

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Final

Monday, August 15, 2022

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

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

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

ROLL CALL:

Councilwoman Gavin attended the meeting remotely.

- Present:** Mayor Robert O'Dekirk, Councilman Joe Clement, Councilwoman Bettye Gavin, Councilman Cesar Guerrero, Councilman Larry E. Hug, Councilman Terry Morris, Councilwoman Jan Quillman and Councilwoman Sherri Reardon
- Absent:** Councilman Pat Mudron

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

Councilman Mudron entered the meeting at 5:31 p.m.

PRESENTATION:

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

Mr. Joe Johnson with Stantec gave a brief update on the water source program and discussed the Stantec Amendment No. 3 coming before the Council in September that includes the final engineering design for infrastructure all the way through the awarding of the contracts.

A brief discussion was held regarding water source program.

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:

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](#)

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

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](#)

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

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](#)

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

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](#)

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

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](#)

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

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](#)

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

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

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

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

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](#)

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

PUBLIC HEARINGS:

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](#)

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

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](#)

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

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

Increment Financing Redevelopment Plan and Project

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

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

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](#)

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

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](#)

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

Ordinance Approving a Variation of Use to Allow [428-22](#)

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)

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](#)

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

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](#)

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

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](#)

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

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

Road (A-8-22)

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](#)

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

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](#)

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

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](#)

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

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](#)

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

RESOLUTIONS:

Resolution Adopting an Urban Forest Management Plan

[436-22](#)

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

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

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](#)

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

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](#)

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

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](#)

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

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](#)

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

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](#)

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

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](#)

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

CITY MANAGER:

The City Manager stated the City was awarded a \$3 million grant by the State of Illinois for redevelopment of the downtown Plaza.

Councilman Hug expressed concerns regarding 427-22 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).

PUBLIC COMMENTS:

Kathy Garthus, Vetter Road, spoke concerning overgrow of weeds along side of Vetter Road and drag racing on Schweitzer Road.

Alicia Morales spoke in opposition of Council Memo 430-22: 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).

A brief discussion was held regarding the neighborhood meeting at which time the attorney for the petitioner David Sweis addressed the Mayor and Council concerning the meeting and the proposed item.

CLOSED SESSION to discuss the following subjects:

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

The motion carried by the following vote:

Aye: Councilman Joe Clement, Councilwoman Bettye Gavin,
 Councilman Cesar Guerrero, Councilman Larry E. Hug,
 Councilman Terry Morris, Councilman Pat Mudron,
 Councilwoman Jan Quillman and Councilwoman Sherri
 Reardon

Abstain: Mayor Robert O'Dekirk

ADJOURNMENT: