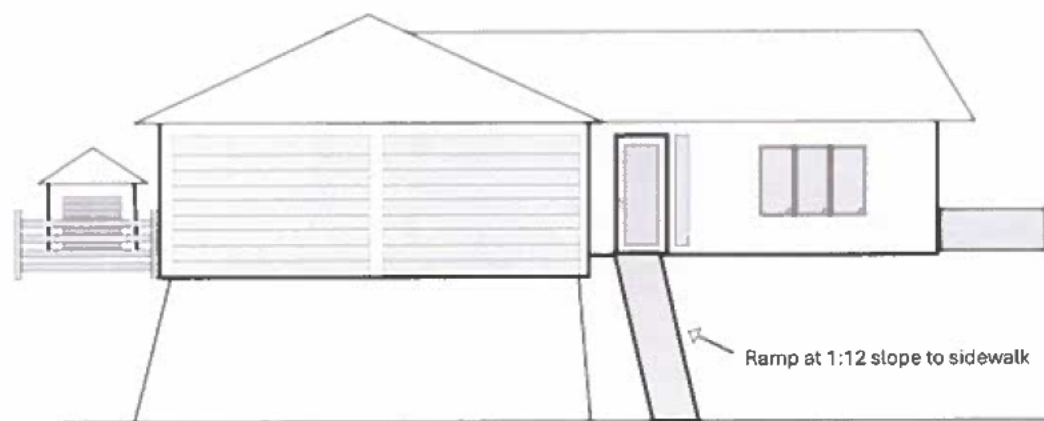
CHAIN LINK FENCE
 WIRE FENCE
 SPLIT RAIL FENCE
 WOOD FENCE
 VINYL FENCE
 METAL FENCE
 PUBLIC UTILITY & DRAINAGE EASEMENT
 BUILDING SETBACK LINE

P.U. & D.E.

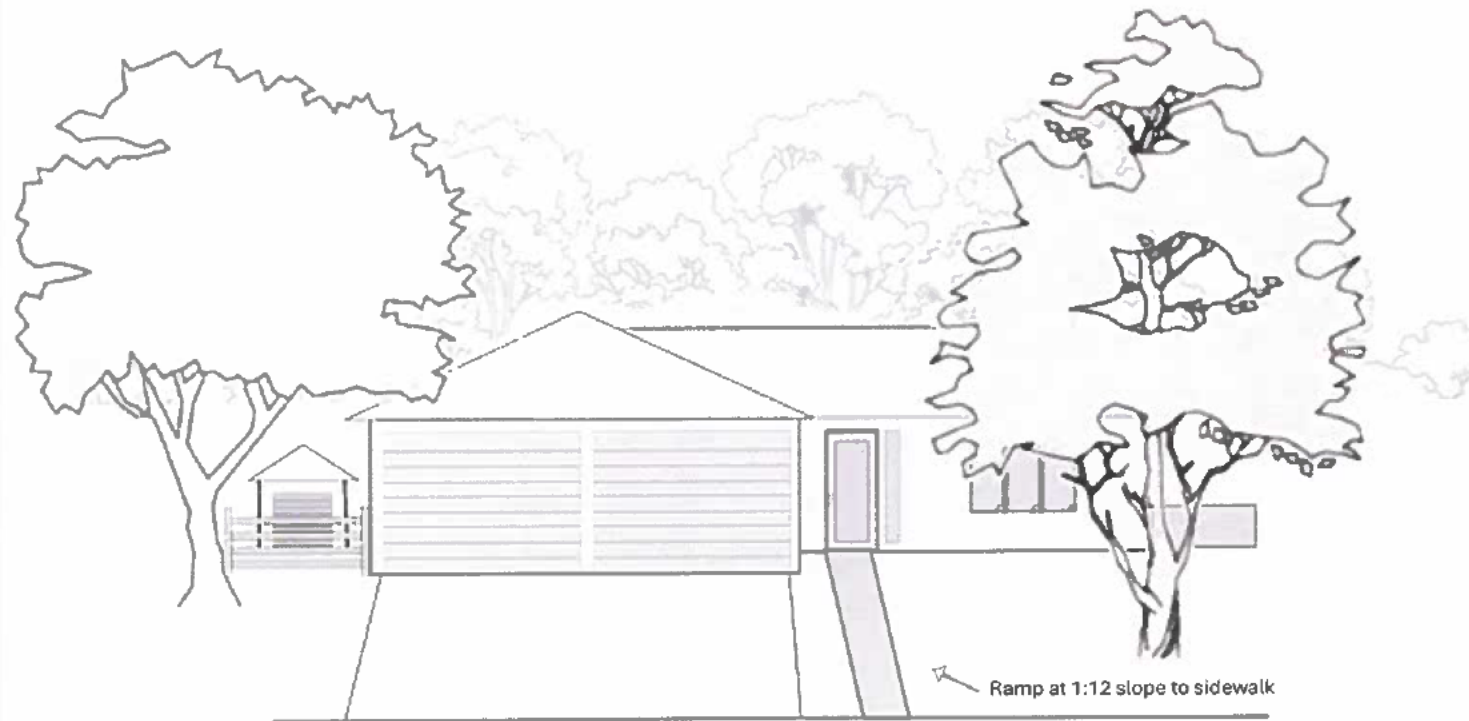
B.S.L.



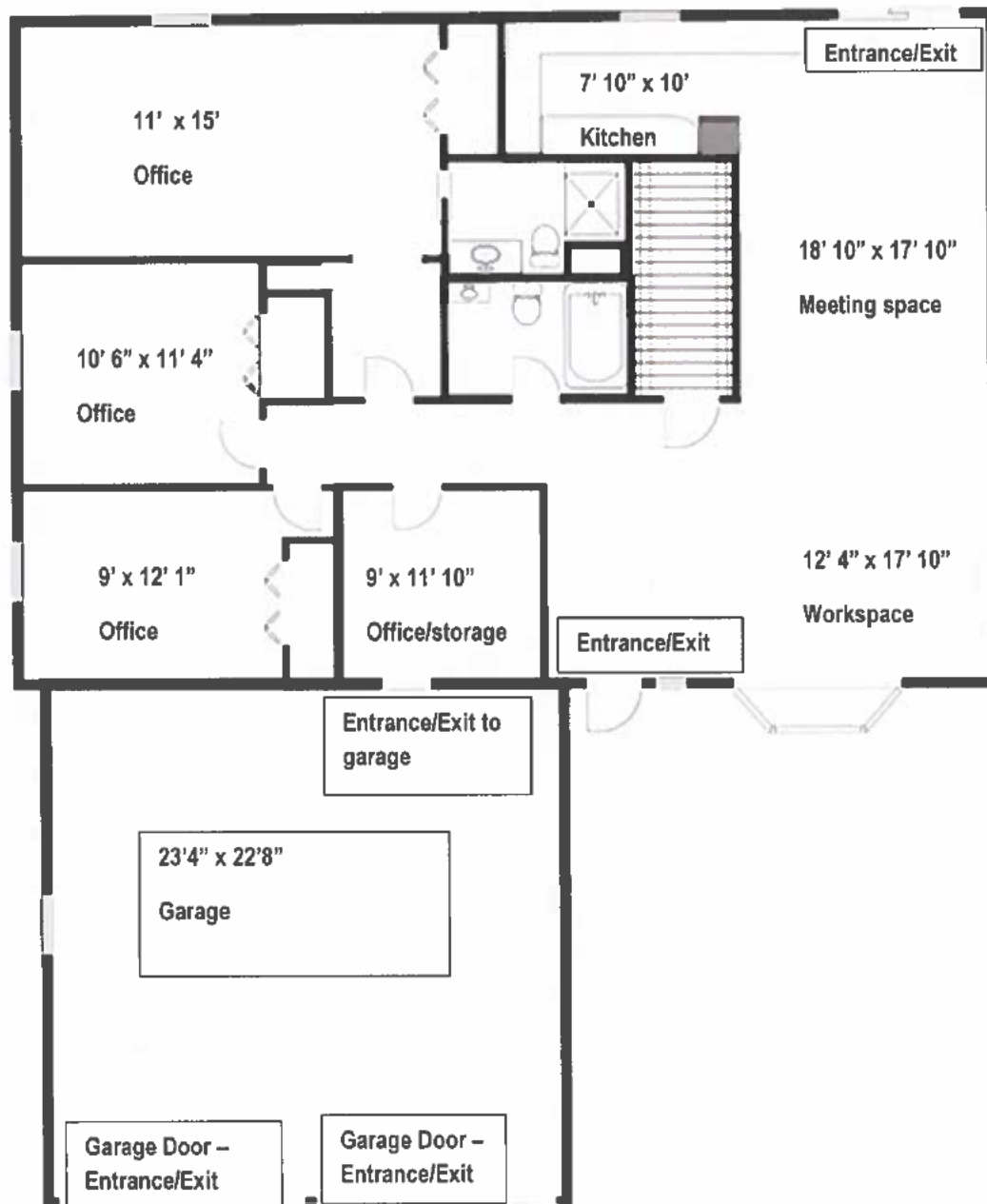
LICENSE EXPIRES ON NOVEMBER 30, 2026



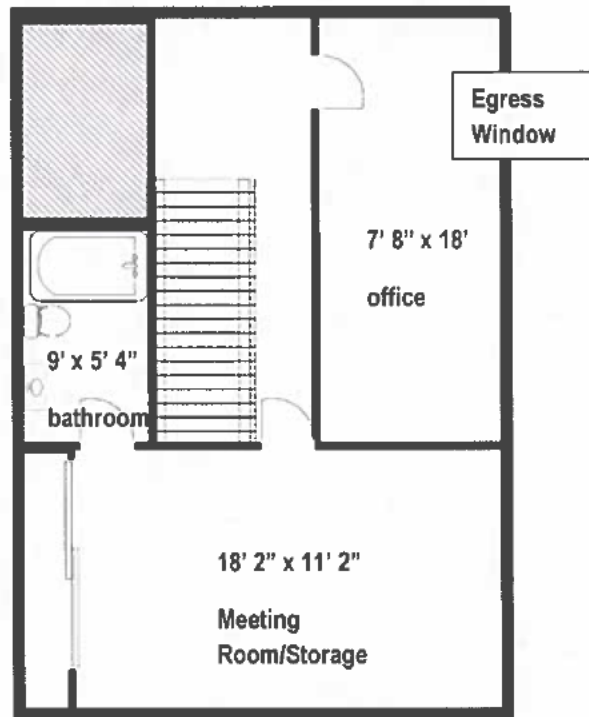
Site: 317 S Reed St. Joliet	Drawing:	Project:	Drawn: Kim Tillotson	Notes:	UCP Center for Disability Services
Title: Elevation	Scale:	Date: 5/16/2026	Rev: A		



Site: 317 S Reed St. Joliet	Drawing:	Project:	Drawn: Kim Tillotson	Notes:	UCP Center for Disability Services
Title: Elevation	Scale:	Date: 5/16/2026	Rev: A		



Site: 317 S Reed St.	Drawing:	Project:	Drawn: Kim Dillensen	Notes: NOT FOR CONSTRUCTION - for variance application clarification	UCP - Center for Disability Services
Title: 1 st Floor Floor Plan	Scale:	Date: 5/17/26	Rev: A		



Site: 317 S Reed St	Drawing:	Project:	Drawn: Kim Tillotson	Notes: Not for construction - for variance application only	UCP - Center for Disability Services
Title: Basement Floor Plan	Scale:	Date: 01/30/2017	Rev: A		

FOR OFFICE USE ONLY

Verified 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 Division, 150 W. Jefferson St., Joliet, IL 60432
Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 317 South Reed Street

PETITIONER'S NAME: Brian Patel

HOME ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

PHONE: (Primary) 815-744-3500 (Secondary) [REDACTED]

EMAIL ADDRESS: [REDACTED] FAX: 815-744-3504

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: United Cerebral Palsy-Center for Disability Services, Inc.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: [REDACTED] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone or email*):

This use does not require a business license. Our school is licensed through the Illinois State Board of Education
Our Community Day Services Program and Home-Based Services Program are licensed through the Illinois Department
of Human Services. The people working at this location will solely support those programs.

OTHER PROJECTS AND/OR DEVELOPMENTS:

We own the adjacent property at 311 S. Reed Street in Joliet, IL.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-17-221-040-0000 ;
_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

LOT 281 & 284 IN WEST PARK ADDN TO JOLIET, BEING A SUB OF PRT OF THE NW1/4 OF THE SE1/4
& THE S 30 ACRES OF THE W1/2 OF THE NE1/4 OF SEC. 17, T35N-R10E.

LOT SIZE: WIDTH: 80 DEPTH: 131 AREA: 10,840 sq. ft.

PRESENT USE(S) OF PROPERTY: Single-Family Home

PRESENT ZONING OF PROPERTY: R-2 Single Family Residential District

VARIATION OF USE REQUESTED: Variation of Use to permit the use of the existing single-family residential structure for low-impact
administrative office space for a small number of non-programmatic staff of UCP—Center for Disability Services, adjacent to the Applicant's headquarters
at 311 S Reed St. No clients or individuals receiving services will be present at any time. Exterior residential appearance will be maintained.

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?
Please see the attachment.

2. What unique circumstances exist which mandate a variance?

Please see the attachment.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

Please see the attachment.

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

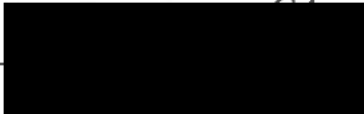
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Brian Patel, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 20th day of May, 20 26


OFFICIAL SEAL
GUADALUPE ALVARADO
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 819411
MY COMMISSION EXPIRES JUNE 30, 2027

Response to Variation of Use Criteria

317 South Reed Street — Joliet, Illinois

Applicant: United Cerebral Palsy—Center for Disability Services

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The existing residential zoning classification prevents the subject property from yielding a reasonable return due to the property's demonstrated history of failed residential viability and its unique location immediately adjacent to an established institutional campus.

Prior to acquisition by the Applicant, the property experienced extended vacancy, significant deterioration, and unauthorized occupancy by squatters. These conditions persisted under the current residential zoning classification, demonstrating that the residential market alone was insufficient to sustain productive use or reasonable economic return at this location. No private residential buyer or investor successfully stabilized the site.

A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship — further demonstrating that the property was unable to sustain productive residential use under its current zoning classification.

The property's immediate adjacency to the longstanding headquarters and educational campus of United Cerebral Palsy—Center for Disability Services at 311 South Reed Street — which has operated continuously at that location since 1985 — materially affects the property's marketability as a single-family residence. Prospective residential buyers and tenants are unlikely to assign full market value to a home situated directly adjacent to an institutional facility, narrowing the buyer pool and depressing potential return under the current zoning.

The Applicant does not contend that no residential use is theoretically possible. Rather, the property's documented history of vacancy, deterioration, and failed residential stewardship — combined with its unique adjacency to an institutional campus — establishes that the current zoning classification prevents the property from achieving a reasonable return in practice. The Applicant's acquisition has already stabilized a previously distressed property, improved neighborhood safety, and returned the site to productive use — outcomes the residential market alone was unable to achieve.

Absent the requested variation, the property remains limited to a use classification under which it has already failed to yield a reasonable return, while being prevented from serving the low-impact administrative function for which its location uniquely qualifies it.

2. What unique circumstances exist which mandate a variance?

Several unique circumstances support and justify the requested Variation of Use.

First, the subject property is directly adjacent to the Applicant's long-established headquarters and educational/service facility at 311 South Reed Street. Few residential properties possess such a uniquely integrated relationship with an adjacent nonprofit educational and disability-services campus. This physical relationship makes the property uniquely suited for the proposed low-impact administrative use in a way that no other property in the neighborhood could replicate.

Second, the Applicant is not proposing an intensive commercial operation, retail use, manufacturing activity, or high-traffic business use. The property will be utilized solely for low-impact administrative office functions for a small number of non-programmatic staff — no more than eight (8) employees during standard business hours. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street.

Third, the Applicant will utilize the existing rooms within the home as office space without altering the overall interior layout or the exterior character of the structure. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces. The property will continue to appear as a single-family residence from the outside. No commercial signage, facade modifications, or exterior changes inconsistent with the residential character of the neighborhood are proposed. The Applicant does intend to upgrade a deteriorating enclosed porch/deck to meet current safety and building code standards and to install ADA-compliant ramps at the entrances to ensure accessibility — both of which represent improvements to the property's condition and safety that benefit the surrounding neighborhood.

Fourth, the proposed use will generate no additional demand for on-street parking. Staff relocating to 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. The residential driveway at 317 South Reed Street will not be used for daily employee parking.

Fifth, the requested variation directly advances an important public purpose by increasing the organization's capacity to serve Joliet residents with intellectual and developmental disabilities. By relocating non-programmatic administrative staff into the subject property, the Applicant will convert existing office space within the main facility into additional special education classrooms, therapeutic programming areas, and disability-related service space.

Sixth, the property's prior condition — including extended vacancy, deterioration, and unlawful occupancy — created documented neighborhood concerns that persisted under the current residential zoning classification. A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship. The Applicant's ownership provides long-term stewardship, stabilization, maintenance, and

oversight by a respected nonprofit organization with deep roots in the Joliet community dating to 1955.

Finally, the proposed use represents a logical and minimal expansion of an existing institutional use rather than the introduction of a new or incompatible land use into the neighborhood. The Applicant respectfully offers the following voluntary conditions to be made part of any approval:

- Use limited to administrative office functions only — no client services, programmatic activities, or public-facing operations at the property.
- No more than eight (8) employees on-site during standard business hours (Monday–Friday).
- No organizational signage on the property.
- All employee parking in the existing lot at 311 South Reed Street — no on-street parking.
- Exterior residential appearance maintained — no commercial modifications.
- If the Applicant ceases to use the property for this purpose, the variance terminates.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

The granting of the requested Variation of Use will not alter the essential residential character of the neighborhood and is expected to produce several positive community impacts with minimal adverse effect.

Exterior Character. The Applicant will maintain the residential appearance of the property consistent with surrounding homes. No commercial-style facade modifications, organizational signage, exterior lighting changes, or intensive traffic-generating uses are proposed. Any renovations made to the interior or exterior of the property — including the planned upgrade of a deteriorating enclosed porch/deck to meet current safety and building code standards and the installation of ADA-compliant accessibility ramps at entrances — will be designed and constructed to preserve the residential character of the structure and remain architecturally compatible with the surrounding neighborhood. The home will continue to look like a home.

Interior Character. The Applicant will utilize the existing rooms within the home as administrative office space without demolition or structural modification to the layout. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces.

Operational Impact. The proposed use will be limited to a small number of non-programmatic administrative staff — no more than eight (8) employees — during standard business hours, Monday through Friday. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street. The administrative office use will generate substantially less activity, traffic, and noise than many other potentially permitted or higher intensity uses.

Parking and Traffic. All employees working at 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. No on-street parking will be utilized, and the residential driveway at 317 South Reed Street will not be used for daily employee commuter parking. The proposed use will generate no measurable increase in traffic to the neighborhood.

Positive impacts include:

- Expansion of special education, therapeutic, and disability-related services for Joliet residents through the conversion of existing administrative space at 311 South Reed Street into additional classrooms and program areas.
- Continued stabilization, rehabilitation, and responsible maintenance of a formerly distressed and vacant property that had been a source of neighborhood concern.
- Improved neighborhood safety and security through consistent daily occupancy and professional oversight by a responsible institutional owner.
- Upgrade of a deteriorating enclosed porch/deck and installation of ADA-compliant ramps — tangible physical improvements to the property's condition and safety.
- Preservation of the residential appearance of the structure in perpetuity.
- Strengthening of a longstanding nonprofit institution that has served individuals with disabilities in the Joliet community since 1955.

Negative impacts. The Applicant anticipates minimal negative impact. The only material change is a shift in occupancy type from residential to low-impact administrative office use. Because no clients will be served at the property, no organizational signage will be displayed, no on-street parking will be utilized, and the property's residential appearance will be maintained, the practical day-to-day impact on neighboring properties is expected to be negligible. Traffic, noise, and operational intensity will remain low and fully compatible with the surrounding residential area.

The organization has operated responsibly and harmoniously at the adjacent property for approximately four decades. The Applicant is committed to continuing that record of responsible stewardship and community partnership.

For these reasons, the requested Variation of Use is consistent with the public welfare, compatible with the essential character of the surrounding area, and represents an appropriate and reasonable use of the property.

Voluntary Conditions Offered by the Applicant

The Applicant respectfully offers the following voluntary conditions to be incorporated into any approval of the requested Variation of Use. These conditions are intended to provide the Zoning Board of Appeals and the City Council with enforceable protections that preserve the residential character of the neighborhood and address potential community concerns:

1. **Use Restriction:** The property shall be used exclusively for administrative office functions associated with United Cerebral Palsy—Center for Disability Services. No client services,

programmatic activities, therapeutic services, educational instruction, or public-facing operations shall be conducted at the property at any time.

2. **Staffing Limit:** No more than eight (8) employees shall be on-site during standard business hours (Monday through Friday). No weekend or evening operations are proposed.
3. **No Signage:** No organizational, commercial, or institutional signage shall be displayed on the property or visible from the street.
4. **Parking:** All employees assigned to 317 South Reed Street shall park in the existing parking lot at 311 South Reed Street. No on-street parking shall be utilized for daily employee parking.
5. **Exterior Appearance:** The exterior residential appearance of the property shall be maintained at all times. No commercial-style facade modifications, exterior lighting changes, or alterations inconsistent with the residential character of the neighborhood shall be made. Any exterior improvements — including the upgrade of the enclosed porch/deck and installation of ADA-compliant ramps — shall be designed to remain architecturally compatible with the surrounding residential properties.
6. **Interior Character:** All interior improvements — including the rehabilitation of bathrooms and bedrooms necessary due to the property's condition upon acquisition — shall preserve the residential character and configuration of the home. No commercial-style buildouts, open floor plan conversions, or institutional modifications shall be made.
7. **Termination:** In the event that the Applicant ceases to use the property for the approved administrative office purpose, the Variation of Use shall terminate and the property shall revert to its underlying residential zoning classification.

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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

I. INFORMATION ABOUT THE APPLICATION

This form is submitted as part of an application for the following (check all that apply):

- ☒ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☐ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. INFORMATION ABOUT THE PROPERTY

The address and PIN(s) of the real property associated with this application are:

317 South Reed Street - Joliet, IL 60436

PIN(s): 30-07-17-221-040-0000

III. PROPERTY OWNERSHIP

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Land Trust:** State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☒ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

United Cerebral Palsy - Center for Disability Services Inc. - an Illinois nonprofit

corporation with an address of 311 South Reed Street - Joliet, IL 60436

The corporation is governed by a Board of Directors (attached is list of Directors)

Brian Patel is President & CEO -

E-MAIL

FAX: (815) 744-3500

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

- ☐ **Individual:** State the names, addresses, and phone #'s of the individual owner(s)
- ☐ **Corporation:** State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
- ☐ **Limited Liability Company:** State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
- ☐ **Partnership:** State the names, addresses, and phone #'s of all partners
- ☒ **Other type of organization:** State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Same as Property Owner

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: 5/22/26

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

Brian Patel - President & CEO of United Cerebral Palsy - Center for Disability Services, Inc.

office - (815) 744-3500; _____

PRINT



Organizational Overview

United Cerebral Palsy—Center for Disability Services

United Cerebral Palsy—Center for Disability Services is a nonprofit organization that has provided services to individuals with intellectual and developmental disabilities in the Joliet area for more than 70 years. Since its founding, the organization has remained committed to empowering children and adults with disabilities to live fulfilling, independent lives while promoting inclusion and opportunity within the broader community.

The organization operates a comprehensive system of programs designed to meet the needs of individuals across the lifespan. These programs include a therapeutic day school serving students with significant learning, behavioral, and developmental needs; community day services for adults focused on life skills, social engagement, and community integration; and home-based services that support individuals and families through individualized care, respite, and skill development. Through these programs, the organization serves children, adolescents, and adults with intellectual and developmental disabilities, including those with complex medical, behavioral, and educational needs, as well as their families throughout Joliet and the surrounding region.

United Cerebral Palsy—Center for Disability Services has operated its main facility at 311 South Reed Street since 1985, where it has established a longstanding presence as a responsible, stable, and trusted community partner. Over nearly four decades at this location, the organization has worked collaboratively with families, schools, and local agencies to expand access to high-quality services for individuals with disabilities. Beyond its formal programming, the organization maintains strong and ongoing relationships within the surrounding neighborhood. The Reedswood Neighborhood Association holds its monthly meetings in the organization's gymnasium, and neighborhood children regularly utilize the playground. These shared uses reflect a welcoming and integrated environment and demonstrate the organization's longstanding partnership with the community.

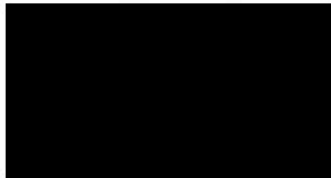
Through decades of consistent presence, responsible stewardship, and active community engagement, United Cerebral Palsy—Center for Disability Services has earned a reputation as a valued institution within Joliet. The organization remains committed to strengthening this role while expanding its capacity to serve individuals with disabilities and their families.



UCP-Center for Disability Services - Board of Directors

Fiscal Year 2026

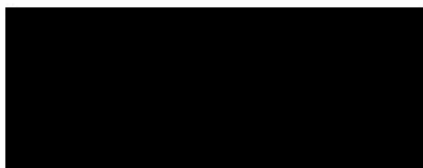
Sue Treharne, Board Chairman



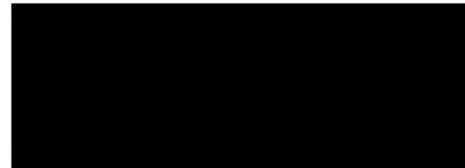
Joe Kirkeeng, Vice Chairman



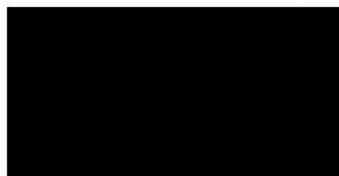
Lauren Lindholm, Treasurer



Dave Rumsey, Secretary



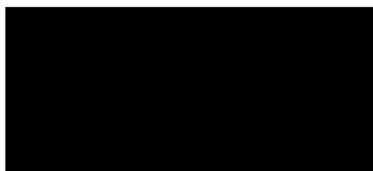
Patricia Desiderio, Director



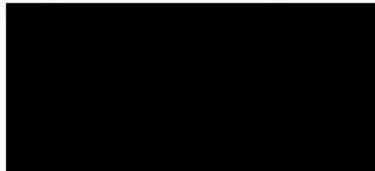
Kay Riley, Director



Becca Willey, Director



Meghan Preston, Director



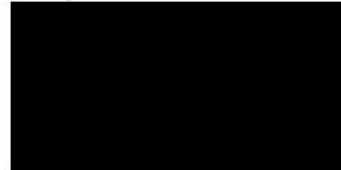
Susan Fowler, Director



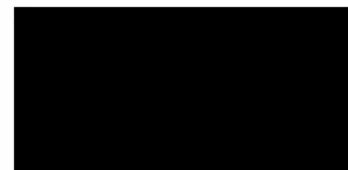
Greg Bluhm, Director



Tanya Rand, Director



Kim Tillotson, Director

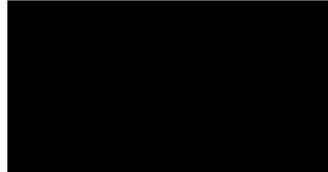




Kathleen Eulitz, Director



Ray Baran, Director



Zainab Taha, Director



Brian Patel, President & CEO



ZONING BOARD OF APPEALS
CRITERIA FOR VARIATIONS

Section 47-19.8 of the Zoning Ordinance states:

A variation shall not be granted in any case unless the Board shall find and clearly state in its record of the case that:

	Does the evidence presented sustain this criteria?	Comments
(1) Reasons sustaining the contention that strict enforcement of the Ordinance would involve practical difficulties or impose exceptional hardship were found as follows: (a) _____ (b) _____ (c) _____ (list of reasons)		
(2) Adequate evidence was submitted to establish practical difficulties or particular hardship so that, in the judgment of the Board, a variation is permitted because the evidence sustained the existence of each of the three following conditions: (a) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the particular district or zone. (b) The plight of the owner is due to unique circumstances. (c) The variation, if granted, will not alter the essential character of the locality.		
(3) A public hearing was held on such variation of which at least 15 days and not more than 30 days notice was published in the _____ (name of newspaper) on _____ (date).		

FOR OFFICE USE ONLY

Verified 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 Division, 150 W. Jefferson St., Joliet, IL 60432

Ph (815)724-4050 Fax (815)724-4056

ADDRESS FOR WHICH VARIATION IS REQUESTED: 317 South Reed Street

PETITIONER'S NAME: Brian Patel

HOME ADDRESS: [REDACTED] ZIP CODE: [REDACTED]

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

PHONE: (Primary) 815-744-3500 (Secondary) [REDACTED]

EMAIL ADDRESS: [REDACTED] FAX: 815-744-3504

PROPERTY INTEREST OF PETITIONER: Owner

OWNER OF PROPERTY: United Cerebral Palsy-Center for Disability Services, Inc.

HOME ADDRESS: _____ ZIP CODE: _____

BUSINESS ADDRESS: 311 South Reed Street - Joliet, IL ZIP CODE: 60436

EMAIL ADDRESS: [REDACTED] FAX: _____

Any use requiring a business license shall concurrently apply for a business license and submit a copy with this petition. Additionally, if this request is for operation of a business, please provide the following information:

BUSINESS REFERENCES (*name, address, phone or email*):

This use does not require a business license. Our school is licensed through the Illinois State Board of Education
Our Community Day Services Program and Home-Based Services Program are licensed through the Illinois Department
of Human Services. The people working at this location will solely support those programs.

OTHER PROJECTS AND/OR DEVELOPMENTS:

We own the adjacent property at 311 S. Reed Street in Joliet, IL.

PERMANENT INDEX NUMBER (TAX NO. OR P. I. N.): 30-07-17-221-040-0000 ;
_____ ; _____ ; _____ .

Property Index Number/P.I.N. can be found on tax bill or Will County Supervisor of Assessments website

LEGAL DESCRIPTION OF PROPERTY (an attached copy preferred):

LOT 281 & 284 IN WEST PARK ADDN TO JOLIET, BEING A SUB OF PRT OF THE NW1/4 OF THE SE1/4
& THE S 30 ACRES OF THE W1/2 OF THE NE1/4 OF SEC. 17, T35N-R10E.

LOT SIZE: WIDTH: 80 DEPTH: 131 AREA: 10,840 sq. ft.

PRESENT USE(S) OF PROPERTY: Single-Family Home

PRESENT ZONING OF PROPERTY: R-2 Single Family Residential District

VARIATION OF USE REQUESTED: Variation of Use to permit the use of the existing single-family residential structure for low-impact
administrative office space for a small number of non-programmatic staff of UCP—Center for Disability Services, adjacent to the Applicant's headquarters
at 311 S Reed St. No clients or individuals receiving services will be present at any time. Exterior residential appearance will be maintained.

RESPONSE TO VARIATION OF USE CRITERIA

The Zoning Board of Appeals is authorized to grant or recommend relief only when it has received adequate evidence to establish a practical difficulty or hardship. The evidence must support each of the following three conditions:

- (a) The property in question cannot yield a reasonable return by use permitted and subject to the conditions allowed by the regulations in the particular district or zone.
- (b) The plight of the owner is due to unique circumstances.
- (c) The variation, if granted, will not alter the essential character of the locality.

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

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?
Please see the attachment.

2. What unique circumstances exist which mandate a variance?

Please see the attachment.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

Please see the attachment.

REQUIRED SUPPORTING ATTACHMENTS

- ☒ Site plan / concept plan / floor plan / building elevation plan
- ☒ Joliet Ownership Disclosure form
- ☐ Business license application (if applicable)

NOTARIZATION OF PETITION

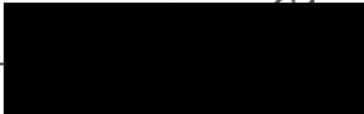
STATE OF ILLINOIS) ss
COUNTY OF WILL)

I, Brian Patel, depose and say that the above statements are true and correct to the best of my knowledge and belief. I agree to be present in person or by representation when this petition is heard before the Zoning Board of Appeals.


Petitioner's Signature

Owner's Signature
(If other than petitioner)

Subscribed and sworn to before me
this 20th day of May, 20 26


OFFICIAL SEAL
GUADALUPE ALVARADO
NOTARY PUBLIC, STATE OF ILLINOIS
COMMISSION NO. 819411
MY COMMISSION EXPIRES JUNE 30, 2027

Response to Variation of Use Criteria

317 South Reed Street — Joliet, Illinois

Applicant: United Cerebral Palsy—Center for Disability Services

1. How do the applicable zoning regulations prevent the property in question from yielding a reasonable return?

The existing residential zoning classification prevents the subject property from yielding a reasonable return due to the property's demonstrated history of failed residential viability and its unique location immediately adjacent to an established institutional campus.

Prior to acquisition by the Applicant, the property experienced extended vacancy, significant deterioration, and unauthorized occupancy by squatters. These conditions persisted under the current residential zoning classification, demonstrating that the residential market alone was insufficient to sustain productive use or reasonable economic return at this location. No private residential buyer or investor successfully stabilized the site.

A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship — further demonstrating that the property was unable to sustain productive residential use under its current zoning classification.

The property's immediate adjacency to the longstanding headquarters and educational campus of United Cerebral Palsy—Center for Disability Services at 311 South Reed Street — which has operated continuously at that location since 1985 — materially affects the property's marketability as a single-family residence. Prospective residential buyers and tenants are unlikely to assign full market value to a home situated directly adjacent to an institutional facility, narrowing the buyer pool and depressing potential return under the current zoning.

The Applicant does not contend that no residential use is theoretically possible. Rather, the property's documented history of vacancy, deterioration, and failed residential stewardship — combined with its unique adjacency to an institutional campus — establishes that the current zoning classification prevents the property from achieving a reasonable return in practice. The Applicant's acquisition has already stabilized a previously distressed property, improved neighborhood safety, and returned the site to productive use — outcomes the residential market alone was unable to achieve.

Absent the requested variation, the property remains limited to a use classification under which it has already failed to yield a reasonable return, while being prevented from serving the low-impact administrative function for which its location uniquely qualifies it.

2. What unique circumstances exist which mandate a variance?

Several unique circumstances support and justify the requested Variation of Use.

First, the subject property is directly adjacent to the Applicant's long-established headquarters and educational/service facility at 311 South Reed Street. Few residential properties possess such a uniquely integrated relationship with an adjacent nonprofit educational and disability-services campus. This physical relationship makes the property uniquely suited for the proposed low-impact administrative use in a way that no other property in the neighborhood could replicate.

Second, the Applicant is not proposing an intensive commercial operation, retail use, manufacturing activity, or high-traffic business use. The property will be utilized solely for low-impact administrative office functions for a small number of non-programmatic staff — no more than eight (8) employees during standard business hours. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street.

Third, the Applicant will utilize the existing rooms within the home as office space without altering the overall interior layout or the exterior character of the structure. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces. The property will continue to appear as a single-family residence from the outside. No commercial signage, facade modifications, or exterior changes inconsistent with the residential character of the neighborhood are proposed. The Applicant does intend to upgrade a deteriorating enclosed porch/deck to meet current safety and building code standards and to install ADA-compliant ramps at the entrances to ensure accessibility — both of which represent improvements to the property's condition and safety that benefit the surrounding neighborhood.

Fourth, the proposed use will generate no additional demand for on-street parking. Staff relocating to 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. The residential driveway at 317 South Reed Street will not be used for daily employee parking.

Fifth, the requested variation directly advances an important public purpose by increasing the organization's capacity to serve Joliet residents with intellectual and developmental disabilities. By relocating non-programmatic administrative staff into the subject property, the Applicant will convert existing office space within the main facility into additional special education classrooms, therapeutic programming areas, and disability-related service space.

Sixth, the property's prior condition — including extended vacancy, deterioration, and unlawful occupancy — created documented neighborhood concerns that persisted under the current residential zoning classification. A licensed home inspection conducted prior to closing confirmed significant deferred maintenance, structural deterioration, safety deficiencies, and environmental conditions consistent with extended vacancy and failed residential stewardship. The Applicant's ownership provides long-term stewardship, stabilization, maintenance, and

oversight by a respected nonprofit organization with deep roots in the Joliet community dating to 1955.

Finally, the proposed use represents a logical and minimal expansion of an existing institutional use rather than the introduction of a new or incompatible land use into the neighborhood. The Applicant respectfully offers the following voluntary conditions to be made part of any approval:

- Use limited to administrative office functions only — no client services, programmatic activities, or public-facing operations at the property.
- No more than eight (8) employees on-site during standard business hours (Monday–Friday).
- No organizational signage on the property.
- All employee parking in the existing lot at 311 South Reed Street — no on-street parking.
- Exterior residential appearance maintained — no commercial modifications.
- If the Applicant ceases to use the property for this purpose, the variance terminates.

3. What impact would the granting of this variance have upon the essential character of the general area? Please include both positive and negative impacts.

The granting of the requested Variation of Use will not alter the essential residential character of the neighborhood and is expected to produce several positive community impacts with minimal adverse effect.

Exterior Character. The Applicant will maintain the residential appearance of the property consistent with surrounding homes. No commercial-style facade modifications, organizational signage, exterior lighting changes, or intensive traffic-generating uses are proposed. Any renovations made to the interior or exterior of the property — including the planned upgrade of a deteriorating enclosed porch/deck to meet current safety and building code standards and the installation of ADA-compliant accessibility ramps at entrances — will be designed and constructed to preserve the residential character of the structure and remain architecturally compatible with the surrounding neighborhood. The home will continue to look like a home.

Interior Character. The Applicant will utilize the existing rooms within the home as administrative office space without demolition or structural modification to the layout. Due to the condition of the property upon acquisition, certain interior improvements — including rehabilitation of bathrooms and bedrooms — are necessary to bring the space to a functional, safe, and code-compliant standard for daily occupancy. All interior improvements will be designed and completed in a manner that preserves the residential character of the home. The rooms will retain their existing residential configuration and will not be converted into commercial-style buildouts, open floor plans, or institutional spaces.

Operational Impact. The proposed use will be limited to a small number of non-programmatic administrative staff — no more than eight (8) employees — during standard business hours, Monday through Friday. No clients or individuals receiving services will be present at the property at any time. All programming, instruction, therapy, and direct services will continue to be provided exclusively at the main facility at 311 South Reed Street. The administrative office use will generate substantially less activity, traffic, and noise than many other potentially permitted or higher intensity uses.

Parking and Traffic. All employees working at 317 South Reed Street will continue to park in the existing parking lot at 311 South Reed Street, which has sufficient capacity to accommodate current and projected staffing levels. No on-street parking will be utilized, and the residential driveway at 317 South Reed Street will not be used for daily employee commuter parking. The proposed use will generate no measurable increase in traffic to the neighborhood.

Positive impacts include:

- Expansion of special education, therapeutic, and disability-related services for Joliet residents through the conversion of existing administrative space at 311 South Reed Street into additional classrooms and program areas.
- Continued stabilization, rehabilitation, and responsible maintenance of a formerly distressed and vacant property that had been a source of neighborhood concern.
- Improved neighborhood safety and security through consistent daily occupancy and professional oversight by a responsible institutional owner.
- Upgrade of a deteriorating enclosed porch/deck and installation of ADA-compliant ramps — tangible physical improvements to the property's condition and safety.
- Preservation of the residential appearance of the structure in perpetuity.
- Strengthening of a longstanding nonprofit institution that has served individuals with disabilities in the Joliet community since 1955.

Negative impacts. The Applicant anticipates minimal negative impact. The only material change is a shift in occupancy type from residential to low-impact administrative office use. Because no clients will be served at the property, no organizational signage will be displayed, no on-street parking will be utilized, and the property's residential appearance will be maintained, the practical day-to-day impact on neighboring properties is expected to be negligible. Traffic, noise, and operational intensity will remain low and fully compatible with the surrounding residential area.

The organization has operated responsibly and harmoniously at the adjacent property for approximately four decades. The Applicant is committed to continuing that record of responsible stewardship and community partnership.

For these reasons, the requested Variation of Use is consistent with the public welfare, compatible with the essential character of the surrounding area, and represents an appropriate and reasonable use of the property.

Voluntary Conditions Offered by the Applicant

The Applicant respectfully offers the following voluntary conditions to be incorporated into any approval of the requested Variation of Use. These conditions are intended to provide the Zoning Board of Appeals and the City Council with enforceable protections that preserve the residential character of the neighborhood and address potential community concerns:

1. **Use Restriction:** The property shall be used exclusively for administrative office functions associated with United Cerebral Palsy—Center for Disability Services. No client services,

programmatic activities, therapeutic services, educational instruction, or public-facing operations shall be conducted at the property at any time.

2. **Staffing Limit:** No more than eight (8) employees shall be on-site during standard business hours (Monday through Friday). No weekend or evening operations are proposed.
3. **No Signage:** No organizational, commercial, or institutional signage shall be displayed on the property or visible from the street.
4. **Parking:** All employees assigned to 317 South Reed Street shall park in the existing parking lot at 311 South Reed Street. No on-street parking shall be utilized for daily employee parking.
5. **Exterior Appearance:** The exterior residential appearance of the property shall be maintained at all times. No commercial-style facade modifications, exterior lighting changes, or alterations inconsistent with the residential character of the neighborhood shall be made. Any exterior improvements — including the upgrade of the enclosed porch/deck and installation of ADA-compliant ramps — shall be designed to remain architecturally compatible with the surrounding residential properties.
6. **Interior Character:** All interior improvements — including the rehabilitation of bathrooms and bedrooms necessary due to the property's condition upon acquisition — shall preserve the residential character and configuration of the home. No commercial-style buildouts, open floor plan conversions, or institutional modifications shall be made.
7. **Termination:** In the event that the Applicant ceases to use the property for the approved administrative office purpose, the Variation of Use shall terminate and the property shall revert to its underlying residential zoning classification.



