



City of Joliet
Pre-Council Meeting
Meeting Agenda - Final

MAYOR BOB O'DEKIRK
MAYOR PRO-TEM COUNCILWOMAN JAN QUILLMAN (7/1/2022 - 9/30/2022)
COUNCILMAN JOE CLEMENT
COUNCILWOMAN BETTYE GAVIN
COUNCILMAN CESAR GUERRERO
COUNCILMAN LARRY E. HUG
COUNCILMAN TERRY MORRIS
COUNCILMAN PAT MUDRON
COUNCILWOMAN SHERRI REARDON

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

Monday, August 15, 2022

5:30 PM

City Hall, Council Chambers

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

ROLL CALL:

PRESENTATION:

Alternative Water Source Update - Allison Swisher, Director of
Public Utilities

MAYOR:

Proclamations Recognizing Neighborhood Hero Award Winners

2219 Fiesta Drive
860 Copley Lane
422 N William Ave
423 Catalpa St
2418 Fleetwood Dr
11 O'Neill St
1415 Clement St
1203 Morgan St
1156 Buell Ave

Attachments: [Approver Report](#)

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

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

APPOINTMENTS:

COUNCIL COMMITTEE REPORTS:

Diversity and Community Relations

Finance

Land Use and Legislative

Public Service

CONSENT AGENDA:

Approval of Minutes:

Council Meeting - July 19, 2022
Pre-Council Meeting - August 1, 2022
Council Meeting - August 2, 2022

Attachments: [Council Meeting - July 19, 2022.pdf](#)
[Pre-Council Meeting - August 1, 2022.pdf](#)
[Council Meeting - August 2, 2022.pdf](#)
[Approver Report](#)

Invoices Paid

Attachments: [Invoices Paid 07.22](#)
[Approver Report](#)

Regular Payroll for April 22 - May 5, 2022 - \$3,832,541.73 [409-22](#)

Attachments: [PD 5.13.22](#)
[Approver Report](#)

Regular Payroll for May 6 - May 19, 2022 - \$4,936,307.15 [410-22](#)

Attachments: [PD 5.27.22](#)
[Approver Report](#)

Award of Contract for the 2022-2023 Small Meter Replacement Program in the amount of \$993,495.00 to Calumet City Plumbing & Heating Co., Inc. [411-22](#)

Attachments: [Approver Report](#)

Award of Contract for the Purchase of four (4) Asphalt hotbox / reclaimers to Monroe Truck Equipment, Inc. in the amount of \$124,996.00 [412-22](#)

Attachments: [Approver Report](#)

Award of Contract for the Helen Avenue (Charity Avenue - Mills Road) Roadway Improvement Project - 2022 - MFT Sect. No. 22-00548-00-FP to P.T. Ferro Construction Co. in the amount of \$261,523.96 [413-22](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the 2021 Roadways Resurfacing Contract A - MFT Sect. No. 21-00540-00-RS to Austin Tyler Construction Inc. in the amount of \$46,425.42 [414-22](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Houbolt Road / Hollywood Road (US Route 6 - I-80) Roadway Reconstruction Project - MFT Sect. No. 16-00503-00-PV to D Construction, Inc. in the amount of \$256,444.17 [415-22](#)

Attachments: [Approver Report](#)

Purchase of Three (3) New Vehicles for Undercover Drug Enforcement [416-22](#)

Attachments: [Approver Report](#)

LICENSES AND PERMIT APPLICATIONS:

Issuance of a Class "E" Liquor License at 2721 W. Jefferson Street - SushiYa [418-22](#)

Attachments: [Sushi Ya.pdf](#)
[Approver Report](#)

Issuance of a Class "B" Liquor License at 158 N. Chicago Street - Mousa Tapas Bar [419-22](#)

Attachments: [Mousa Tapas Bar.pdf](#)
[Approver Report](#)

Issuance of a Class "B" Liquor License at 1416 W. Jefferson Street - The Royal Palace Event Centre [420-22](#)

Attachments: [Royal Palace.pdf](#)
[Approver Report](#)

PUBLIC HEARINGS:

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

Resolution Approving an Annexation Agreement for 2749 Golf Road (A-8-22) [422-22](#)

