

City of Joliet

150 West Jefferson Street
Joliet, IL 60432



Meeting Minutes - Pending Approval

Monday, January 6, 2025

5:30 PM

City Hall, Council Chambers

Pre-Council Meeting

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

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 Cesar Guerrero, Councilman Larry E. Hug, Councilwoman Suzanna Ibarra, Councilman Pat Mudron, Councilwoman Jan Hallums Quillman and Councilwoman Sherri Reardon

ALSO PRESENT: Interim Corporation Counsel Todd Lenzie and City Clerk Lauren O'Hara.

MAYOR:

APPROVAL OF AGENDA:

CITIZENS TO BE HEARD ON AGENDA ITEMS:

Trista Brown spoke regarding the recommended appointments to the Comprehensive Plan Advisory Committee for the City of Joliet.

Kathy Garthus spoke regarding the recommended appointments to the Comprehensive Plan Advisory Committee for the City of Joliet.

Jay Ringo spoke regarding the recommended appointments to the Comprehensive Plan Advisory Committee for the City of Joliet.

Megan Cooper spoke regarding the recommended appointments to the Comprehensive Plan Advisory Committee for the City of Joliet.

Nathaniel Washburn, Attorney, informed the Council the Petitioners are available for any questions on Council Memo #43-25: Ordinances Associated with the Preliminary Planned Unit Development of Vista Ridge Subdivision.

James Foster, Petitioner, spoke regarding the proposed use at Council Memo #36-25: Resolution Approving an Annexation Agreement for 0.43 Acres Located at the Southwest Corner of Woodruff Road and McKay Street and Council Memo #38-25 Ordinances Associated with the Annexation of 0.43 Acres Located at the Southwest Corner of Woodruff Road and McKay Street.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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

Attachments: [Approver Report](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

Award of Contract for the 2025 Bulk Sodium Hypochlorite [6-25](#)

Purchase to Hawkins Inc. in the Amount of \$101,500.00

Attachments: [Approver Report](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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

Attachments: [Approver Report](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo.

A brief discussion was held regarding Elliott Electric and the service provided with this contract.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo.

At the request of Mayor D'Arcy, Public Utilities Director Allison Swisher briefly discussed Baxter & Woodman's service to the City.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was

held.

Purchase of Anti-Icing / Deicing Fluids for the 2024-2025 Snow Removal Season

[12-25](#)

Attachments: [Approver Report](#)

The City Clerk opened discussion for this Council Memo.

At the request of Mayor D'Arcy, Public Works Director Greg Ruddy briefly explained the materials used for anti-icing / deicing fluids and the cost of said materials.

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](#)

The City Clerk opened discussion for this Council Memo.

At the request of Mayor D'Arcy, Ms. Swisher briefly explained this Council Memo addresses Baxter & Woodman's financial assistance services to the City.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was

held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo.

At the request of Councilwoman Reardon, Ms. Swisher briefly explained the necessary emergency repairs to the Des Plaines River Crossing Water Main.

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](#)

The City Clerk opened discussion for this Council Memo.

At the request of Mayor D'Arcy, Ms. Swisher gave a brief explanation for the contract associated with this Council Memo.

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](#)

The City Clerk opened discussion for this Council Memo.

At the request of Councilman Guerrero, Tom Williams, member of the development team for The Boulevard project, briefly discussed the viability of an another Starbucks restaurant in Joliet.

Councilman Hug spoke in favor of the additional Starbucks in his district at this location.

PUBLIC HEARINGS:

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

[36-25](#)

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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](#)

The City Clerk opened discussion for this Council Memo.

Councilman Cardenas spoke in favor of this project that is in his district.

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

39-25

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

The City Clerk opened discussion for this Council Memo.

A lengthy discussion was held regarding the establishment of the committee, committee member selection process, creation of subcommittees, use of consultant company Lamar Johnson Collaborative, previous Quality of Life Plan, previous Riverfront Plan, and the addition of three more members still needed to participate on the committee.

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](#)

The City Clerk opened discussion for this Council Memo.

At the request of Councilwoman Ibarra, the Petitioner briefly discussed his proposed business at this location..

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](#)

The City Clerk opened discussion for this Council Memo. No discussion was held.

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

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

The City Clerk opened discussion for this Council Memo.

At the request of Mayor D'Arcy, Director of Finance Kevin Sing briefly discussed the interest to be collected on this loan.

A lengthy discussion was held regarding the proposed loan agreement for the Joliet Public Library.

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](#)

The City Clerk opened discussion for this Council Memo.

A brief discussion was held regarding the zoning change request and the

proposed lot sizes.

The Petitioner discussed the lot sizes, home facade material, exterior colors, available models, and living space of the single family and townhomes.

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](#)

The City Clerk opened discussion for this Council Memo.

Interim Corporation Counsel gave a brief overview of the lease agreement.

Councilman Clement expressed his desire to see a union labor leader added as a member of the Comprehensive Advisory Plan Committee.

In response to Councilman Clement's questions, Ms. Swisher discussed the coordination of roadway resurfacing with the Public Works Department after water main projects and Mr. Ruddy discussed residential street resurfacing.

Councilman Clement requested signage be removed in the parkways at Ingalls and Route 30.

In response to Councilman Clement's question, Mr. Ruddy discussed talks of an area for ADA drop off and valet services for the Rialto due to construction on Chicago Street.

At the request of Mayor D'Arcy, Mr. Ruddy brief explained Austin Tyler continuing construction work on the city square throughout the winter.

APPOINTMENTS:

The City Clerk gave a brief overview of this Agenda item.

CITY MANAGER:

PUBLIC COMMENTS:

Kathy Garthus spoke regarding Joliet annexing property from other neighboring communities.

ADJOURNMENT:

A motion was made by Councilwoman Suzanna Ibarra, seconded by Councilwoman Jan Hallums Quillman, to adjourn.

The motion carried by the following vote:

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