Organizational Overview

United Cerebral Palsy—Center for Disability Services

United Cerebral Palsy—Center for Disability Services is a nonprofit organization that has provided services to individuals with intellectual and developmental disabilities in the Joliet area for more than 70 years. Since its founding, the organization has remained committed to empowering children and adults with disabilities to live fulfilling, independent lives while promoting inclusion and opportunity within the broader community.

The organization operates a comprehensive system of programs designed to meet the needs of individuals across the lifespan. These programs include a therapeutic day school serving students with significant learning, behavioral, and developmental needs; community day services for adults focused on life skills, social engagement, and community integration; and home-based services that support individuals and families through individualized care, respite, and skill development. Through these programs, the organization serves children, adolescents, and adults with intellectual and developmental disabilities, including those with complex medical, behavioral, and educational needs, as well as their families throughout Joliet and the surrounding region.

United Cerebral Palsy—Center for Disability Services has operated its main facility at 311 South Reed Street since 1985, where it has established a longstanding presence as a responsible, stable, and trusted community partner. Over nearly four decades at this location, the organization has worked collaboratively with families, schools, and local agencies to expand access to high-quality services for individuals with disabilities. Beyond its formal programming, the organization maintains strong and ongoing relationships within the surrounding neighborhood. The Reedswood Neighborhood Association holds its monthly meetings in the organization's gymnasium, and neighborhood children regularly utilize the playground. These shared uses reflect a welcoming and integrated environment and demonstrate the organization's longstanding partnership with the community.

Through decades of consistent presence, responsible stewardship, and active community engagement, United Cerebral Palsy—Center for Disability Services has earned a reputation as a valued institution within Joliet. The organization remains committed to strengthening this role while expanding its capacity to serve individuals with disabilities and their families.



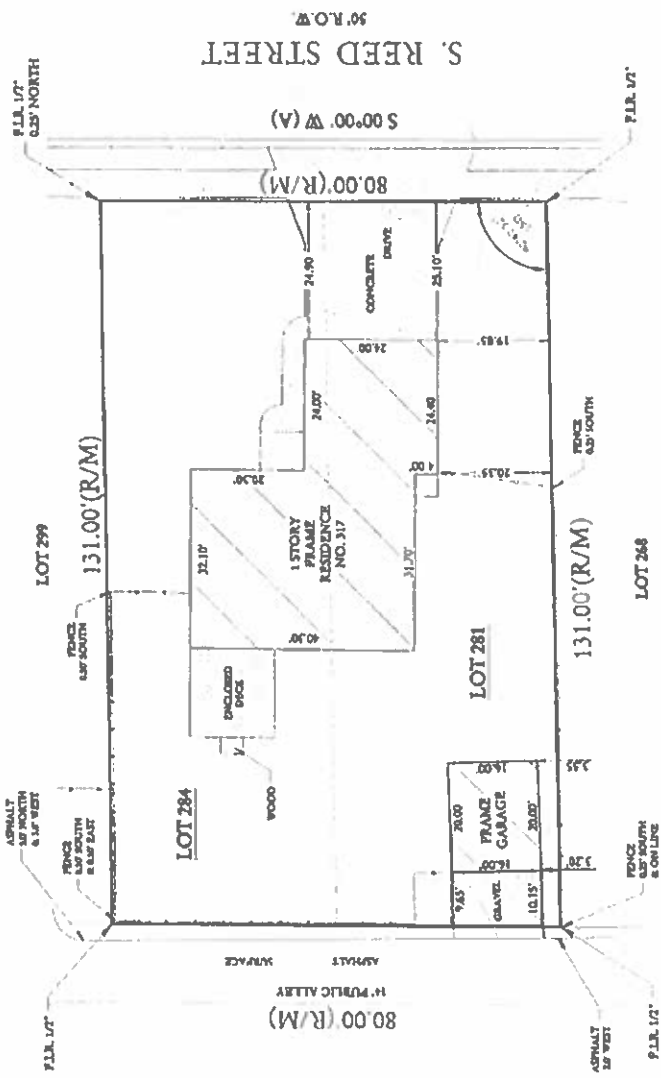
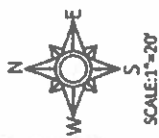
REAL ESTATE SURVEYORS
1729 LAKEVIEW COURT
ROMEIOVILLE, ILLINOIS 60446
PH: (630) 226-9200 FAX: (630) 226-9224
EMAIL: SURVEY@ARSSURVEY.COM

AREA OF SURVEY:
"CONTAINING 10.480 SQ. FT. 0.241 ACRES MORE OR LESS"



BASE OF BEARING:
WEST LINE OF REED STREET AS MONUMENTED AND
OCCUPIED PER RECORDED SUBDIVISION PLAT
S 00°00'00" W 1/4

LOTS 281 AND 284 IN WEST PARK ADDITION TO LOT 17, A SUBDIVISION IN THE EAST 1/2 OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 2, 1909, IN PLAT BOOK 18, PAGE 10, AS DOCUMENT NO. 255830, IN WILL COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF WILL

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 8TH DAY OF MAY A.D. 2016, AT ROMEIOVILLE, ILLINOIS.

Mark A. K... ..

CLIENT LSI INVESTMENTS

JOB NO. 110187-26

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482

FIELDWORK DATE 05-07-26

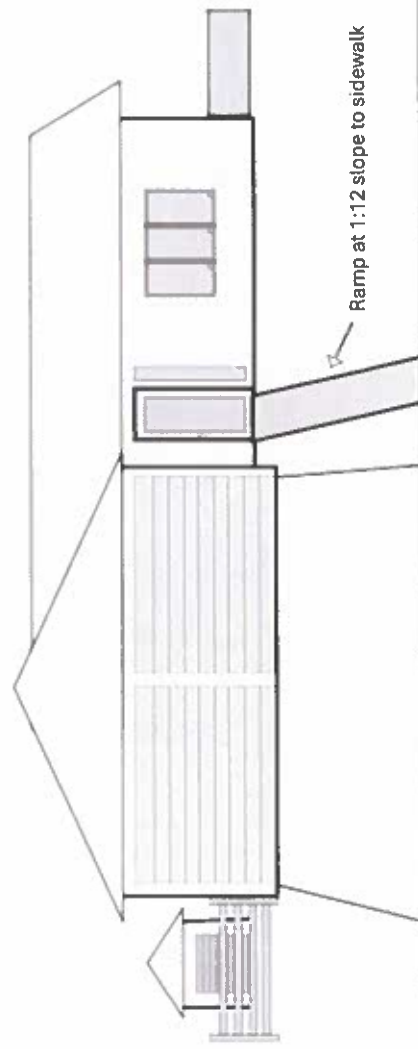
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961



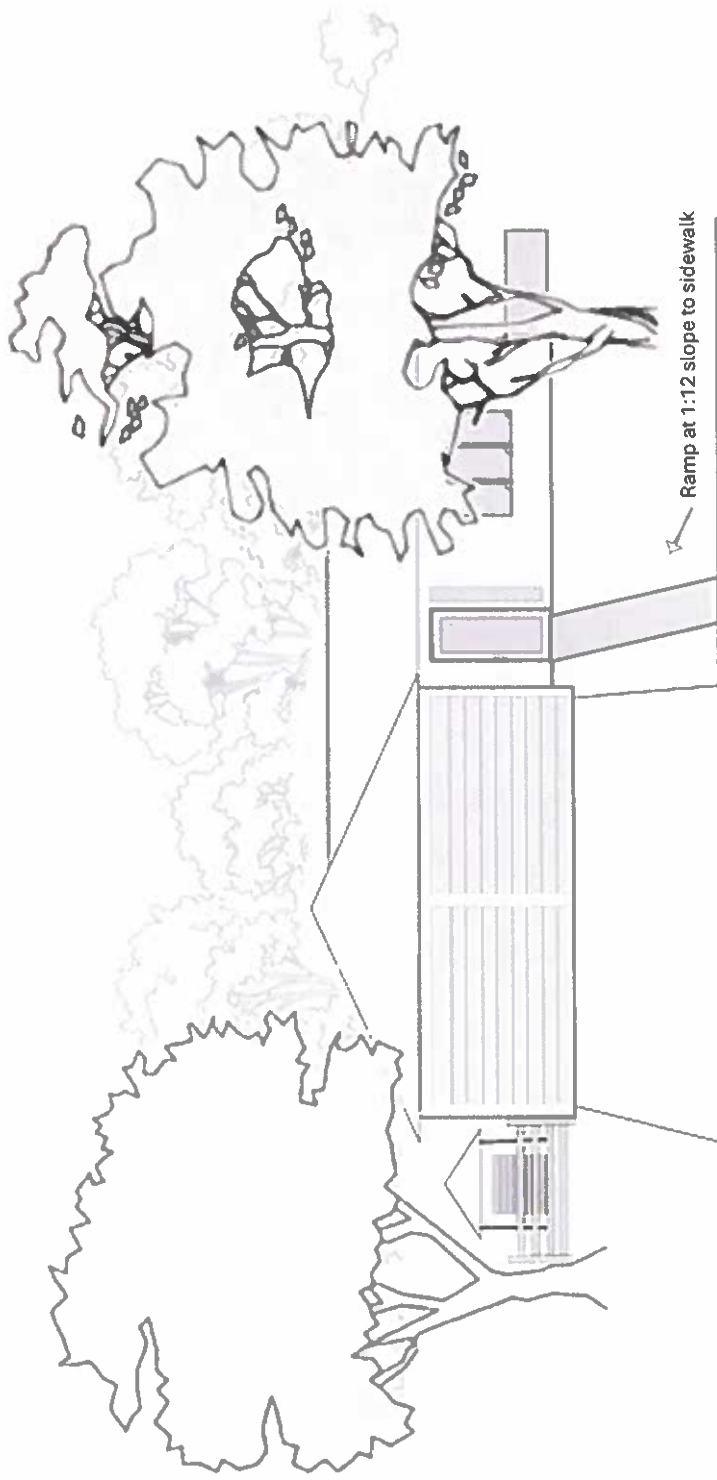
LICENSE EXPIRES ON NOVEMBER 30, 2026

LEGEND

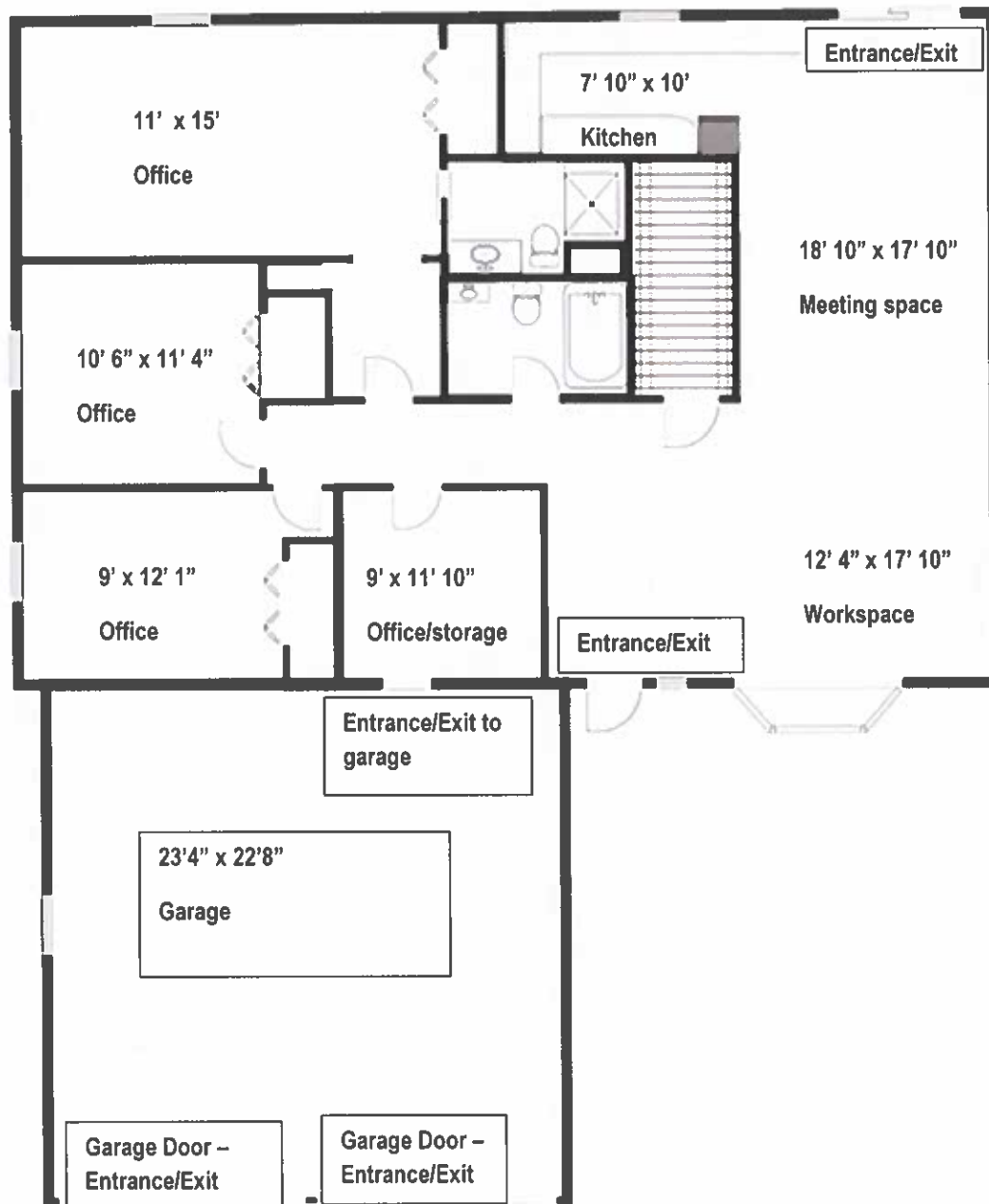
(R) = RECORD	(NW) = NORTHWESTERLY	---○--- = CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY	---○--- = WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY	---○--- = SPLIT RAIL FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY	---○--- = DO
(L) = ARC LENGTH	(RAD) = RADIUS	---○--- = WOOD FENCE
(C) = CHORD	(A) = ASSUMED	---○--- = VERTI FENCE
(R.C.W.) = RIGHT OF WAY	(F.L.P.) = FOUND IRON PIPE	---○--- = PUBLIC UTILITY & DRAINAGE EASEMENT
	(F.L.R.) = FOUND IRON ROD	---○--- = METAL UTILITY & DRAINAGE EASEMENT
		---○--- = BUILDING SETBACK LINE
		B.S.L.



