



City of Joliet
Pre-Council Meeting
Meeting Agenda - Final

MAYOR TERRY D'ARCY
MAYOR PRO- TEM COUNCILMAN JOE CLEMENT (1/1/2025 - 3/31/2025)
COUNCILMAN CESAR CARDENAS
COUNCILMAN CESAR GUERRERO
COUNCILMAN LARRY E. HUG
COUNCILWOMAN SUZANNA IBARRA
COUNCILMAN PAT MUDRON
COUNCILWOMAN JAN HALLUMS QUILLMAN
COUNCILWOMAN SHERRI REARDON

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

Monday, January 6, 2025

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:

MAYOR:

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.

COUNCIL COMMITTEE REPORTS:

Land Use & Economic Development

Public Safety

Public Service

CONSENT AGENDA:

Approval of Minutes:

Pre-Council Meeting - December 16, 2024
Council Meeting - December 17, 2024

Attachments: [Pre-Council Meeting Minutes - December 16, 2024.pdf](#)
[Council Meeting Minutes - December 17, 2024.pdf](#)
[Approver Report](#)

Invoices to be Paid

Attachments: [Invoices to be Paid 1-7-25.pdf](#)
[Approver Report](#)

Award of Contract for the 2025 Aluminum Sulfate Purchase to USALCO, LLC in the Amount of \$760,370.00 [1-25](#)

Attachments: [Approver Report](#)

Award of Contract for the 2025 Manganese Sulfate Chemical Purchase to Hawkins Inc. in the Amount of \$282,030.00 [2-25](#)

Attachments: [Approver Report](#)

Award of Contract for the 2025 Bulk Polymer Purchase to Polydyne Inc. in the Amount of \$152,250.00 [3-25](#)

Attachments: [Approver Report](#)

Award of Contract for the 2025 Sodium Permanganate Chemical Purchase to Carus Corporation in the Amount of \$359,382.72 [4-25](#)

Attachments: [Approver Report](#)

Award of Contract for the 2025 Blended Phosphate Chemical Purchase to Carus Corporation in the Amount of \$131,040.00 [5-25](#)

Attachments: [Approver Report](#)

Award of Contract for the 2025 Bulk Sodium Hypochlorite Purchase to Hawkins Inc. in the Amount of \$101,500.00 [6-25](#)

Attachments: [Approver Report](#)

Award of Contract for the 2025 Sodium BiSulfite Purchase to Alexander Chemical in the Amount of \$52,080.00 [7-25](#)

Attachments: [Approver Report](#)

Award of the 2025 Public Utilities Department Electrical Maintenance Services Contract to Elliott Electric Inc. in the Amount of \$278,320.00 [8-25](#)

Attachments: [Approver Report](#)

Award of Contract for the Well 23D Emergency Repairs to Great Lakes Water Resources Group in the Amount of \$80,605.00 [9-25](#)

Attachments: [Approver Report](#)

Award of Professional Services Agreement for Pre-Treatment Program Assistance to Baxter & Woodman Inc. in the Amount of \$120,000.00 [10-25](#)

Attachments: [Approver Report](#)

Approve the 2024-2025 Bulk Salt Purchase with the State of Illinois and Morton Salt at the Prorated Unit Price of \$67.52 Per Ton [11-25](#)

Attachments: [Resolution 7992.pdf](#)
[Approver Report](#)

Purchase of Anti-Icing / Deicing Fluids for the 2024-2025 Snow Removal Season [12-25](#)

Attachments: [Approver Report](#)

Amendment No. 1 to the Professional Services Agreement for 2024 Water and Sewer Financial Planning Services to Burns & McDonnell Engineering Co. Inc. in the Amount of \$21,000.00 [13-25](#)

Attachments: [Approver Report](#)

Amendment No. 2 for the Phase III Engineering Services for the Joliet / IL 53 at Emerald Drive Project- Section No. 18-00516-00-CH to Jacob & Hefner Associates Inc. in the Amount of \$16,200.00 [14-25](#)

Attachments: [Approver Report](#)

Amendment No. 2 for the Professional Services Agreement for the Design of Joliet City Square (West of Chicago Street from Van Buren Street to Clinton Street) to Civiltech Engineering, Inc. in an Amount not to Exceed \$30,625.00 [15-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Parks Avenue (Liberty Street - Elwood Avenue) Roadway Project to PT Ferro Construction Co. for a Decrease in the Amount of (\$104,468.51) and Payment Estimate No. 3 and Final in the Amount of \$17,957.61 [16-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Bridge Street (Nicholson Street - N. Center Street) Roadway Improvement Project - MFT Section No. 24-00562-00-FP to PT Ferro Construction Co. in the Amount of \$18,500.00 [17-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the 2023 Sidewalk / Curb Replacement Project - Contract B to Davis Concrete Construction Co. in the Amount of \$55,761.89, and Payment No. 3 in the Amount of \$68,658.02 [18-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Wallace Street Roadway Reconstruction Project - MFT Section No. 23-00554-00-FP to PT Ferro Construction Co. a Decrease in the Amount of (\$31,403.09) and Payment Estimate No. 6 and Final in the Amount of \$35,784.60 [19-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Forest Park Phase 3 Water Main Improvements Project to M & J Underground Inc. for a Decreased Amount of (\$440,548.72) [20-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Garnsey Park Phase 5A Water Main Improvements Project to Construction by Camco Inc. for a Decreased Amount of (\$267,010.93) [21-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Hickory Creek East Water Main Improvements Project to Austin Tyler Construction Inc. for a Decreased Amount of (\$772,015.73) [22-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Idylside Water Main Improvements Project to Len Cox & Sons Excavating for a Decreased Amount of (\$191,173.14) [23-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Plainfield Road (Theodore St. to Black Rd.) Water Main Improvements Project on Behalf of Austin Tyler Construction for Adjustments to Project Completion Dates [24-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the Varnado Park Main Improvements Project on behalf of Steve Spiess Construction in the Amount of \$106,029.50 [25-25](#)

Attachments: [Approver Report](#)

Change Order No. 1 for the West Park Water Main Improvements Project to Airy's Inc. for a Decreased Amount of (\$465,522.93) [26-25](#)

Attachments: [Approver Report](#)

Change Order No. 3 for the Broadway Street (West Marion Street - West Jefferson Street) Roadway Reconstruction Project - MFT Section No. 23-00557-00-FP to PT Ferro Construction Co. for a Decrease in the Amount of (\$17,226.37) and Payment Estimate No. 6 and Final in the Amount of \$53,479.75 [27-25](#)

Attachments: [Approver Report](#)

Authorization to Fund Predevelopment Loan Draw 10 to Riverwalk Homes LLC in the amount of \$298,366.77 [28-25](#)

Attachments: [Riverwalk Homes LLC Draw 10 Approver Report](#)

Approve Payment for the Well 27D Pump Repairs and Motor Purchase to Layne Christensen Company Inc. in the Amount of \$193,109.00 [29-25](#)

Attachments: [Approver Report](#)

Approve Payment for Emergency Repairs to the Des Plaines River Crossing Water Main to Airy's Inc. in the Amount of \$573,670.69 [30-25](#)

Attachments: [Approver Report](#)

AGENDA ITEM:

Award of Contract for the 2025 Biosolids Disposal Contract to New Era Spreading Inc. in the Amount of \$2,425,240.00 [32-25](#)

Attachments: [Approver Report](#)

LICENSES AND PERMIT APPLICATIONS:

Application for a Drive Thru Permit for a Starbucks Restaurant at 16301 S. Boulevard Place, Unit 101 [34-25](#)

Attachments: [16301 Boulevard Starbucks Drive Thru Permit Application.docx](#)
[16301 Boulevard Starbucks Drive Thru Request Letter.pdf](#)
[16301 Boulevard Starbucks Drive Thru Exhibit.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 0.43 Acres [36-25](#)
Located at the Southwest Corner of Woodruff Road and McKay
Street. (A-7-24)

Attachments: [Resolution - Annexation Agreement SWC Woodruff Road & McKay Street](#)
[Plat of Annexation](#)
[Plan Commission Staff Report Packet](#)
[Annexation Agreement](#)
[11.21.2024 Plan Commission Minutes](#)
[Approver Report](#)