Attachments: [Signed Annexation Agreement](#)
[Resolution](#)
[Plat of Annexation](#)
[Petition](#)
[A-8-22 2749 Golf Road](#)
[Plan Commission Minutes 07.21.2022](#)
[A-8-22](#)
[A-8-22a](#)
[Approver Report](#)

Fulfillment of the Statutory Public Hearing Requirement for the Proposed First Amendment to the Rock Run Crossings Redevelopment Project Area and Redevelopment Plan [423-22](#)

Attachments: [1st Amdt to Rock Run Crossings TIF Redevelopment Plan FINAL 05.06.22](#)
[Approver Report](#)

Fulfillment of the Statutory Public Hearing Requirement for the Proposed Amendment No. 3 to the City Center Tax Increment Financing Redevelopment Plan and Project [424-22](#)

Attachments: [Joliet City Center TIF Project Plan Amendment 03-02-22 with appendix](#)
[Approver Report](#)

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with Ketone Business Center Resubdivision of Lot 3 [426-22](#)

Ordinance Approving the Preliminary Plat of Ketone Business Center Resubdivision of Lot 3 (P-4-22)

Ordinance Approving the Recording Plat of Ketone Business Center Resubdivision of Lot 3 (RP-5-22)

Attachments: [220712 F244 - Prelim Plat Ketone Resub 2022 Ketone Business Center Resubdivision of Lot 3-2022-0708 P-4-22 - Ketone Resub of Lot 3 - Combined PC Staff Report Ordinance - P-4-22 - PRELIMord - Ketone Resub Lot 3 Ordinance - RP-5-22 - RECOrd - Ketone Resub Lot 3 Minutes \(12\) 1 Approver Report](#)

Ordinance Approving a Special Use Permit to Allow an Automobile Dealership in a B-3 (General Business) Zoning District, Located at 3301 Essington Road (Petition 2022-39) [427-22](#)

Attachments: [Special Use Permit Ordinance ZBA 2022-39 3301 Essington Road 2022-39 Petition Site Plan ZBA Staff Report ZBA 07.21.2022 Meeting Minutes Site Photos Zoning Map Aerial Map Approver Report](#)

Ordinance Approving a Variation of Use to Allow Continuation of a Two-Unit Residence, an R-3 (One- and Two-Family Residential Use), in an R-2 (Single-Family Residential) Zoning District, Located at 1401 N. Center Street (ZBA 2022-34) [428-22](#)

Attachments: [Ordinance Variation of Use ZBA 2022-34 1401 N Center St ZBA 2022-34 \(1401 N Center St\) Staff Report Packet ZBA minutes 072122 Approver Report](#)

Ordinances Associated with 3501 Industrial - Joliet Subdivision: [429-22](#)

Ordinance Approving a Preliminary Plat of 3501 Industrial - Joliet Subdivision (P-5-22)

Ordinance Approving a Final Plat of 3501 Industrial - Joliet Subdivision (FP-4-22)

Attachments: [Ordinance - Preliminary Plat 3501 Industrial-Joliet](#)
[Ordinance - Final Plat 3501 Industrial-Joliet](#)
[Preliminary Plat 071122](#)
[Final Plat 071122](#)
[P-5-22 FP-4-22 \(3501 Industrial\) Staff Report Packet](#)
[Plan Commission minutes 072122](#)
[Approver Report](#)

Ordinance Approving a Special Use Permit to Allow a Trucking Facility and a Warehouse in an I-2 (General Industrial) Zoning District, Located at 212 Page Avenue, 220 Maple Street, and 300 Maple Street (ZBA 2022-43) [430-22](#)

Attachments: [Special Use Permit Ordinance - ZBA 2022-43 212 Page Ave 220 300 Maple St](#)
[Concept Site Plan 212 Page](#)
[Concept Landscape Plan 212 Page](#)
[Page Ave vacation map](#)
[ZBA 2022-43 & 44 \(212 Page Ave\) Staff Report Packet](#)
[ZBA minutes 072122](#)
[Approver Report](#)

Ordinances Associated with the Annexation of 2749 Golf Road (A-8-22) [431-22](#)

Ordinance Approving the Annexation of 2749 Golf Road

Ordinance Approving the Classification of 2749 Golf Road to R-1 (Single-Family Residential) Zoning