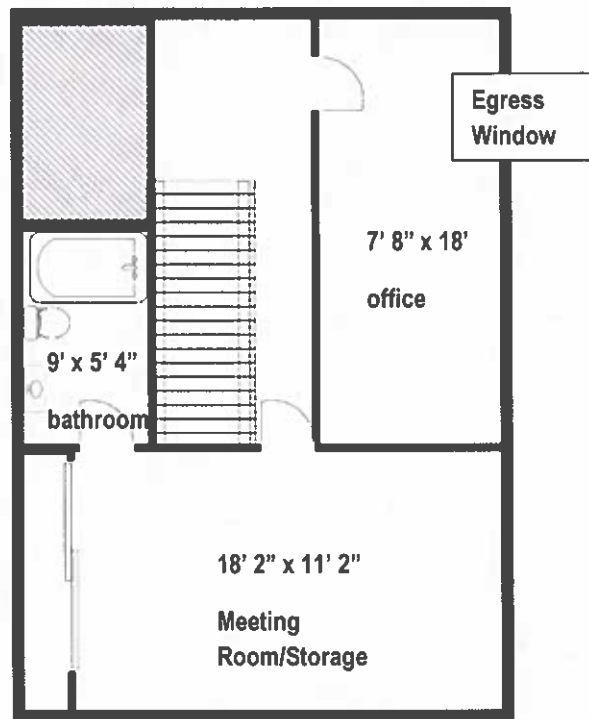
Site:	317 S Reed St. Joliet	Drawing:	Project:	Drawn:	Notes:	UCP Center for Disability Services
Title:	Elevation	Scale:	Date:	Kim Tillotson	Rev:	
:			5/16/2026		A	



Site:	317 S Reed St. Joliet	Drawing:	Project:	Drawn:	Notes:	UCP Center for Disability Services
Title:	Elevation	Scale:	Date:	Kim Tillotson	Rev:	
			5/16/2026		A	



Site: 317 S Reed St.	Drawing:	Project:	Drawn: Kim Tallersen	Notes: NOT FOR CONSTRUCTION - for variance application clarification	UCP - Center for Disability Services
Title: 1 st Floor Floor Plan	Scale:	Date: 5/17/26	Rev: A		



Site:	317 S Reed St	Drawing:		Project:		Drawn:	Kim Tillotson	Notes:	UCP - Center for Disability Services
Title:	Basement Floor Plan	Scale:		Date:	01/30/2017	Rev:	A	Not for construction - for variance application only	

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Thursday, July 16, 2026

2:00 PM

City Hall, Council Chambers

Zoning Board of Appeals

Board Members

Bob Nachtrieb

Debbie Radakovich

Jane McGrath Schmig

Jesse Stiff

Luis Leon

Ralph Bias

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 Ralph Bias, Bob Nachtrieb, Debbie Radakovich, Jane McGrath
Schmig and Luis Leon
Absent Jesse Stiff

NEW BUSINESS

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to move up agenda item: Election of Chair. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

Election of Chair

[TMP-10019](#)

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to elect Jane McGrath Schmig as the new Chair of the Zoning Board of Appeals. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

APPROVAL OF MINUTES

June 18, 2026 Zoning Board of Appeals Minutes

[TMP-9992](#)

Attachments: [ZBA Meeting Minutes 06.18.2026 - Pending Approval](#)

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve: June 18, 2026 Zoning Board of Appeals Minutes. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

CITIZENS TO BE HEARD ON AGENDA ITEMS

None

OLD BUSINESS: PUBLIC HEARING

None

NEW BUSINESS: PUBLIC HEARING

PETITION 2026-29: A Variation of Use to allow administrative

[TMP-9993](#)

offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district, located at 317 S. Reed Street. (COUNCIL DISTRICT #5)

Attachments: [ZBA 2026-29 \(317 S Reed St\) Staff Report Packet Redacted.pdf](#)

Jayne Bernhard read the staff report into the record. Brian Patel appeared on behalf of the petition. Bob Nachtrieb inquired if Mr. Patel has reached out to the neighboring residential property owners regarding the project. Mr. Patel responded. A resident appeared to make a statement in support of the petition and to read letters of support from other community members.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve: PETITION 2026-29: A Variation of Use to allow administrative offices, an R-B (restricted business) use, within an existing residential structure in the R-2 (single-family residential) zoning district, located at 317 S. Reed Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

PETITION 2026-30: A Special Use Permit to allow a resale boutique within an existing tenant space, located at 124 N. Ottawa Street. (COUNCIL DISTRICT #5) [TMP-9994](#)

Attachments: [ZBA 2026-30 \(124 N. Ottawa Street\) Staff Report Packet.pdf](#)

Ms. Bernhard read the staff report into the record. Savanna Wilhelmi appeared on behalf of the petition and made a statement to introduce herself and provide additional details regarding her business. There were no comments or questions from the Board. No public comments were made in favor of or in opposition to the petition.

A motion was made by Debbie Radakovich, seconded by Bob Nachtrieb, to approve: PETITION 2026-30: A Special Use Permit to allow a resale boutique within an existing tenant space, located at 124 N. Ottawa Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

PETITION 2026-31: A Special Use Permit to allow a truck repair facility within an existing maintenance and repair facility, located at 608 Railroad Street. (COUNCIL DISTRICT #5) [TMP-9995](#)

Attachments: [608 Railroad Packet.pdf](#)

Ms. Bernhard read the staff report into the record. The Operation Manager of TFR Fleet Parts and Services LLC appeared on behalf of the petition. Ralph Bias made inquiries about the truck fleet. No public comments were made in favor of or in opposition to the petition.

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve: PETITION 2026-31: A Special Use Permit to allow a truck repair facility within an existing maintenance and repair facility, located at 608 Railroad Street. (COUNCIL DISTRICT #5). The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

OLD/NEW BUSINESS—NOT FOR FINAL ACTION OR RECOMMENDATION

None

PUBLIC COMMENT

None

ADJOURNMENT

A motion was made by Bob Nachtrieb, seconded by Ralph Bias, to approve adjournment. The motion carried by the following vote:

Aye: Bias, Nachtrieb, Radakovich, McGrath Schmig and Leon

Absent: Stiff

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



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 401-26

File ID: 401-26

Type: Ordinance

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/22/2026

Department:

Final Action:

Title: Ordinance Approving a Variation of Use to Allow Administrative Offices, an R-B (Restricted Business) Use, Within an Existing Residential Structure in the R-2 (Single-Family Residential) Zoning District, Located at 317 S. Reed Street (ZBA 2026-29)

Agenda Date: 08/04/2026

Attachments: Ordinance - Variation of Use 317 S Reed St.docx, ZBA Staff Report Packet 2026-29 (317 S Reed St)_Redacted.pdf, Petition 317 S Reed St_Redacted.pdf, Plat of Survey and Floor Plans 317 S Reed St.pdf, Zoning Board of Appeals Minutes 07-16-26.pdf

Entered by: hmiller@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/27/2026	Dustin Anderson	Approve	7/27/2026
1	2	7/27/2026	Todd Lenzie	Approve	7/29/2026
1	3	7/31/2026	Beth Beatty	Approve	7/29/2026



Memo

File #: 403-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Dustin Anderson, Community Development Director

SUBJECT:

Resolution Authorizing a Lease Extension Agreement for the Snack Bar at Gateway Transportation Center, 90 E. Jefferson Street, with GiGi's Sweets, LLC

BACKGROUND:

Since June of 2023, GiGi'S Sweets LLC has leased and operated a snack bar at the Gateway Transportation Center, located at 90 E. Jefferson Street, Joliet, Illinois 60432 (PIN: 30-07-10-335-013-0000). The leased premises consist of approximately 194 square feet within the Gateway Transportation Center, together with access to common areas necessary for the operation of the business. GiGi's Sweets provides candy, pastries, popcorn, snack items, and non-alcoholic beverages to commuters, visitors, and patrons of the transportation center.

The current lease term is scheduled to expire in June 2026. Tenant has requested an extension of the lease agreement to allow for the continued operation of the snack bar at the Gateway Transportation Center. Economic Development staff has reviewed the current lease arrangement and recommends a lease extension agreement with GiGi's Sweets. The proposed extension would ensure the continued availability of services and amenities for commuters and visitors while establishing updated lease terms for the property. The proposed lease modifications include the following:

- A one-year lease extension retroactive to July 1, 2026, and expiring on June 30, 2027.
- Two additional one-year renewal options, subject to the mutual written agreement of both parties.

The proposed rent schedule is as follows:

Lease Year	Lease Period	Monthly Rent	Monthly Internet Fee	Total Monthly Payment
Year 1	July 2026 – June 2027	\$242.50	\$50.00	\$292.50
Year 2	July 2027 – June 2028	\$291.00	\$50.00	\$341.00
Year 3	July 2028 – June 2029	\$339.50	\$50.00	\$389.50

Economic Development staff recommends approval of the proposed lease extension, which will retain an established tenant and maintain active commercial use within the Gateway Transportation Center.

Land Use & Economic Development recommended approval of this item at their June 17, 2026 meeting.

CONCLUSION:

The proposed lease extension agreement includes the following key terms:

- Extension of the current lease for one (1) year beginning July 1, 2026.
- Two (2) additional one-year renewal options subject to mutual written agreement of the parties.

Approval of the lease extension will allow GiGi's Sweets to continue operating within the Gateway Transportation Center while ensuring continued service to commuters and visitors and maintaining occupancy of the snack bar space.

RECOMMENDATION:

Based on the above, it is recommended that a Resolution Authorizing a Lease Extension Agreement with GiGi's Sweets, LLC for operation of the snack bar at the Gateway Transportation Center located at 90 E. Jefferson Street be approved by the City Council.

RESOLUTION NO.
A RESOLUTION AUTHORIZING EXECUTION OF A
LEASE AGREEMENT WITH GIGI’S SWEETS LLC

WHEREAS, Gateway Transportation Center, located at 90 E. Jefferson Street, Joliet, Illinois 60432 (PIN: 30-07-10-335-013-0000) (the “Premises”), is owned by the City of Joliet (“Landlord”); and

WHEREAS, Gigi’s Sweets LLC (the “Tenant”) wishes to lease from Landlord, and Landlord wishes to lease to Tenant, that certain portion of the Premises specifically described on the attached Exhibit A (the "Leased Premises"), and commonly known as the Snack Bar at Joliet Gateway Transportation Center, all in accordance with the terms and conditions set forth in this Lease; and

WHEREAS, Tenant has requested to extend the term of the original lease agreement for the continued operation of the Snack Bar at the Premises, which was approved on May 2, 2023, Resolution No. 7860; and

WHEREAS, the Landlord and Tenant desire to modify the term and payment structure of the Lease under the terms and conditions set forth herein;

WHEREAS, the Mayor and City Council have determined that it is in the City's best interest to enter into a modified Lease Agreement with Gigi’s Sweets LLC; and

WHEREAS, the City of Joliet is a Home Rule Municipality under and by virtue of the Constitution of the State of Illinois.

BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET PURSUANT TO ITS STATUTORY AND HOME RULE POWERS AS FOLLOWS:

SECTION 1: The Mayor and City Council hereby find that the recitals contained in the Preamble to this Resolution are true, correct and complete and hereby incorporate the Preamble by reference as if fully set forth in this Section 1.

SECTION 2: The Mayor and City Manager are hereby authorized to execute an extended Lease Agreement (Exhibit "A") attached hereto and incorporated herein, between the City of Joliet and Gigi’s Sweets LLC. The City Manager is hereby authorized to take such action as may be necessary for the City to comply with the terms thereof.

SECTION 3: Each section and part thereof of this Resolution is deemed to be severable and should any section or part hereof be held invalid or unconstitutional by any court of competent jurisdiction, such ruling shall not affect the validity or constitutionality of the remaining portion(s) of this Resolution.

SECTION 4: All resolutions or parts thereof in conflict with the terms of this Resolution are hereby repealed and of no further force and effect to the extent of such conflict.

BE IT FURTHER RESOLVED that this Resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this day of August, 2026

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

PREPARED BY: **Paulina Martínez**, City of Joliet, 150 W. Jefferson Street, Joliet, IL 60432

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

**LEASE AGREEMENT WITH GIGI'S SWEETS LLC AT 90 GATEWAY
TRANSPORTATION CENTER SNACK BAR**

THIS LEASE AGREEMENT ("Lease") has been executed on the date set forth below immediately prior to the parties' signatures, but is made effective _____, **2026**, and is by and between the CITY OF JOLIET, an Illinois municipal corporation ("Landlord"), and GIGI'S SWEETS LLC, an Illinois limited liability company ("Tenant").

WITNESSETH:

WHEREAS, Gateway Transportation Center, located at 90 E. Jefferson Street, Joliet, Illinois 60432 (PIN: 30-07-10-335-013-0000) (the "Premises"), is owned by the City of Joliet ("Landlord"); and

WHEREAS, Gigi's Sweets LLC (the "Tenant") wishes to lease from Landlord, and Landlord wishes to lease to Tenant, that certain portion of the Premises specifically described on the attached Exhibit A (the "Leased Premises"), and commonly known as the Snack Bar at Joliet Gateway Transportation Center, all in accordance with the terms and conditions set forth in this Lease; and

WHEREAS, Tenant has requested to extend the term of the original lease agreement for the continued operation of the Snack Bar at the Premises, which was approved on May 2, 2023, Resolution No. 7860; and

WHEREAS, the Landlord and Tenant desire to modify the term and payment structure of the Lease under the terms and conditions set forth herein;

WHEREAS, the Mayor and City Council have determined that it is in the City's best interest to enter into a modified Lease Agreement with Gigi's Sweets LLC; and

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements set forth herein, Landlord and Tenant hereby agree as follows:

1. **Leased Premises and Use.** Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord, the Leased Premises described in Exhibit A attached hereto. The Leased Premises shall continue to be used to provide food, candy, pastries, popcorn, and non-alcoholic beverages to commuters and visitors of the Gateway Transportation Center. Tenant shall not use or allow the Leased Premises to be used for any unlawful purpose or for any purpose other than as specified herein, including the operation of a sexually oriented business as defined by the ordinances of the Landlord. Tenant shall not install or otherwise permit video or arcade games within the Leased Premises. Tenant shall be required to maintain hours of operation during peak boarding hours of the Metra and Amtrak schedules, as mutually agreed upon by Landlord and Tenant.