ORDINANCES AND RESOLUTIONS:

ORDINANCES:

Ordinances Associated with the Annexation of 0.43 Acres Located at the Southwest Corner of Woodruff Road and McKay Street

[38-25](#)

Ordinance Approving the Annexation of 0.43 Acres Located at the Southwest Corner of Woodruff Road and McKay Street. (A-7-24)

Ordinance Approving the Classification of 0.43 Acres Located at the Southwest Corner of Woodruff Road and McKay Street to an R-2 (Single-Family Residential) Zoning District. (A-7-24)

Ordinance Approving a Variation of Use to Allow a Contractor Shop, a B-3 (General Business District) Use, in an R-2 (Single-Family Residential) Zoning District, Located at the Southwest Corner of Woodruff Road and McKay Street. (ZBA 2024-58)

Attachments: [Annexation Ordinance](#)

[Annexation Zoning Class Ordinance](#)

[Ordinance - Variation of Use ZBA 2024-58](#)

[Plat of Annexation](#)

[Annexation Agreement.docx](#)

[Conceptual Site Plan](#)

[Plan Commission Staff Report Packet](#)

[Plan Commission Minutes 11.21.2024](#)

[Zoning Board of Appeals Staff Report Packet](#)

[Zoning Board of Appeals Minutes 11-21-24](#)

[Approver Report](#)

Ordinance Establishing the Comprehensive Plan Advisory Committee for the City of Joliet

[39-25](#)

Attachments: [Ordinance - Comprehensive Plan Advisory Committee](#)

[Approver Report](#)

Ordinance Approving a Special Use Permit to Allow an Automotive Repair Business, Located at 206 S. Boulder Avenue (ZBA 2024-53)

[40-25](#)

Attachments: [Ordinance - Special Use Permit ZBA 2024-53](#)

[ZBA Staff Report Packet 2024-53 and 2024-54](#)

[Zoning Board of Appeals Minutes 11-21-24](#)

[Approver Report](#)

Ordinance Abating the Taxes Heretofore Levied for the Year 2024 to Pay Debt Service on \$3,665,000 General Obligation Bonds, Series 2020A and \$93,595,000 General Obligation Bonds Series 2022 of the City of Joliet, Will and Kendall Counties, Illinois [41-25](#)

Attachments: [2024 GO Bond Abatement Ordinance](#)
[Approver Report](#)

Ordinance Approving a \$3,500,000 Loan Agreement with the Joliet Public Library [42-25](#)

Attachments: [Library Loan Ordinance](#)
[Library Loan Agreement](#)
[Approver Report](#)

Ordinances Associated with the Preliminary Planned Unit Development of Vista Ridge Subdivision [43-25](#)

An Ordinance Approving a Preliminary Planned Unit Development of Vista Ridge Subdivision

An Ordinance Approving Zoning Reclassification of Part of 8301 Caton Farm Road from an R-1B (Single-Family Residential) Zoning District and an R-4 (Low Density Multi-Family Residential) Zoning District to an R-2 (Single-Family Residential) Zoning District and from an R-1B (Single-Family Residential) Zoning District to an R-4 (Low Density Multi-Family Residential) Zoning District

Attachments: [Ordinance - Preliminary PUD Vista Ridge](#)
[Preliminary PUD Plat Vista Ridge Subdivision](#)
[Updated Elevations](#)
[Ordinance - Zoning Reclassification Vista Ridge](#)
[Zoning Plat - Vista Ridge Subdivision](#)
[PUD-9-10-11-24 & Z-1-24 Staff Report \(Vista Ridge\)](#)
[Packet DEC 12 v2](#)
[Dec 12 2024 Plan Commission Minutes](#)
[Nov 21 2024 Plan Commission Minutes](#)
[Approver Report](#)

Ordinance Authorizing the Termination of the Lease Agreement
Between the City of Joliet and Mygrain Brewing Company, LLC

[44-25](#)

Attachments: [Ordinance.docx](#)

[Lease Termination Agreement .1.pdf](#)

[Asset Purchase Agreement - MyGrain City of Joliet .5
\(002\).docx](#)

[Bill of Sale.1.pdf](#)

[Approver Report](#)

APPOINTMENTS:

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 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.