- Attachments:** [AnnexOrd - A-8-22 - 2749 Golf Road](#)
[Annx Zoning Class Ord - 2749 Golf Road](#)
[Plat of Annexation](#)
[Signed Annexation Agreement](#)
[Petition](#)
[Plan Commission Staff Report](#)
[Plan Commission Minutes 07.21.2022](#)
[Zoning Map](#)
[Aerial Map](#)
[Approver Report](#)

Ordinances Associated with the Kingsmen Industrial Park Subdivision. [432-22](#)

Ordinance Approving the Reclassification of 25 Acres on Part of 1101 Mills road from R-2 (Single-Family Residential) to I-1 (Light Industrial) Zoning. (Z-6-22)

Ordinance Approving the Preliminary Plat of the Kingsmen Industrial Park Subdivision. (P-6-22)

Ordinance Approving the Final Plat of the Kingsmen Industrial Park Subdivision Unit 1. (FP-5-22)

Ordinance Approving the Recording Plat of the Kingsmen Industrial Park Subdivision Unit 1. (RP-7-22)

Attachments: [Preliminary Plat](#)

[Final Plat](#)

[Recording Plat](#)

[Zoning Class Ord - Kingsmen](#)

[Ordinance - Preliminary Plat Kingsmen](#)

[Ordinance - Final Plat Kingsmen](#)

[Ordinance - Recording Plat Kingsmen](#)

[Plan Commission Staff Report](#)

[Plan Commission Minutes 07.21.2022](#)

[Rezoning Petition](#)

[Subdivision Petition](#)

[P-6-22](#)

[P-6-22a](#)

[FP-5-22](#)

[FP-5-22a](#)

[Approver Report](#)

Ordinance Approving a Special Use Permit to Allow an Adult-use Cannabis Dispensing Organization, Located at 2211 W. Jefferson Street (ZBA 2022-41) [433-22](#)

Attachments: [Special Use Permit Ordinance - ZBA 2022-41 \(2211 W. Jefferson\)](#)
[07-21-22 ZBA Minutes](#)
[ZBA 2022-41 \(2211 Jefferson Street\) Staff Report Packet](#)
[TRAFFIC STUDY - Justice Cannabis Dispensary - Joliet - 3-24-2022](#)
[Approver Report](#)

Ordinance Declaring Certain Properties as Public Nuisances [434-22](#)

Attachments: [8-16-2022 PUBLIC NUISANCE Ex A](#)
[8-16-22 PUBLIC NUISANCE Ordinance](#)
[Approver Report](#)

RESOLUTIONS:

Resolution Adopting an Urban Forest Management Plan [436-22](#)

Attachments: [Resolution](#)
[Urban Forest Management Plan](#)
[Approver Report](#)

Resolution Approving an Intergovernmental Agreement with Plainfield Community Consolidated School District 202 for the School Resource Officer Program [437-22](#)

Attachments: [Resolution](#)
[District 202 Agreement](#)
[Approver Report](#)

Resolution Approving a Memorandum of Understanding Between the United States Submarine Veterans Inc. - USS Chicago Base for a Monument at Bicentennial Park [438-22](#)

Attachments: [Resolution](#)
[MOU Submarine Monument](#)
[Submarine Monument Proposal](#)
[Bluff-Street-Tour-Map-2015](#)
[USS Chicago Base](#)
[Approver Report](#)

Resolution Appropriating Additional Motor Fuel Tax Funds for the 2021 MFT Roadways Resurfacing Contract A - MFT Sect. No. 21-00540-00-RS [439-22](#)

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

Resolution Appropriating Motor Fuel Tax Funding for the Helen Avenue (Charity Avenue - Mills Road) Roadway Improvement Project - 2022 - MFT Sect No. 22-00548-00-FP [440-22](#)

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

Resolution Approving and Authorizing the Execution of an Amended Real Estate Purchase Contract at 1320 Ada Street [441-22](#)

Attachments: [Resolution](#)
[1320 Ada Amended Contract](#)
[Approver Report](#)

Resolution Authorizing Approval and Execution of a Real Estate Sales Agreement for the Purchase of Real Property (917 E. Washington) [442-22](#)

Attachments: [Resolution](#)
[917 E Washington St - Contract](#)
[Approver Report](#)

CITY MANAGER:

PUBLIC COMMENTS:

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

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)).

ADJOURNMENT:

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