2. **Common Area Maintenance and Control.** Landlord reserves the right at all times to determine the nature and extent of all Common Areas as described in ***Exhibit B*** and shall have exclusive control and management thereof. Landlord reserves the right to use, permit or deny the use of the Common Areas for any purpose, which the Landlord's sole opinion may be in the best interests of the Joliet Gateway Transportation Center, including, without limitation, promotions, events, exhibits, displays, shows, and other activities.

3. **Term.**

- a. **Extended Term** The extended term of this Lease ("Extended Term") shall be for one (1) year, commencing on _____, **2026** and shall terminate on _____, **2026**, unless earlier terminated as provided herein.
- b. **Renewal Options** Tenant shall have two (2) additional one (1) year options to renew this Lease, contingent upon the mutual written agreement of both Landlord and Tenant.

In the event Tenant wishes to renew this Lease, Tenant shall notify Landlord in writing no less than ninety (90) days prior to the expiration of the then-current term. Any renewal shall require approval by both parties and shall not become effective unless confirmed in writing.

4. **Rent.**

- a. **Extended Rent** During the Extended Term of this Lease, Tenant shall pay rent to Landlord each month in accordance with the following schedule:
- i. Year 2026 – \$242.50 per month + \$50.00 internet fee.
 - ii. Year 2027 – \$291.00 per month + \$50.00 internet fee.
 - iii. Year 2028 – \$339.50 per month + \$50.00 internet fee.
- All rent payments shall be due on the first (1st) day of each month.
- b. **Payment of Rent** Any and all amounts payable under this Lease to Landlord shall be paid to Landlord at the address set forth herein below, or such other address as Landlord may designate by written notice to Tenant.
- c. **Late Payments** Any Rent not paid when due shall accrue interest from the due date at the rate of one and one-half percent (1.5%) per month until payment is received by Landlord.
- d. Upon request, either party by mutual agreement can request to renegotiate the rental terms at any time. The City Manager or their designee shall have the authority to renegotiate the lease on behalf of the City.

5. **Improvements.** Unless otherwise agreed between Landlord and Tenant, the improvements and equipment in place, as of the date of this lease, shall remain in the Leased Premises upon the expiration of the Term and shall remain the property of the Landlord at that time. Tenant makes no representations or warranties as to what the condition or functionality of such equipment will be at the end of the Term. Landlord hereby agrees to accept all such equipment at the end of the Term AS-IS, WHERE-IS AND WITH ALL FAULTS, subject to paragraph 17.
6. **Utilities.** Landlord shall pay for all gas, water, electricity, and garbage service to the Leased Premises. Tenant's only utility-related obligation shall be payment of a Fifty Dollars (\$50.00) per month Wi-Fi/internet fee.
7. **Repairs and Maintenance.** Landlord shall be solely responsible for the maintenance and repair of the Leased Premises; provided however, Tenant shall be responsible for cleaning the Leased Premises and keeping the Leased Premises in a clean and sanitary condition, and collecting and disposing of rubbish and waste materials generated by its operations in one of the main trash bins (located in the trash bin room adjacent to the Premises). The Landlord is responsible for having the main trash bins emptied at no additional costs to the Tenant. Landlord may enter the Leased Premises at commercially reasonable times upon prior notice for the purpose of making such repair or alterations therein as it shall deem necessary for the safety, preservation or improvement of the Leased Premises; provided however, when practicable Landlord shall give Tenant at least thirty (30) days prior written notice before entering the Leased Premises to make any planned repairs or alterations that would impose upon Tenant's business and shall coordinate such repairs with Tenant so as to minimize the effect of such repairs on Tenant's business.

In the event of a Landlord obligation pursuant to an emergency and notice to Landlord is not practicable under the circumstances, Tenant may perform such Landlord obligation at Landlord's cost and expense. Upon receipt of invoice by Landlord from Tenant for said cost and expense, Landlord shall promptly reimburse Tenant.

8. **Termination.** Either party may terminate this Lease upon thirty (30) days prior written notice to the other party.

Upon termination, Tenant shall surrender the Leased Premises in broom-clean condition, reasonable wear and tear excepted.

9. **Payment of Taxes and Other Expenses.** Tenant shall be solely responsible for all taxes, fees, and assessments associated with Tenant's business, operations, and personal property. The parties acknowledge that Tenant shall not be responsible for payment of property taxes or assessments related to the Leased Premises or the underlying real property.

10. **Compliance with Applicable Laws and Insurance.** Tenant shall, at its own cost and expense, at all times conduct its operations on the Leased Premises in full compliance with all applicable laws, codes, orders, regulations, rules, ordinances and requirements of all city, county, state and federal governmental units, and of each of them, and of any and all of its or their departments, bureaus or officials, and of the Board of Fire Underwriters where the Leased Premises are situated, whether the same now are in force, or those that may, at any time in the future, be passed, enacted or directed. Tenant shall observe and comply with the requirements of all policies of insurance at any time in force with respect to the buildings and improvements on the Leased Premises and the equipment and other contents therein.

a) **Insurance** Tenant shall procure and maintain, at its own cost and expense, commercial general liability insurance, written on an occurrence basis, insuring against claims for bodily and personal injury, death and property damage occurring in connection with the use and occupancy of the Leased Premises by Tenant. Such insurance shall afford a limit of at least \$1,000,000 for each occurrence and at least \$2,000,000 general aggregate, and at least \$1,000,000 for each occurrence for personal and advertising injury. Tenant shall procure and maintain, at its own cost and expense, Workers Compensation and Employers' Liability insurance in accordance with statutory limits and, in the event Tenant secures a liquor license, Liquor Liability insurance providing coverage of at least \$500,000 per occurrence. All of the foregoing policies shall name Landlord as an additional insured including a provision of legal representation in the defense of claims asserted against the City of Joliet. The certificate shall read: *Lease of Joliet Gateway Transportation Center Snack Bar - The City of Joliet, and its officers and employees, are hereby named as Additional Insured.* Lessee shall deliver to Landlord copies of the original insurance policies (or certificates thereof) together with satisfactory evidence of payment of the premiums thereon within fifteen (15) days of any demand for such documents by Landlord.

b) Neither Landlord nor Tenant shall be liable or responsible for, and each party hereby releases the other from, any and all liability to the other and any person claiming by, through or under the other, by way of subrogation or otherwise, for any injury, loss, damage or destruction to any person or any or all property to the extent covered by insurance carried hereunder, whether or not caused by acts or negligence of the aforementioned persons

11. **Compliance with Laws.** Tenant shall comply with all applicable federal, state, county, and municipal laws, ordinances, codes, rules, and regulations relating to the operation of the business conducted at the Leased Premises.

12. **Indemnification.**

- a. Except for any damage arising from the negligence or willful acts of Landlord, Tenant shall indemnify, defend and hold harmless Landlord and its elected officials, managers, employees, agents, attorneys and representatives, from and against any and all suits, claims, demands, causes of action, damages, liabilities, losses, costs and expenses, including, without limitation, reasonable attorneys' fees and costs of litigation, suffered or incurred by any of them which arise from any of the following: (i) any condition that is the responsibility of Tenant within the Leased Premises; (ii) any accident, injury or damage whatsoever caused to any person, firm, corporation or other entity occurring during the Term of this Lease within the Leased Premises or arising out of or relating to Tenant's equipment, fixtures, machinery, furniture, inventory, personal property, or any other property owned, installed, maintained, operated or controlled by Tenant within the Leased Premises; (iii) any failure by Tenant to comply with all federal, state and local laws, statutes, ordinances and regulations now and hereafter in force. At Landlord's request, Tenant shall immediately respond and assume the investigation, defense and expense of all claims and causes of action arising out of or in connection with any of the foregoing. Landlord may, at its sole cost and expense, join in such defense with counsel of its choice.
- b. Except for any damage arising from the negligence or willful acts of Tenant, Landlord shall indemnify, defend and hold harmless Tenant and its officers, directors, shareholders, employees, agents and representatives, from and against any and all suits, claims, demands, causes of action, damages, liabilities, losses, costs and expenses, including, without limitation, reasonable attorneys' fees and costs of litigation, suffered or incurred by any of them which arise from any of the following: (i) any condition that is the responsibility of Landlord within the Leased Premises and any condition in or upon the Premises; (ii) any breach or default on the part of Landlord in the performance of any covenant or agreement to be performed pursuant to the terms of this Lease; (iii) any accident, injury or damage whatsoever caused to any person, firm or corporation or other entity occurring during the Term of this Lease within the Premises (excluding the Leased Premises) or caused by any negligently maintained equipment, fixtures, machinery, or structural features that are the responsibility of Landlord within the Leased Premises; or (iv) any failure by Landlord to comply with all federal, state and local laws, statutes, ordinances and regulations now and hereafter in force. At Tenant's request, Landlord shall immediately respond and assume the investigation, defense and expense of all claims and causes of action arising out of or in connection with any of the foregoing. Tenant may, at its sole cost and expense, join in such defense with counsel of its choice.

13. **Alterations.** Tenant may, from time to time, at its own cost and expense, make such alterations, improvements, or additions (collectively, the "Alterations"), in, of or to the Leased Premises as Tenant deems necessary or desirable, with the prior consent of Landlord, which consent shall not be unreasonably withheld or delayed. As a condition to Landlord's consent hereunder: (i) Tenant shall submit to Landlord detailed plans and specifications for such Alterations, and (ii) Landlord may review any written construction agreement with the general contractor which Tenant proposes to execute (or, if no general contractor will be used, a copy of each proposed written agreement with the various subcontractors). Tenant shall, at its own expense, obtain or cause to be obtained all building permits, licenses, temporary and permanent certificates of occupancy and other governmental approvals which may be required in connection with the making of Alterations. Tenant shall pay promptly for all Alterations made in and upon the Leased Premises by or on behalf of Tenant. All such Alterations shall be deemed to constitute a part of the Leased Premises and shall be and remain the exclusive property of Landlord, excepting such trade fixtures that are susceptible to removal without damage or injury to the Leased Premises.
14. **Leins Not Permitted.** Tenant shall not at any time suffer or permit the attachment to the Leased Premises of any lien. In the event any lien attaches to the Leased Premises as a result of any act or omission of Tenant and is not discharged or released, Landlord shall have the right, at Landlord's option, of paying the same or any portion thereof, upon notice to Tenant, and any amounts so paid, including expenses and interest, shall be so much additional rent hereunder due from Tenant to Landlord and shall be repaid to Landlord immediately upon demand. Alternatively, Tenant may contest the lien at its sole cost and expense.
15. **Damage or Destruction.** In the event of damage to or destruction of the Premises by fire or other casualty during the Term of this Lease, regardless of the extent of such damage or destruction, Landlord may, but is not required to, make repairs or reconstruction of the improvements so damaged or destroyed to a substantially equivalent condition and state prior to such damage or destruction. In the event Landlord shall elect not to commence such repairs or reconstruction within forty-five (45) days of such damage or destruction, Tenant may terminate the Lease or renegotiate the terms of this Lease by giving written notice thereof to Landlord. Following such damage or destruction, the rent payable by Tenant hereunder shall proportionately abate with respect to that portion of the Leased Premises rendered untenable (computed on a pro rata basis of the damaged Leased Premises as it related to the whole) until such time as the repair or reconstruction is completed, and the Leased Premises have been restored to a tenantable condition. Notwithstanding the foregoing, if any such damage or destruction is the result of Tenant's or any of Tenant's employees', agents', or invitees' negligence, (i) Tenant shall make such repairs or reconstruction to restore the Leased Premises to its condition prior to such

damage or destruction at its own cost and expense and (ii) rent during any period or periods of such repairs or reconstruction shall not abate.

16. **Hazardous Material.** Tenant shall keep and maintain the Leased Premises in compliance with and shall not cause or permit the Leased Premises to be in violation of, any federal, state, or local laws, ordinances or regulations relating to industrial hygiene or to the environmental conditions on, under, about, or affecting the Leased Premises. Tenant shall not use, generate, manufacture, store, or dispose of on, under or about the Leased Premises or transport to or from the Leased Premises any flammable explosives, radioactive materials, hazardous wastes, toxic substances, or related materials, including, without limitation, any substances defined as or included in the definition of hazardous substances, hazardous wastes, hazardous materials, or toxic substances under any applicable federal or state laws or regulations (collectively referred to as "Hazardous Materials").

17. **Taking of Leased Premises.**

- a. In the event of a taking by eminent domain or condemnation, or by any exercise of the right of any competent authority, or by agreement between Landlord and those having the authority to exercise such right (hereinafter referred to as a "Taking") of the entire Leased Premises, then: (i) this Lease and the Term hereof shall terminate as of the date of vesting of title or transfer of possession, whichever occurs earlier, as a result of the Taking; and (ii) rent at the then-current rate shall be apportioned as of the date of such termination.
- b. Notwithstanding the provisions of Section 15(a) above, in the event any proceeding shall be instituted for a Taking of any part of the Leased Premises, either party hereto shall have the right to terminate this Lease upon not less than ninety (90) days prior written notice to the other party, in which event rent at the then-current rate shall be apportioned as of the date of such termination. In the event that either party does not exercise its right to terminate this Lease pursuant to the preceding sentence, and in the event that after such Taking, the Leased Premises shall be tenantable and usable for the purposes set forth hereinabove, then the Term of this Lease shall continue in effect; provided, however, Tenant shall receive a proportionate reduction from its rental obligations hereunder corresponding to the portion of the Leased Premises of which Tenant shall have been deprived.

18. **Tenant Default.**

- a. The occurrence of any one or more of the following events shall constitute a default and breach of this Lease by Tenant:
 - i. the failure of Tenant to make any payment of rent or any other payment required to be made by Tenant hereunder, as and when

- due and such failure shall continue for a period of ten (10) days after written notice thereof by Landlord to Tenant; or
- ii. the failure by Tenant to observe or perform any of the covenants, agreements or obligations to be observed or performed by Tenant hereunder, and such failure shall continue for a period of thirty (30) days after written notice thereof by Landlord to Tenant; provided, however, that if the nature of the Tenant's default is such that more than thirty (30) days are reasonably required for its cure, then Tenant shall not be deemed to be in default if Tenant commences to cure such default within said thirty (30) day period and thereafter diligently prosecutes such cure to completion.
 - b. Upon the occurrence of a default by Tenant hereunder, in addition to all other rights and remedies Landlord may have under this Lease, at law or in equity, Landlord shall have the right to terminate this Lease and re-enter and retake possession by summary proceedings, or otherwise, and Tenant shall thereupon be obligated to pay to Landlord as damages a sum of money equal to the cost of recovering the Leased Premises and reasonable attorneys' fees.

19. **Surrender by Tenant at End of Term.** Tenant shall, on the last day of the Term of this Lease or upon any termination of this Lease pursuant to the provisions hereof, or upon any other termination of this Lease, immediately surrender and vacate the Leased Premises and deliver possession of the Leased Premises into the possession and use of Landlord in broom-clean condition free of debris, without fraud or delay and in good order, condition, and repair (ordinary wear and tear excepted), free and clear of all lettings and occupancies, free and clear of all liens and encumbrances other than those existing on the date of this Lease and those, if any, created by Landlord, without any payment or allowance whatever by Landlord on account of or for any buildings and improvements erected or maintained on the Leased Premises at the time of the surrender, or for the contents thereof or appurtenances thereto. Upon the expiration or termination of this Lease for any reason, Tenant shall immediately remove from the Leased Premises all trade fixtures, office furniture, office equipment and personal property of Tenant at Tenant's sole expense and shall immediately repair any damage to the Leased Premises resulting from such removal and shall restore the Leased Premises to the same condition as existed prior to the installation thereof, subject only to reasonable use and natural wear. If Tenant fails to remove any trade fixtures, office furniture, office equipment or personal property from the Leased Premises which Tenant is required to remove prior to the expiration or earlier termination of the Term, such trade fixtures and personal property shall be conclusively presumed to have been abandoned by Tenant and title to such property shall pass to Landlord without any payment or credit, and Landlord may, at its option and at Tenant's expense, remove, store and/or dispose of such property.

20. **Holding Over.** If Tenant retains possession of the Leased Premises or any part thereof after the expiration or termination of the Term or Tenant's right of possession, whether by lapse of time or otherwise, then Tenant shall continue to pay to Landlord 200% of the Fixed Monthly Rent on a per diem basis for each day Tenant retains possession of the Leased Premises or any part thereof. In addition to such payment of rent and without limiting any other rights and remedies which Landlord may have on account of such holding over by Tenant, Tenant shall pay to Landlord all direct and consequential damages suffered by Landlord on account of such holding over by Tenant. The provisions of this Section shall not be deemed to limit or constitute a waiver of the right of Landlord to evict Tenant as provided in this Lease or at law.
21. **Fixtures, Machinery and Equipment.** All fixtures, machinery and equipment which are necessary to the general operation and maintenance of the Leased Premises (other than those which are not affixed or attached to the Leased Premises (e.g., lawn mowers) shall be the property of Landlord whether owned by Landlord at the commencement of the Term hereof, subsequently purchased or installed by Landlord, or purchased by Tenant in accordance with the provisions of this Lease. All lighting fixtures and heating and air conditioning equipment shall be considered necessary to the general operation and maintenance of the Leased Premises.
22. **Estoppel Certificates.** Tenant agrees at any time and from time to time, within ten (10) days of Landlord's request, to deliver to Landlord or such other person as Landlord may direct, a written statement, duly executed (i) certifying that this Lease has not been modified and is in full force and effect or, if there has been a modification of this Lease, that this Lease is in full force and effect as modified, stating such modifications, (ii) specifying the dates to which the rental and other charges have been paid, and (iii) stating whether or not, to the knowledge of the party executing such instrument, Landlord is in default and, if Landlord is in default, stating the nature of such default.
23. **Quiet Enjoyment.** Landlord covenants and agrees that Tenant shall peaceably and quietly have, hold, and enjoy the Leased Premises and all rights, easements, appurtenances, and privileges belonging or in any way appertaining thereto during the Term of this Lease. No other tenant of the Premises or the guests, customers and invitees of such tenants shall have access to the Leased Premises for ingress, egress or for any other purpose whatsoever. Subject to Landlord's right to access the space for maintenance and other purposes, as specified herein, Tenant shall have exclusive possession of the entirety of the Leased Premises. Notwithstanding same, Landlord and its authorized representatives may: (i) inspect the Leased Premises, (ii) exhibit the Leased Premises to current and prospective tenants, purchasers, lenders, insurers, governmental authorities, and brokers, (iii) place in and upon the Leased Premises or such other places as may be determined by the Landlord "For Rent" signs or notices if Tenant shall abandon or vacate the Leased Premises,

terminate the Lease, or at any time during the last 120 days of the Term and (iv) enter or permit entry to the Leased Premises in emergencies or for any other reasonable purpose, or for the purpose of exercising any other rights or remedies expressly granted or reserved to the Landlord under this Lease or applicable law.

Landlord reserves the right to lease any unleased portion of the Joliet Gateway Transportation Center to such other tenants as the Landlord, in the Landlord's sole discretion, deems appropriate, whether or not engaged in the same or similar business for which Tenant is permitted to use the Premises under this Lease. If the Landlord leases any portion of Joliet Gateway Transportation Center to a business that is principally engaged in food/beverage business at Joliet Gateway Transportation Center, Tenant shall have the right to terminate this Agreement. Tenant acknowledges that the Landlord has made no representations as to the presence of any specific tenant or number or types of tenants at Joliet Gateway Transportation Center as of or after the Commencement Date, hours or days that such other tenants shall or may be open for business, or gross sales which may be achieved by Tenant or any other tenants at Joliet Gateway Transportation Center. A vacation or abandonment of its premises or cessation of business in Joliet Gateway Transportation Center by any other tenant or occupant shall not release or excuse Tenant from obligations under any provision of this Lease.

The Landlord reserves the right, subject to consent from Tenant, which shall not be unreasonably withheld, to: (i) change the name of Joliet Gateway Transportation Center and the address or designation of the Premises, (ii) install, maintain, alter and remove signs on or about the exterior and interior of Joliet Gateway Transportation Center, (iii) add land, easements or other interests to or eliminate the same from the Joliet Gateway Transportation Center, and grant easements and other interests and right in Joliet Gateway Transportation Center to other parties, (iv) change the shape, size, location, design, or use of any surface parking, kiosks, parking areas, driveways, landscaped areas and other Common Areas, change the striping of parking areas and direction and flow of traffic, and convert Common Areas to leasable areas and leasable areas to Common Areas, (v) enclose any mall or other area, or remove any such enclosure, add structural support columns that may be required within the Leased Premises or Common Areas, (vi) in connection with the foregoing matters or with any other inspections, repairs, maintenance, improvements or alterations in or about Joliet Gateway Transportation Center or as a result of any casualty, incident, strike, condemnation, act of God, law or governmental requirement or request, or any other case, erect scaffolding, barricades, and other structures reasonably required in, or otherwise close, Common Areas or portions thereof, including but not limited to public entry ways and areas, restrooms, stairways, escalators, elevators and corridors.

24. **Landlord's Performance of Tenant's Covenants.** In the event Tenant shall at any time fail to perform any covenant or agreement of Tenant required under the provisions of this Lease, Landlord at its option, and in addition to any and all other rights and remedies of Landlord in such event, may (but shall not be required to) perform or cause the performance of Tenant's obligations hereunder, and all monies expended by Landlord in connection therewith shall be so much additional rental due from Tenant to Landlord and shall be payable by Tenant on demand by Landlord.

25. **Notices.** Any notices, consents, approvals, submissions, demands or other communications (collectively, the "Notices") which may be given or required under this Lease or pursuant to any laws or governmental regulation, shall be in writing and sent or delivered to the respective parties (i) by personal delivery (effective on delivery), (ii) by United States, registered or certified mail, return receipt requested, postage prepaid (effective two (2) business days after deposit), or (iii) by overnight delivery by a nationally recognized courier service (effective on the next business day), at the following address of the respective parties:

If to Landlord: City of Joliet
 Attn: City Manager
 150 W. Jefferson St.
 Joliet, IL 60432

With a copy to: City of Joliet
 Attn: Economic Development
 150 W. Jefferson St.
 Joliet, IL 60432

If Tenant: GiGi's Sweets, LLC
 Attn: Legal Department
 636 Patterson Road
 Joliet, IL 60436

or to such other addresses as any party hereto may, from time to time, designate in writing delivered in a like manner.

26. **Entire Agreement; Modifications.** This Lease contains the entire agreement between the parties hereto with respect to the transactions contemplated hereby, and no modification hereof shall be effective unless in writing and signed by the party against which it is sought to be enforced.

27. **Governing Law; Venue.** This Lease shall be governed by and construed in accordance with the laws of the State of Illinois. Any action arising hereunder shall be held exclusively in the state or federal courts located in Will County,

Illinois, and the parties hereby acknowledge and agree that such exclusive jurisdiction and venue is reasonable.

28. **Attorneys' Fees.** In the event of any action or proceeding arising out of the interpretation, enforcement or defense of this Lease, the prevailing party shall be entitled to recover from the non-prevailing party its reasonable attorneys' fees and costs.
29. **Assignment or Subletting.** Tenant shall not assign this Lease or sublet or license the use of all or any part of the Leased Premises without the prior written consent of Landlord, which consent shall not be unreasonably withheld.
30. **Independent Contractor Status.** Tenant acknowledges and agrees that it is an independent contractor and not an employee of the City of Joliet. Nothing in this Lease shall be construed to create an employer-employee relationship, agency relationship, partnership, or joint venture between the parties. Tenant shall have no authority to bind the City of Joliet and shall be solely responsible for its employees, taxes, insurance, and business operations.
31. **Parties Bound.** This Agreement shall be binding upon and inure to the benefit of the parties hereto and to their respective heirs, executors, administrators, successors and permitted assigns.
32. **No Recording.** The parties agree that this Lease shall not be recorded at the office of the Recorder of Deeds.
33. **No Partnership.** Tenant shall not be deemed, in any way or for any purpose, to have become, by the execution of this Lease or any action taken under this Lease, a partner of Landlord, in Landlord's business or otherwise, or a member of any joint enterprise with Landlord.
34. **No Broker.** Landlord represents that it dealt with no broker or brokers, and Tenant represents that it dealt with no broker or brokers, in connection with the negotiation, execution and delivery of this Lease.
35. **Captions.** The captions appearing herein are for the convenience of the parties only and shall not be construed to affect the meaning of the provisions of this Lease.
36. **Counterparts.** This Lease may be executed in counterparts, each of which shall be deemed an original, but all of which taken together shall constitute one and the same instrument.
37. **End of Term Arrangements.** Upon the commencement of the last year of the lease term, Landlord and Tenant shall begin discussions of the implementation of

a succession plan for the operation of the Leased Premises or the possible renewal of the Lease upon the expiration of its Term.

38. **Signage.** Tenant locations: Not more than three (3) sandwich boards may be placed on the Landlord's right of way, within the Premises, and also in the plaza area north of the Premises. Additionally, the interior soffit above the tenant premises has been prepped for a sign (approximately 1' -0" x 7'-2"). Finally, there is an existing exterior monument sign located at the Southwest corner of Jefferson Street and Mayor Art Schultz Drive with space for a tenant. All signage will be at the expense of the Tenant.

No signage is allowed on the facade of the Premises, on the passenger platforms or on the pedestrian bridge connection.

All signage is to be approved by the Landlord's representative prior to placement. Both the signage and the location of the signage must be approved by the Landlord prior to placement.

IN WITNESS WHEREOF this Lease has been duly executed by the parties hereto this _____ day of _____, 2026.

TENANT:

GIGI'S SWEETS LLC
An Illinois limited liability company

By: _____

Print Name: _____

Its (Title): _____

Date Signed: _____

LANDLORD:

CITY OF JOLIET
An Illinois municipal corporation

By: _____

Print Name: H. Elizabeth Beatty

Its (Title): City Manager

Date Signed: _____

By: _____

Printed Name: Lauren O'Hara

Its (Title): City Clerk

Date Signed: _____

EXHIBIT A

THE LEASED PREMISES

The "Leased Premises" shall mean all of that portion of the Premises consisting of the following:

- The entirety of the 194 square foot Snack Bar of the Premises;

EXHIBIT B THE COMMON AREAS

The "Common Areas" shall mean all of that portion of the Premises consisting of the following:

All areas of the Joliet Gateway Transportation Center which are now or hereafter made available by the Landlord from time to time for the general use or benefit of the Landlord, other tenants, or the public, and other parties to whom the right to use the Common Areas has been or is hereafter granted, and their employees and invitees, as such areas currently exist and as they may be changed from time to time. Without limiting the generality of the foregoing, the Common Areas may include, as designated by the Landlord from time to time, any parking areas, entrances, passageways, concourses, courts, arcades, service corridors, loading platforms and truck docks, delivery areas, elevators, ramps, stairs, landscaped and vacant areas, public bathrooms, information and telephone booths, director signs and equipment, common lighting facilities, drainage areas, lounges and shelters, package pick-up stations, drinking fountains, public comfort and first aid stations, public meeting rooms, bus stops, taxi stands, and all furniture, decorations, fixtures, improvements, systems and equipment, and other facilities, located in or serving any of the foregoing, except to the extent reserved for use by one or more designated tenants.



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 403-26

File ID: 403-26

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 06/15/2026

Department:

Final Action:

Title:

Agenda Date: 08/04/2026

Attachments: Resolution, Gateway Center - Lease to GiGi's Sweets
- 90 E. Jefferson

Entered by: dviveros@jolietleda.org

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/27/2026	Dustin Anderson	Approve	7/24/2026
1	2	7/27/2026	Kevin Sing	Approve	7/29/2026
1	3	7/27/2026	Todd Lenzie	Approve	7/29/2026
1	4	7/31/2026	Beth Beatty	Approve	7/29/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 404-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Ann Sylvester, Director of Cultural Affairs & Special Events

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 determined that any personal property with a remaining value is no longer necessary or useful to the City of Joliet," the property shall be declared surplus property by Resolution.

The Public Service Committee will review this matter.

CONCLUSION:

The Department of Cultural Affairs and Special Events has identified a substantial inventory of items that are no longer usable for Billie Limacher Bicentennial Park programming. There are currently over three hundred seventy-five (375) costumes, props and related materials that have been removed from service due to contamination, damage, being deemed beyond repair, equipment failure, or other issues. Usable parts have already been salvaged from these units.

At this time, the Department of Cultural Affairs and Special Events seek authorization to declare various costumes, props, and related materials as surplus property and dispose of them appropriately.

RECOMMENDATION:

Based on the above it is recommended that the Mayor and City Council approve a Resolution Declaring Certain City of Joliet Property as Surplus.

Resolution No.

A Resolution Declaring City of Joliet Property as Surplus

Whereas The City of Joliet is the owner of certain property described herein; and

Whereas, said property is not in use at the present time and has no value as trade-in on new equipment; and

Whereas, said property is no longer necessary and useful to the City of Joliet.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF JOLIET, PURSUANT TO ITS HOME RULE AND STATUTORY AUTHORITY, AS FOLLOWS:

Section 1: The City Council finds that the following property is no longer necessary and useful to the City Of Joliet.

Decorations/Props: Green Cell

Furniture: Blue Cell

Costumes/Fabrics: Yellow Cell

Other: Orange Cell

#	DEPARTMENT	INVENTORY	CONDITION	AMOUNT
1	BIPARK	Decorative/Prop Tree	Surplus	1 box
2	BIPARK	Autumn/Halloween Decor	Surplus	12 bins
3	BIPARK	Chandelier Bats	Surplus	1 box
4	BIPARK	Día De Los Muertos Decorations	Surplus	1 bin
5	BIPARK	Día De Los Muertos Flowers	Surplus	1 bin
6	BIPARK	St. Patrick's Day Glasses and Decor	Surplus	2 bins
7	BIPARK	Black Curtains	Surplus	1 bin
8	BIPARK	Black Landscaping Fabric	Surplus	1 bin
9	BIPARK	Orange Lights	Surplus	1 bin
10	BIPARK	Oktoberfest Decorations	Not in use	1 bin
11	BIPARK	Oktoberfest Banner	Not in use	1 bin
12	BIPARK	Misc. Banners	Surplus	1 bin
13	BIPARK	Large Axes	Not in use	2 individual cnt.
14	BIPARK	Colorful Cups	Surplus	1 bin
15	BIPARK	Fiber Optic Lights	Surplus	1 bin
16	BIPARK	Pinwheels	Surplus	1 bin
17	BIPARK	Outdoor Christmas Decor	Surplus	1 bin
18	BIPARK	Halloween Crafts	Surplus	1 bin
19	BIPARK	Wooden birdhouses	Surplus	1 bin
20	BIPARK	Plastic Baby	Not in use	1 individual cnt.
21	BIPARK	Wreaths	Surplus	2 individual cnt.
22	BIPARK	Plastifoam Brick	Surplus	6-pack container
23	BIPARK	Racing/Checker Banner	Not in use	1 individual cnt.

21	BIPARK	Wreaths	Surplus	2 individual cnt.
22	BIPARK	Plastifoam Brick	Surplus	6-pack container
23	BIPARK	Racing/Checker Banner	Not in use	1 individual cnt.
24	BIPARK	Large Yellow Light Pole	Not in use	1 individual cnt.
25	BIPARK	White Lights	Surplus	2 bins
26	BIPARK	Bicentennial Logo Metal Plates	Surplus	1 bin
27	BIPARK	Glass Jars	Surplus	1 bin
28	BIPARK	Cauldron	Surplus	3 individual cnt.
29	BIPARK	Bucket	Surplus	2 individual cnt.
30	BIPARK	Misc. Holdable Props	Not in use	1 bucket
31	BIPARK	"Aver Ridge" Prop Sign	Not in use	1 individual cnt.
32	BIPARK	Large Black Wooden Chest	Not in use	1 individual cnt.
33	BIPARK	Stage Prop Rocks	Surplus	1 bin
34	BIPARK	Christmas Tins	Surplus	1 bin
35	BIPARK	Misc. Wooden Miniatures	Surplus	1 bin
36	BIPARK	Misc. Props	Surplus	1 bin
37	BIPARK	Large Outdoor Christmas Arc w/ Lights	Soiled	1 individual cnt.
38	BIPARK	Briefcase	Surplus	2 individual cnt.
39	BIPARK	Woven Basket	Surplus	8 individual cnt.
40	BIPARK	Misc. Styrofoam	Surplus	1 bin
41	BIPARK	4th of July Buttons	Surplus	1 bin
42	BIPARK	Hangable Decor	Surplus	11 individual cnt.
43	BIPARK	Movie Clapper Board Decor	Not in use	1 individual cnt.
44	BIPARK	Bicentennial Logo Patches	Surplus	1 box of 100 individual cnt.

#	DEPARTMENT	INVENTORY	CONDITION	AMOUNT
45	BIPARK	Stools (Metal/Wood)	Surplus	4 individual cnt.
46	BIPARK	Chairs (Metal/Wood)	Surplus	16 individual cnt.
47	BIPARK	Tables (Metal/Wood)	Surplus	8 individual cnt.
48	BIPARK	Misc. Furniture (Metal/Wood/Aluminum)	Surplus	27 individual cnt.
49	BIPARK	Misc. Paintings/Awards	Surplus	17 bins
50	BIPARK	Misc. Awards/Plaques	Surplus	29 boxes
51	BIPARK	Misc. Foam Tiles	Surplus	14 individual cnt.

#	DEPARTMENT	INVENTORY	CONDITION	AMOUNT
52	BIPARK	Wigs	Surplus	1 bin
53	BIPARK	Variety Fabric	Surplus	1 bin
54	BIPARK	Fabric	Surplus	20 bin
55	BIPARK	Fabric Costume	Surplus	5 bins
56	BIPARK	Shoes	Surplus	12 bins
57	BIPARK	Bag of Costume	Surplus	2 bags
58	BIPARK	Blankets	Surplus	3 bins
59	BIPARK	Yarn	Surplus	1 bin
60	BIPARK	Hats	Surplus	2 bins
61	BIPARK	Costume	Surplus	10 bins
62	BIPARK	Jerseys	Surplus	3 bins
63	BIPARK	Other Misc.	Surplus	4 bins

#	DEPARTMENT	INVENTORY	CONDITION	AMOUNT
64	BIPARK	Documents	Surplus	13 bins
65	BIPARK	Paintings and Portraits	Damaged	2 boxes

Section 2: The City Manager is hereby authorized to sell or dispose of for the above items.

Section 3: All Resolutions or parts of Resolutions conflicting with any of the provisions of this Resolution are hereby repealed.

Section 4: Be it further resolved that the passage of this Resolution be inscribed permanently in the records of the proceedings of the Joliet City Council.

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

PASSED this day of August, 2026

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

#	DEPARTMENT	INVENTORY	CONDITION	AMOUNT
1	BIPARK	Decorative/Prop Tree	Surplus	1 box
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4	BIPARK	Dia De Los Muertos Decorations	Surplus	1 bin
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10	BIPARK	Oktoberfest Decorations	Not in use	1 bin
11	BIPARK	Oktoberfest Banner	Not in use	1 bin
12	BIPARK	Misc. Banners	Surplus	1 bin
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61	BIPARK	Costume	Surplus	10 bins
62	BIPARK	Jereseys	Surplus	3 bins
63	BIPARK	Other Misc.	Surplus	4 bins
#	DEPARTMENT	INVENTORY	CONDITION	AMOUNT
64	BIPARK	Documents	Surplus	13 bins
65	BIPARK	Paintings and Portraits	Damaged	2 boxes

Decorations/Props: **Green Cell**

Furniture: **Blue Cell**

Costumes/Fabrics: **Yellow Cell**

Other: **Orange Cell**



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 404-26

File ID: 404-26

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/22/2026

Department:

Final Action:

Title: Resolution Declaring Certain City of Joliet Property as Surplus

Agenda Date: 08/04/2026

Attachments: Resolution, Inventory July 2026 (BiPark)

Entered by: asylvester@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/24/2026	Ann Sylvester	Approve	7/28/2026
1	2	7/24/2026	Todd Lenzie	Approve	7/28/2026
1	3	7/31/2026	Beth Beatty	Approve	7/28/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 405-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Ann Sylvester, Director of Cultural Affairs & Special Events

SUBJECT:

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

BACKGROUND:

The Joliet City Center Partnership is hosting the 2026 Black Joy Parade on Saturday, August 29, 2026, from 10 a.m. to 7:00 p.m. in downtown Joliet. The event will include a parade that requires the closure or partial closure of Routes 6 and 30.

The Illinois Highway Code authorizes the Illinois Department of Transportation to issue permits to local authorities to temporarily close portions of State Highways for public purposes such as parades and local celebrations.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve the Resolution Requesting the Closure of Routes 6 and 30 for the 2026 Black Joy Parade Route

RESOLUTION NO. _____

**RESOLUTION REQUESTING THE CLOSURE OF A PORTION OF STATE ROUTES IL 53
NORTHBOUND (SCOTT ST), IL 30 (JEFFERSON ST.) AND IL 53 SOUTHBOUND (OTTAWA ST.)
FOR THE BLACK JOY PARADE AND ACTIVITES.**

WHEREAS, the City of Joliet (“City”) is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, the 2026 Black Joy Parade Route requires the temporary closure of Illinois Routes 53 and 30, State Highways in the City; and

WHEREAS, Section 4-408 of the Illinois Highway Code authorizes the Illinois Department of Transportation (IDOT) to issue permits to local authorities to temporarily close portions of State Highways for public purposes or needs such as parades and local celebrations; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF JOLIET, ILLINOIS, that the City requests permission from IDOT to close off portions of Route 53 and Route 30 in the downtown Joliet Area as shown on the attached map on August 29, 2026 between 1 p.m. and 5 p.m.

BE IT FURTHER RESOLVED that local police will be responsible for the event and the route will be clear of any construction projects or detours.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to IDOT to serve as a formal request for the permission sought in this Resolution.

BE IT FURTHER RESOLVED that this resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this day of August, 2026

MAYOR

CITY CLERK

VOTING YES: _____

VOTING NO: _____

NOT VOTING: _____

Detour Route
Open Traffic

Parade Route
Road Closed

Parade Staging
Road Closed





City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 405-26

File ID: 405-26

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/22/2026

Department:

Final Action:

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

Agenda Date: 08/04/2026

Attachments: Resolution, Black Joy parade route map pdf

Entered by: asylvester@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/24/2026	Ann Sylvester	Approve	7/24/2026
1	2	7/24/2026	Todd Lenzie	Approve	7/28/2026
1	3	7/31/2026	Beth Beatty	Approve	7/28/2026



City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Memo

File #: 406-26

Agenda Date: 8/4/2026

TO: Mayor and City Council

FROM: Ann Sylvester, Director of Cultural Affairs & Special Events

SUBJECT:

Resolution Requesting the Closure of State Route 171 for the 2026 Mexican Independence Day Parade

BACKGROUND:

The Joliet Mexican Independence Day parade will be held on Saturday, September 12, 2026, at 1:00 p.m. This parade will require the temporary closure of a portion of State Route 171 (Collins Street).

The Illinois Highway Code authorizes the Illinois Department of Transportation to issue permits to local authorities to temporarily close portions of State Highways for public purposes such as parades and local celebrations.

The Public Service Committee will review this matter.

RECOMMENDATION:

Based on the above, it is recommended that the Mayor and City Council approve the Resolution Requesting the Closure of State Route 171 for the 2026 Mexican Independence Day Parade.

RESOLUTION NO. _____

**RESOLUTION REQUESTING THE CLOSURE OF ILLINOIS ROUTE 171 FOR THE 2026
MEXICAN INDEPENDENCE DAY PARADE ROUTE**

WHEREAS, the City of Joliet (“City”) is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, the 2026 Mexican Independence Day Parade Route requires the temporary closure of Illinois Route 171, State Highways in the City; and

WHEREAS, Section 4-408 of the Illinois Highway Code authorizes the Illinois Department of Transportation (IDOT) to issue permits to local authorities to temporarily close portions of State Highways for public purposes or needs such as parades and local celebrations; and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF JOLIET, ILLINOIS, that the City requests permission from IDOT to close off portions of Route 171 as shown on the attached map on September 12, 2026 between 11:30 a.m. and 2:30 p.m.

BE IT FURTHER RESOLVED that local police will be responsible for the event and the route will be clear of any construction projects or detours.

BE IT FURTHER RESOLVED that a copy of this Resolution shall be forwarded to IDOT to serve as a formal request for the permission sought in this Resolution.

BE IT FURTHER RESOLVED that this resolution shall be in full force and effect from and after its passage and approval as provided by law.

PASSED this day of August, 2026

MAYOR	CITY CLERK
 VOTING YES:	
VOTING NO:	
NOT VOTING:	

Parade Route for Mexican
Independence Day

JOLIET





City of Joliet

150 West Jefferson Street
Joliet, IL 60432

Approver Report

File Number: 406-26

File ID: 406-26

Type: Resolution

Status: Agenda Ready

In Control: City Council Meeting

File Created: 07/22/2026

Department:

Final Action:

Title: Resolution Requesting the Closure of State Route 171 for the 2026 Mexican Independence Day Parade

Agenda Date: 08/04/2026

Attachments: Resolution, Mexican Independence Day Parade Map

Entered by: asylvester@joliet.gov

Approval History

Version	Seq #	Action Date	Approver	Action	Due Date
1	1	7/24/2026	Ann Sylvester	Approve	7/28/2026
1	2	7/24/2026	Todd Lenzie	Approve	7/28/2026
1	3	7/31/2026	Beth Beatty	Approve	7/28/2026